

FAIRFAX AND READING GOLF CLUB

Reading Borough Council
Main Modifications to the Local Plan
June 2019
Representations Form



Please return by Wednesday 24th July 2019 to: Planning Policy, Civic Offices,
Bridge Street, Reading, RG1 2LU or email planningpolicy@reading.gov.uk

PART A - YOUR DETAILS

Personal Details

Agent's Details *(if applicable)*

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PART B - YOUR REPRESENTATION (please use a separate form for each representation)

B1. To which Main Modification does this representation relate?

MM59

B2. Do you consider that the Local Plan as changed by the Main Modification(s):
(please tick as appropriate)

Is legally compliant?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Is sound?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Fulfils the duty to co-operate?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

B3. Please provide details of why you think the Local Plan, or part of the plan, as changed by the Main Modification(s), is or is not legally compliant, sound and/or complies with the duty to co-operate.

<p>Please see attached report, prepared by Vocalism on behalf of Fairfax and Reading Golf Club</p>
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Please continue on another sheet if necessary

B4. Please set out the modifications that you think would make the Local Plan, or part of the plan, as changed by the Main Modification(s), legally compliant and/or sound. Please provide specific wording where possible.

Please see proposed change of wording as set out at section 5.7 of the attached report

Please continue on another sheet if necessary

B5. Do you wish to be kept informed of planning policy matters?

(please tick as appropriate)

Please keep me informed of the progress of this Local Plan:

Please keep me informed of all planning policy matters:

24th July 2019

<By Post>

Planning Policy
Reading Borough Council
First Floor North Rear
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir or Madam

**SUBMISSION OF REPRESENTATIONS TO LOCAL PLAN, MAIN MODIFICATIONS CONSULTATION,
READING GOLF CLUB, KIDMORE END ROAD, EMMER GREEN, READING, RG4 8SQ
VOC-17-02**

Further to the guidance set out in the Main Modifications document, as published on 12th June 2019, please find representations made on behalf of Fairfax and Reading Golf Club enclosed.

For completeness, the submission comprises:

- Response to Local Plan, Main Modifications, Policy CA1b (MM59) on behalf of Fairfax and Reading Golf Club – Report
- Appendix 1 - Chronology of RGC decision-making in respect of Local Plan process
- Appendix 2 - Response to P12/S1747/O: Formation of two additional holes for Reading Golf Course use

The detail provided has been prepared to provide greater certainty regarding the Golf Club's plans, so that this can be fully considered as part of the Local Plan process. Significant changes in terms of both development partner and the future of the Golf Club have taken place since the Local Plan Examination and it is therefore considered wholly appropriate to provide this clarification.

It is further noted that Fairfax and Reading Golf Club have recently entered into pre-application discussions regarding proposals for land within the RBC administrative area, ref: 191030. This is at a very early stage and the Project Team is still awaiting an initial meeting with Officers.

The Studio
7 Priory Copse
Peppard Common
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RG9 5LH

We trust that this provides sufficient detail, but please do not hesitate to contact Jonathan Walton at our Reading Office should be require anything further.

Yours faithfully,



Jonathan Walton
Director

jonathan.walton@vocalism.co.uk

Response to Local Plan, Main
Modifications, Policy CA1b (MM59)
on behalf of Fairfax and Reading
Golf Club

Reading Golf Club, Emmer Green

22nd July 2019

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Jonathan Walton
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Client
Fairfax

Our reference
VOC-17-02

22nd July 2019

1. Introduction

- 1.1 This report has been produced to set out Fairfax and Reading Golf Club's (hereinafter referred to as RGC) response to proposed changes to the wording of Policy CA1b, further to the Local Plan Examination and subsequent proposed Main Modifications to the Local Plan.
- 1.2 This report supplements the formal representation forms, in line with requests made in the guidance issues by Reading Borough Council (the Council).
- 1.3 The text set out below highlights the proposed changes to the wording of Policy CA1b, as denoted in the Main Modifications document, June 2019 as 'MM59'. For ease of understanding, deleted words have been ~~struck through~~ and additions labelled in blue and underlined:

"CA1b PART OF READING GOLF COURSE, KIDMORE END ROAD:

Development for residential and replacement clubhouse, subject to ~~additional land in South Oxfordshire being secured for replacement holes~~ the future provision of golf on the remainder of the Golf Club site, which fulfils an important sports and leisure function for Reading, being secured. On-site facilities should be provided to mitigate impacts on community infrastructure, ~~for instance~~ including for healthcare. On-site public open space will be provided.

