

CADRA (Caversham and District Residents' Association) Objects to this application. We represent households not only in Emmer Green but the wider North Reading. This development, which would lie on the Reading–South Oxfordshire boundary, will have direct cross-authority impacts and be against the interests of North Reading residents.

This dwelling is right next to the Reading boundary and raises similar concerns to those stated by CADRA at the May 2026 appeal hearing about the 70 Houses Land West of Kidmore End Road (P25/S1431/O), which we objected to. SODC refused that application and robustly defended their decision at the appeal. The Inspector dismissed that appeal.

Even though that was a much larger scale development, many of the key reasons given for the 70 Houses refusal and dismissal are equally valid for this proposal. CADRA's objection to this proposal is consistent with our objections to the 70 Houses one and the evidence we gave at the appeal.

The dwelling lies within SODC, but its occupants will be dependent on Reading's services and infrastructure. Approval would extend the Reading built development into the rural buffer that separates the two authorities and would establish a precedent for further incremental development along this lane and elsewhere on the boundary.

Sustainability

The site is in an unsustainable location on a narrow lane with no footway, linking the former Rosehill Stables complex to the busy Peppard Road. Although there is a nearby bus stop, pedestrians must cross Peppard Road where the speed limit is 60 mph, and there is no defined footway to the stop on either side. These conditions will discourage active travel, making occupants likely to rely on cars for most journeys.

Whilst the status of the stables complex is unknown, such buildings are often converted for storage and light industrial use. This would increase traffic on the lane and discourage active travel even more.

The site would be functionally dependent on Reading's infrastructure for access and day-to-day movement, yet waste services vehicles, provided by SODC, would face extended routes for just one property.

Residents would have no entitlement to key Reading services such as schools, medical facilities, libraries, or leisure facilities, and in practice they would seek to rely on them. This creates cross-boundary servicing and sustainability issues, generating added pressure on Reading's network and community infrastructure.

The site's isolation from SODC settlements may require connections that cross the administrative boundary, and the capacity of utilities to meet future demand is a known area of concern across the whole of Reading, notably wastewater and energy.

Character and Landscape

Replacing a stable block with a dwelling would urbanise the lane and erode the rural character of the green buffer between Emmer Green and Oxfordshire. The domestic curtilage and lighting would alter the landscape setting, contrary to local policies protecting the countryside edge, and have a detrimental environmental impact.

Conclusion

While modest in scale, the proposal is unsustainable in principle and contrary to both authorities' spatial strategies. CADRA therefore objects and requests that SODC refuse permission on grounds of:

- Unsustainable location and reliance on Reading's infrastructure
- Harm to the rural character and boundary integrity
- Precedent for further cross-boundary development