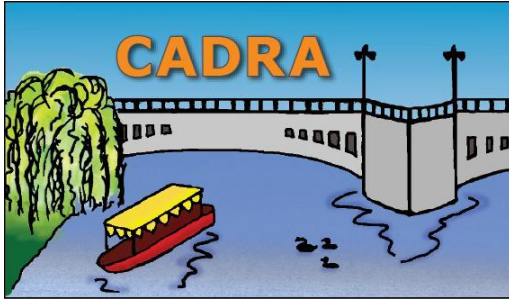


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Caversham and District Residents Association

REVISED PLANNING APPLICATION FOR THE CHANGE OF USE OF AN EXISTING LAKE FOR RECREATION AND SPORTS PURPOSES – NORTH LAKE, CAVERSHAM LAKES, HENLEY ROAD, CAVERSHAM RG4 1RA – COSMONAUT LEISURE
PLANNING PORTAL REFERENCE: 11228994

Response from the Caversham and District Residents Association.

1. Introduction

We have no objection to a well-managed swimming facility which closes at 8pm and respects the important ecology of the site and the intention to maintain a nature reserve.

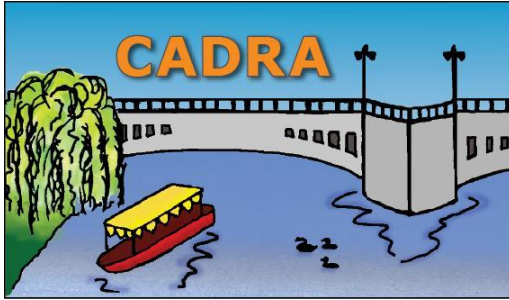
2. Incomplete information

Part of the difficulty in responding to this application is that the documents submitted do not match the activities offered and advertised. The site is now being used and advertised for music festivals, camping, weddings, fireworks and markets and regularly remains open into the evening. These all impact on the overall management of the site, on safety, traffic, biodiversity and ecology and on disturbance to local residents. The failure to include these activities casts doubt on many of the reports submitted. The current buildings bear no relation to the plans submitted. Are they to be removed and replaced? It is essential these issues are formally clarified.

3. Ecology

This is an important complex area which we leave to the experts, provided it considers carefully the full range of activities taking place on the site including large social events, jet skis, markets, camping and fireworks.

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4. Licensing

We note that the alcohol license extends to 11pm. The late evening cause unreasonable disturbance to residents nearby. We OBJECT to opening beyond 8pm.

5. Social events, festivals, camping

The planning application only refers to recreation and sports purposes. The range of activities being held and advertised includes a significant number of social and other events. These add to the pressures on the site for ecology and for traffic and parking. They also cause regular disturbance to people living nearby. It should be noted that Nire Road in Caversham abuts the lakes and sound travels across the water.

Residents there are routinely disturbed by the music events into the evening, such that they have to stay indoors with windows closed and children and shift workers find difficulties sleeping. If these events are permitted, there must be strict limits on the frequency.

6. Inaccuracies

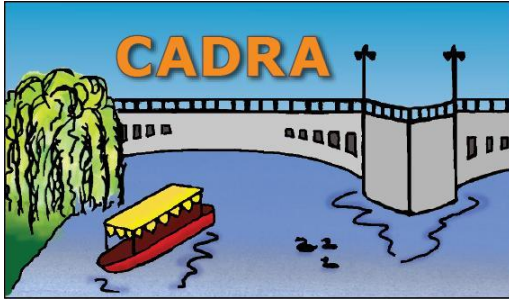
There are significant inaccuracies and misrepresentation including:

- Only one motorised safety boat but jet skis are in frequent use
- Pedestrian route into the site – none exists now, and nothing is shown on the plans
- the recreational and sports use of the lake are 6am – 8pm but events regularly continue late into the evening and beyond the time advertised.

7. Entrance road

Contrary to the information submitted, the entrance road is single track with some passing places and inadequate for the traffic arising from the range of activities on offer. At times of peak traffic, emergency vehicles would face great difficulty in reaching the various sites on the Lakes.

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8. Traffic safety

The volume of traffic on the single-track entrance road, the absence of a pedestrian and cycle route, the current junction on Henley Road and the history of accidents on the Henley Road all give rise to safety concerns. At a recent event, queues to enter the site extended on to Henley Road. The traffic analysis fails to recognise the increased traffic for large scale events being held.

9. Access to the site

If any new access points are considered, it is essential that these form part of the planning process. Informal access points could lead to major problems with unauthorised parking.

10. In conclusion

Sadly, the record of the company in adhering to the necessary standards does not inspire confidence. If the application were approved, conditions would need to be tightly defined and closely monitored. We OBJECT strongly to the application as written and currently managed.

16 June 2022