Development should:

- Avoid adverse effects on important trees including those protected by TPO;
- Provide a green link across the site from Kidmore End Road to the remainder of the golf course, rich in plant species and habitat opportunities;
- Ensure that vehicular access is provided from suitable roads to the area to be retained for golf;
- Take measures to mitigate impacts on the highway network, particularly on Kidmore End Road and Tanners Lane;
- Include all parking requirements within the site to avoid exacerbating parking issues on existing streets;
- Take account of potential archaeological significance; and
- Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required.

Site size: 3.75 ha 90-130 dwellings, community provision including healthcare and replacement clubhouse"

- 1.4 In addition to the amended wording above, the Main Modifications propose a new paragraph, as follows:

"8.3.2 Residential development on the part of the Reading Golf Club site identified as CA1b is dependent on ensuring the future use of the remaining land for golf, in line with the need to protect important sports and leisure facilities set out in Policy RL6. Development will need to be careful to ensure that vehicular access from suitable roads

continues to be provided to the remaining golf uses to ensure that they remain operable. A legal agreement will be necessary to ensure that the golf function is retained, and development for residential will not take place until a replacement clubhouse is provided and vehicular access from suitable roads is in place.”

- 1.5 Fairfax and RGC’s joint response is set out in following sections, with specific reference being made to the proposed new wording, which is considered is unintentionally onerous and unnecessary for the reasons given. Reference is made to the very significant changes to RGC’s circumstances over the past year, which have provided RGC with the certainty over its future location and golfing offer that it did not have at the time of earlier submissions. These changes are key not only to the future of RGC, but also the future of the current site and it is in this context that our submission is made.
- 1.6 Taking into consideration the substantial changes to circumstances at RGC since October 2018, which will be set out in full in following sections, our response sets out our representations to aspects of the revised wording, where it is considered appropriate to make further alterations in order to make Policy CA1b of the Local Plan more sound. This will concentrate on three key aspects of the wording:
- Whether it is necessary to retain golf provision on the remainder of the site (Reading Borough Council (RBC) land)
 - Whether a requirement to dictate the use of land out with the allocation is onerous in planning terms
 - Issues arising from the EP044 comments on Reading Golf Club and Wates proposals requiring address

2. Whether it is necessary to retain golf provision on the remainder of the site (RBC land)

- 2.1 Since submission of the 'Response to Issue 13' representations on behalf of Wates Developments Ltd and Reading Golf Club in October 2018, there have been a number of fundamental changes to golf club operations. It is considered appropriate to set these out as policy-making positions taken during the Local Plan process have (in our opinion) been made in the context of the golf club staying in its current location, this no longer being the case.
- 2.2 To provide the basis of changes made since the October 2018 Issue 13 submission:
- The chosen development partner has been amended from Wates Developments Ltd (Wates) to Fairfax
 - RGC has been able to conduct and complete on a long lease of another club; Caversham Heath Golf Club (CHGC)
- 2.3 In both instances, the changes that have occurred have had implications for strategy and hence our response made below is made in this context.

Change in Development Partner

- 2.4 Whilst it is not pertinent to explain the full details of the changes from Wates to Fairfax for the basis of this submission, the outcome of this change, which was progressed by RGC in order to gain certainty regarding the purchase of CHGC (see further detail below), is that there has been significantly less upfront money available to RGC to enable implementation of the family golf operations than as originally envisaged and set out within submissions¹.
- 2.5 The change in development partner has, however, given certainty to RGC to enable it to plan for its future and the 'purchase' and planned rejuvenation of CHGC therefore forms the first step in providing a significantly-enhanced golfing offer, for all ages and standards, being delivered for the benefit of the local area in line with policy aspirations.

Change in identified Golf Club

- 2.6 Following on from that above, and perhaps more importantly, it was not known which golf club RGC would move to at the time of the Response to Issue 13 submissions. Significant progress had been made with another Golf Club (the other Golf Club), the detail of which can be provided but is not placed in the public domain on grounds of confidentiality², to the point where Heads of Terms were being drafted and it was on this basis that decisions regarding future golf provision both at RGC and the potential new venue were formed.

