



**Caversham
And
District
Residents
Association**

PL/24/0846	Full planning permission Valid 15-Jul-2024	Napier Court Napier Road Reading	Demolition of existing buildings and erection of new buildings of 11 and 12 storeys, with amenity space at roof level (part indoor and set back), to provide 576 build to rent residential dwellings (Class C3) with residential amenity space, parking, landscaping and associated engineering works.
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1. Consultation

CADRA was unable to attend the consultation event as information was received very late and the event was only held on one evening. Requests for further information went unanswered for seven weeks and were then declined.

2. Height

In our view the proposed heights of the buildings are ‘pushing the limits’ and will dominate both the meadow and the listed Thames Lido. The top line, which is above the adjacent buildings, is monotonous.

3. Frontage

The frontage is repetitive, with lines extending across the full development. The different colours and materials are insufficient to break this and avoid a monolithic appearance.

4. Family accommodation

Given the need for more family accommodation, this site is more suitable than those in the town centre away from open space. A greater proportion of 2 and 3 bed units could be provided. More play space within the development is needed, ideally overlooked by larger units to allow parental supervision.

5. Recycling

Without the pressures of space imposed by individual refuse bins, it is harder to achieve high proportions of recycling. More attention to this is needed.

6. Deliveries and taxis

With limited car parking, deliveries and taxis will be a regular feature. The proposed arrangements for parcel deliveries will be time consuming for delivery drivers who will have

a strong incentive to circumvent them. The locked area will be unsuitable for food deliveries and take aways. Taxi pick ups are also an issue. Too many large developments are blighted by the large number of vans and taxis stopping in the front of the building and blocking the road or pavement. The design and layout need to offer a practical alternative.

7. Kings Meadow

While improvements to Kings Meadow present an important opportunity, these must serve the wider community, not just the residents of Napier Court. The play area, lido and playing fields are already well used and should not be prejudiced.

8. Flooding

The arrangements to evacuate over well 1000 residents in the event of flood appear inadequate. Napier Road floods from time to time. What arrangements are in place for when this occurs preventing vehicle access?

9. In conclusion

While recognising that the area is identified for development, we object to the plans in their current form.