¹ This detail can be provided on a confidential basis to corroborate decisions taken

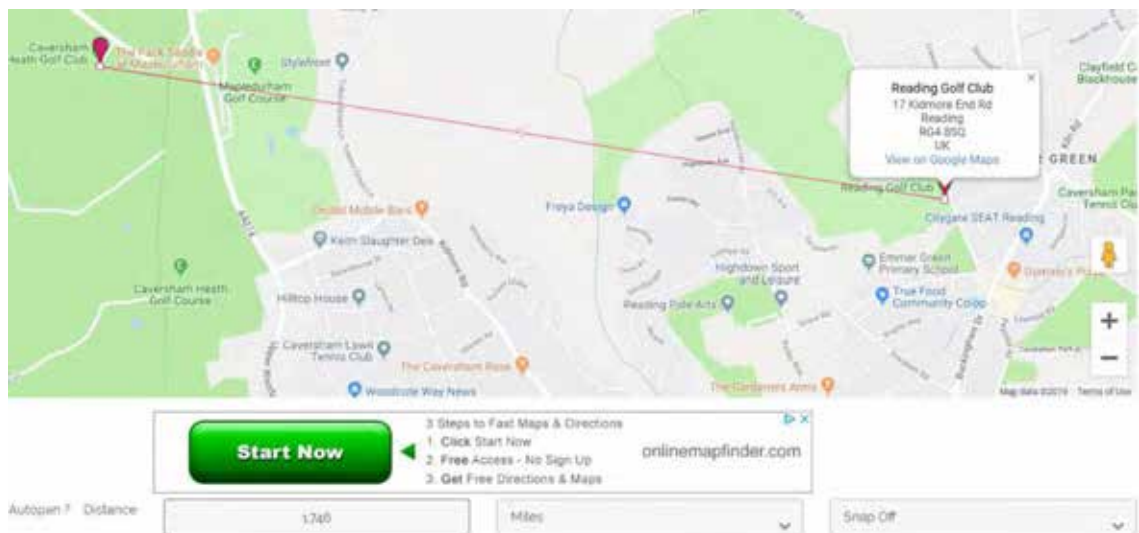
² As above

- 2.7 In respect of the other golf club, it was understood that as a golfing destination it did not have the space available to provide 'family golf' facilities, hence the decision was made to show this at RGC, as ability to attract youngsters and a family-base was central to the golf club's long-term plans and, at the time of submission, there were funds to be made available through Wates Developments purchase to enable this position to be maintained alongside operations elsewhere.
- 2.8 CHGC subsequently came forward as a destination for the move, with a long lease being secured earlier this year. CHGC is a very different course to the other Golf Club, the key aspect being the space available on-site, alongside the fact that it has implemented consent for a further 18 golfing holes. This has provided opportunity to implement something materially different at CHGC which is advantageous in terms of golfing provision to that initially envisaged and submitted as part of the Response to Issue 13 submission.
- 2.9 The intent at CHGC is to provide an academy course to encourage young players and new starters, with this, alongside a new practice range, improvements to the clubhouse, course playability and to putting and chipping greens, enabling year-round facilities to meet the requirements of all entry-levels and standards. The proposals sit within the parameters set by the implemented planning consent for 36 holes on site, but feature significantly lower land take and will be progressed in a sensitive and sympathetic manner. Pre-application discussions with South Oxfordshire District Council (SODC) are ongoing in this regard.
- 2.10 The approach taken is consistent with RGC's stated strategy to encourage wide-range participation in the sport, this is turn bring discussed with and supported by England Golf at an earlier stage. The approach also forms part of RGC's plans to turn CHGC into a top-level golfing destination with a solid, multi-strand financial base and therefore a long-term future.
- 2.11 The future of golf in the United Kingdom is a serious consideration³, hence difficult decisions have had to be made by RGC throughout the Local Plan process. RGC has, however, been diplomatic and open about its proposals and has informed its members regarding the proposals throughout this process even though this has enabled local objector groups to campaign against aspects of the proposals that would not normally be in the public domain, something noted by the Council in its own response to Issue 13:
- '...The situation with the Golf Club is slightly unusual, in that its decisions are made in consultation with the membership, many of whom are local residents. This means that decisions and discussions that in another organisation would be entirely internal may become widely known before they are formally agreed'.*
- 2.12 This is important to consideration of RGC's position, as previously it has had to make decisions and place detail into the public domain to meet requests made of it, despite the fact that there was no certainty in place regarding its future, potential alternative locations or funding to enable purchase of these. The changes to development partner and golf club location have now provided certainty and RGC's proposals are therefore deliverable

³ Please see Appendix 1 for more detail regarding the chronology of RGC's decision-making and current position in respect of the Local Plan process

and realistic. The impact of this certainty, however, is that changes to the proposals made at the Response to Issue 13 stage are now necessary.

- 2.13 First, RGC does not have the financial ability to retain golfing operations at both its current site and at CHGC. A very different set of circumstances to that envisaged at the Response to Issue 13 stage now exists. Accordingly, RGC has already publicly stated that it will cease operations on site by no later than 31st March 2021.
- 2.14 Second, CHGC provides opportunity to encapsulate a wide-ranging offer that meets RGC's stated strategy in terms of encouraging more participants to the sport. In this regard, it no longer makes sense to provide a family golf offer on-site having competing facilities in such close proximity; CHGC is 1.75 miles from RGC (clubhouse to clubhouse, see below) and two operations will undermine each other, this being a fundamental reason for reduced revenues and the need for RGC to consider an alternative future leading to the initial submission being made to the Local Plan process.



- 2.15 Taking into account the above, Fairfax and RGC consider that further changes to the wording of Policy CA1b are necessary to ensure that the plan as a whole is positively prepared and justified and that remainder of land within the RBC area can be appropriately planned for, subject to detailed discussions with the Council at an appropriate time, and therefore does not sit empty from 31st March 2021 onwards.
- 2.16 It is considered that the future of land within the RBC area can be properly and effectively managed, subject to normal development management considerations, allowing any further proposals coming forward to be reviewed in the context of prevailing and emerging policy; Policy RL6 of the emerging Local Plan being of greatest pertinence to this process as identified in the Inspector's post-hearing advice.
- 2.17 For the benefit of doubt, it is considered that the wording of Policy CA1b needs to continue to reflect the reach of the Local Plan, i.e. land within the RBC area only, hence why our comments are made in this regard.
- 2.18 To provide further clarification, no decisions regarding the future of land within SODC have been made and pre-application discussions with this planning authority are ongoing.

The current intent, as set out in our pre-application submission to SODC⁴, is to retain a 9 hole golf course which will be leased to an operator.

- 2.19 The proposed changes to the wording of Policy CA1b, which are all made in the context of improvements in local golfing provision and wider local area improvements, are set out in Section 5 for the Inspector's consideration.

⁴ The content of which can be shared if considered appropriate

3. Whether a requirement to dictate the use of land out with the allocation is onerous in planning terms

- 3.1 At the outset of the Local Plan process it was recognised by the Council that the future of the golf course was uncertain.
- 3.2 The Pre-Submission Draft Local Plan was published in May 2017 and the Sustainability Appraisal of the Pre-Submission Draft Local Plan was published in November 2017. On Policy CA1b, it provided as follows:

‘CA1b(i): Do not allocate

Most of the effects would be neutral, although a potential housing site would not be used (13). Because the future of the golf club is uncertain, not allocating the site for development would not necessarily ensure its continuation (17). Thus, leisure/recreation effects are unknown (our emphasis)’.

CA1b(ii): Residential development and new golf clubhouse (90-130 dwellings)

There would be the same short-term environmental costs and potential long-term benefits as for all types of redevelopment on CO2 (1), energy use (3), waste (5) and pollution (6). This option would result in the loss of a significant amount of undeveloped land (4). This could have some marginal effects in terms of wildlife (7) and climate change adaptation (as a result of potential loss of trees and permeable ground) (2). A significant amount of residential would be provided (13), which would be relatively close to local services and reduce the need to travel (14). The effect on the local character would depend entirely on design (9). There would be added pressure on education (20) and healthcare (15) services. This development could secure the future of the golf club, thus having a positive effect on access to leisure (17). (Our emphasis).

CA1b(iii): Expanded residential development on the entire golf course

The effects of this option are similar to option (ii). Both would provide significant amounts of housing (13), but this option would completely eliminate the golf course (17). (Our emphasis)

CA1b(iv): New clubhouse only

Some of the effects of other development options would also apply here, although those effects are likely to be less extensive. This development could secure the future of the golf club, thus having a positive effect on access to leisure (17), but would fail to provide housing (13).

Conclusion

Option (ii) is the preferred option because it brings particularly positive effects.’

- 3.3 At this time, assumption had been made that additional land for development could be secured in South Oxfordshire. This assumption, however, was tested through the examination process and the “Matters & Issues for Examination” (EI003) produced by the Inspector before the examination hearing included the following:

‘Issue 13. Are the policies for Caversham and Emmer Green justified, deliverable and consistent with national policy?’

Q3. Is Policy CA1b justified and consistent with other policies within the LP? Are the site requirements justified by robust evidence? What evidence is there to indicate the future of the golf course will be secured within South Oxfordshire?’

- 3.4 In relation to Policy CA1b, the written response of Reading Borough Council to Issue 13 (EC013) stated:

‘Regarding the ability to secure additional land in South Oxfordshire to replace the holes lost through development, the Council has not specifically identified any particular land where this could take place, and nor has Reading Golf Club informed the Council of any particular possibilities. There is substantial existing agricultural land adjoining the golf course to the north, north west and north east that would be more than adequate in terms of space, but the potential availability of any of this land is unknown. In terms of planning constraints, the Council has raised this issue during duty to co-operate discussions with South Oxfordshire District Council, for instance during the meetings on 26th May 2016 and 4th October 2017, and have been informed that there would be no in-principle policy objection to use of adjoining land as part of a golf course, but that it would naturally need to be assessed on its merits.

However, the Council’s understanding is that it is currently the intention of Reading Golf Club to dispose of the entire golf course as a potential development opportunity, rather than to progress the proposed allocation in CA1b. As a result, the entire golf course has recently been marketed. This proposal has not been formally presented to the Council, either through the pre-application or planning application process or through a nomination to or representation on the Local Plan. The situation with the Golf Club is slightly unusual, in that its decisions are made in consultation with the membership, many of whom are local residents. This means that decisions and discussions that in another organisation would be entirely internal may become widely known before they are formally agreed.

A proposal for development of the full golf course, the largest part of which is within South Oxfordshire, would be a very different proposal and would require full consideration through the Local Plan process and significant cross-boundary working. There is no current information to demonstrate that this would be acceptable. The conclusion of the Sustainability Appraisal was that an option for development of the full site resulted in negative effects on access to leisure, as well as accentuated effects on healthcare and education services. These, among others, are issues that a proposal for use of the whole golf course, were it to be made, would need to address.’

- 3.5 The examination hearing considered the issue on 4 October 2018. The agenda for that day provided as follows:

‘Approx 14:00

Issue 13 Are the policies for Caversham and Emmer Green justified, deliverable and consistent with national policy?

...

Site Allocations – Caversham and Emmer Green

...

3. Policy CA1b (Q3 from Matters and Issues)

- *Background and justification for site allocation, and current position of the Golf Club in respect of continuing use*
- *Matters relating to access and transport, trees and ecology, topography and open space'*

3.6 There were various participants planned that day, including the Council, Mr Julian Ansell, Mr Rob Bishop, Mr Jim Cushley, Gladman Developments, Mr Richard Crowsthwaite, Mr Gregory Grashoff, Mr William Smith, TA Fisher, Mr Mark Schull of Arrow Planning Ltd, Mr Trevor Teer, Mrs Sigi Teer, the University of Reading, Mr Jonathan Locke of Barton Willmore and Mr Jonathan Walton, representing Wates Developments Ltd and RGC.

3.7 By a document, dated 15 October 2018, Wates Developments Ltd and RGC submitted a "Response to Issue 13" (EP043) which amongst other things sought to remove the wording 'subject to additional land in South Oxfordshire being secured for replacement holes' as being too onerous. This was submitted after the end of the examination hearing and the Inspector therefore gave extra time for others to respond to this document. Approximately 90 comments were received in reply (EP044) referring to various issues.

3.8 The Council also replied with comments on Issue 13 (EP045). On the proposed removal of wording, as set out in EP043, the Council stated that:

'The issue with this change is that it does not provide an indication on what the future of the remainder of the golf club land is to be. Although it does refer to provision of a clubhouse, there is potential for such an allocation to enable this to be the first phase of a larger scale development, which is precisely the fear of many local residents. The Inspector made clear that the examination cannot consider a larger development scheme at this stage, but the Council's view is firmly that, if there is to be such a proposal, it is far preferable to consider it as a whole so that the full range of implications, including the need for new infrastructure such as transport and education, is considered at the outset. A more gradual development risks missing opportunities for securing such infrastructure. Ideally, consideration of a wider proposal would be through future Local Plan processes, in conjunction with SODC.'

3.9 Ultimately, the Council chose a third way:

3.10 *'The Council's preferred option is Option 3. It is considered that alternative changes could be made in place of the existing requirement to secure additional land for two holes, and that this could refer to the need to secure the future golf use of the remaining land without*

being specific as to how this would be achieved. The advantage of this approach would be that it includes flexibility to give the greatest potential for delivery. It would allow firstly for the original proposal for additional land being secured in South Oxfordshire. Secondly, it would allow for the proposal within Wates'/RGC's submission, which has the broad support of England Golf, and appears to tie in with the future of the game. Thirdly, it would also enable any proposal for an 18-hole golf course on a consolidated footprint, as proposed by some golf club members, albeit that the planning issues highlighted in Appendix 7, in particular related to the ancient woodland which is within the SODC portion of the site, are noted. This would maximise the chances of delivery of the development alongside securing the future of the rest of the land. The remainder of the policy would be unchanged, as is also proposed by Wates'/RGC.'

- 3.11 The Council then set out the Proposed Changes, which is the wording we challenge on a number of grounds as set out below.
- 3.12 First, whilst it is understood that the Council wishes to ensure that local amenity is protected and that planning of the site, were it to come forward is properly controlled, it is considered that the wording of Option 3 is not reconcilable with wider aims, whether these be related to RGC, Council or the local position. In this regard, it is considered very peculiar that the Council would seek to promote the potential for a consolidated 18 hole golf course along the lines highlighted above in paragraph 3.10. This option, which was mooted to the membership at RGC, was resoundingly opposed following a vote, with RGC's technical and commercial response also set out within Appendix 7 of our 'Response to Issue 13' submission. The fact that a determination on the merit of relatively high-level, quickly prepared and ill-conceived plans was made without consultation with RGC or seems to have been made in absence of wider engagement with England Golf is disappointing and does not identify the wider causes of decline, which would be exacerbated by this form of approach and would ultimately undermine leisure provision in the area, as well as cause substantial damage to local environment and ecology, which are the two areas where the Council ultimately seeks protection.
- 3.13 Second, and going back to the initial Council position regarding uncertainty regarding the future of the site, it is advocated that placing additional controls on the entirety of the RBC land over and above that controlled through the policy allocation, does not guarantee retention of golf on site and instead could lead to unintended consequences as set out above and later in this section.
- 3.14 Instead, it is contended that the long lease deal with CHGC provides certainty to both RGC and CHGC, which can now be properly and positively planned for. Pre-application proposals for land at RGC are in initial stages of discussion with the Council, but it is understood that matters relating to *inter alia* leisure, community, healthcare, education, transport, environment, ecology will need detailed consideration and that consent would not be forthcoming unless such matters were appropriately dealt with. In addition, land at CHGC is to be significantly upgraded, within the auspices of parameters for development already set on site through implemented consents, to provide the *'important sports and leisure function for Reading'* that the Council desires and which is the focus of much of the changed wording proposed within Policy CA1b.

- 3.15 Further, little has been made of the benefits associated through the move of RGC off-site. In addition to an improved, more inclusive and long-term viable sports and leisure function being provided at CHGC, proposals for residential-led development at RGC will enable much-needed housing to come forward, and in particular the family-sized market and affordable housing that is identified as being an acute need within the Berkshire SHMA (as updated). As the Borough is a predominantly urban area surrounded by countryside, RGC provides a rare opportunity for the Council to secure this form of housing alongside CIL payments, which alongside on and off-site development, could be put towards securing identified infrastructure and services for the benefit of the locality.
- 3.16 Little detail regarding the actual planning proposals has been published to date. This has been on two grounds:
- There was no deal with a developer, nor was there a deal within another golf club. As such, detail was hypothetical, albeit well-considered
 - The detail that has been previously provided to the membership has been used by a small proportion of opponents to mislead the public and RGC has therefore wished to discuss and develop plans with the Council prior to placing proposals in the public domain; this process being at a very early stage following a pre-application submission in June 2019, with the submission in turn being made to provide more clarity for the benefit of the Local Plan process.
- 3.17 With the securing of the purchase deal with Fairfax and the resultant long-lease deal for CHGC, RGC can now plan not only for its golfing future, but for the future of the current, soon to be vacant RBC land. As stated in earlier submissions, RGC has a strong desire to be a responsible steward of its land. Accordingly, earlier this year it sought to discuss the principles of potential housing development with officers, members and some local representative groups. As plans start to emerge and are discussed with the Council in greater detail, it is proposed to make these plans public, so that residents can understand not only the housing proposed, but the context within which these are brought forward. This is important as:
- RGC is currently a private members club and provides a limited sports and leisure benefit to the Borough
 - RGC is situated on private land. It therefore does not provide an open space benefit and is inaccessible for walking, cycling, leisure, recreation, dog walking and other uses (save for PROW's)
 - The wider area has existing problems in terms of access to education, public transport, healthcare, open spaces and housing which any proposals for additional residential development will have to respond to in a comprehensive manner
- 3.18 In consideration of the above, it is clear that the land at RGC represents an opportunity for the Borough to provide much-needed infrastructure, services and housing to meet a range of needs within the local area.
- 3.19 In particular, the improved access to land that would emerge would be concordant with Policy RL6, providing benefit for all residents and not the existing, limited number of golf

club members from using land within the site for *inter alia* walking, cycling, utilising links to the wider existing cycle and footpath network, leisure, recreation and dog-walking.

- 3.20 It is therefore contended that the current wording of Policy CA1b could place undue restriction on the remainder of the golf club site that could preclude the site from coming forward in a well-planned manner, this being to the detriment of other, potentially more significant Council aspirations as set out in the Local Plan.
- 3.21 The proposed changes to the wording of Policy CA1b in this context are therefore set out in Section 5 for the Inspector's consideration.

4. Issues arising from the EP044 comments on Reading Golf Club and Wates proposals requiring address

4.1 As noted in the earlier section, it has not always been as easy as RGC would have liked to explain its proposals, details placed before members being often subject to deliberate leak from within the club, as well as social media hyperbole regarding quantum and local engagement.

4.2 Accordingly, and for the benefit of decision-making on a fair basis, the following comments are made in anticipation of submission along the lines made below by other parties:

- The removal of the land lost through development on Policy CA1b land with land for two replacement holes is in contravention of Policy RL6

Policy RL6 relates to the loss of a leisure facility, something that is not necessarily proposed in this instance on two grounds. First, there are currently options to retain a 9 hole facility in SODC. This, alongside the significant wider local benefit realised by opening up the site for public access would provide a substantial positive benefit to the Borough in line with this policy. Second, notwithstanding the above, the proposals to provide an enhanced golfing offer for the benefit of all ages and standards within the local area 'the catchment' helps to identify that there would be no loss in provision for local residents; those that play golf, and there are few, would have a very short distance to travel to continue playing, whilst the new and improved facilities at CHGC would allow RGC to plan for its future, this being a central tenet of its philosophy and desire to encourage and grow the junior and ladies sections and participation in the club. Proposals for development of the remainder of the RGC land would be subject to significant consultation with the Council, England Golf and Sport England prior to any decision regarding applicability being made and as such this matter does not need to be considered further as part of the Local Plan process.

It is further noted, for the basis of highlighting inconsistency of approach, that many of the core objectors to RGC's plans also objected to the principle of buying additional land in SODC when this was first mooted to members and progressed through the planning process in 2012⁵. RGC nevertheless sought to approach landowners again in 2013 and 2015, the latter approach as demonstrated in the Response to Issue 13 process.

- The requirement for a new clubhouse should define it as "a permanent structure adjacent to and facing the remainder of the golf club land similar in style and character to the current clubhouse providing at least the same facilities and of a size commensurate with the new golf offering"

As RGC is vacating the site on 31st March 2021, there are no plans to build a clubhouse within the RBC land. It is also considered inappropriate for the Local Plan policy to dictate the form and function of operations. This is entirely for the Council involved, which is likely to be SODC given current proposals for the 9 hole course solely within that administrative

⁵ A copy of this submission is provided as Appendix 2 for the Inspector's review

area, to decide at the point of application. Any proposals for a clubhouse will be significantly more modest in scale and commensurate with the retained golf offer.

- The future provision of golf on the remaining land should be qualified by “to include a permanent family friendly golf offering on the land within the Reading Borough and a permanent nine-hole golf course on the land within South Oxfordshire, as proposed in the Reading Golf Club/Wates submission to the Inspector”

This matter has been dealt with above in Sections 2 and 3. RGC has now bought CHGC and a family-friendly offer is now being progressed at CHGC, which it is considered would meet the requirements of Policy RL6. In addition, whilst RGC is currently seeking the retain the 9-hole course in SODC, the future of that facility is for SODC to determine.

- Addition of the word “entire” to the phrase “on the remainder of the entire Golf Club site” would be beneficial.

It is put to the Inspector that RBC cannot dictate what happens in SODC (or vice versa), nor should any planning authority set out the use of land in perpetuity. Planning policy is there to enable review of uses as appropriate, based on circumstances. Policy RL6 is therefore the relevant mechanism to consider the future of the RBC land.

- When referring to the new healthcare provision this should be qualified with wording that indicates the size and scale of the provision for example, “for new healthcare facility to house General Practitioners and the necessary associated medical infrastructure”.

The NHS Clinical Commissioning Group (CCG) will determine what is needed in the area as proposals for housing come forward. Against this, RGC is committed to local stewardship and benefit and accordingly within the June 2019 pre-application submission to RBC, provision for a c.500 sqm facility, which would significantly increase the current capacity offered by Emmer Green Surgery, Balmore Park and Peppard Road is proposed. Space for a pharmacy and a community room/café is also planned for.

- Onsite provision of open space is also welcomed but size of the area should be clearly defined.

The land is currently private open space offering little value in terms of usability. The appropriate size of open space will be defined through the planning process, further to significant engagement, with the quantum being determined alongside myriad other issues, such as play space, provision of a green link in line with Policy EN12, retention of trees, land for housing, the medical centre, roads, infrastructure and services. One of the potential high-level benefits of the RBC land is potential for provision of family and downsizer housing and so the planning balance needs to reflect this. Notwithstanding this, at the Response to Issue 13 stage RGC committed to providing significant open and play spaces. This commitment is maintained.

- Road safety in the vicinity of the CA1b site is of paramount importance and the risk of accidents and injury, particularly to younger children, around Emmer Green Playing Fields and the Childrens Playground on Kidmore End Road, is of serious concern.

A Road Safety Audit will be undertaken as part of any planning application coming forward. Road improvements associated with the Policy CA1b allocation will also remove one of the worst issues, that being parking alongside the parkland on Kidmore End Road which causes cars to travel quickly through a single-track element.

- The paragraph dealing with mitigation of the impact on the highways should give a clear indication of what measures would be acceptable.

As set out in section 3, it is considered that the policy allocation should avoid being overly prescriptive; the resultant mitigation required would depend on the quantum and location of development coming forward and would need to be fully considered by the Council as part of any planning application coming forward. RGC is fully committed to strong local stewardship, which includes for a comprehensive approach to highways and public transport. As noted in the Council's own response to Issue 13, provision of much-needed housing through a comprehensive development scheme can help lever the wider strategic infrastructural benefits that piecemeal development cannot.

- Reference to the Tree Preservation Order (TPO) should be clear that ALL trees of whatever size or species are protected by the TPO.

The TPO is a blanket order and already does this. Removal of any trees will form part of a comprehensive approach to environmental improvement associated with the proposals, this enabling an overall increase in tree planting and cover and substantial biodiversity and air quality improvements over that in-situ. As part of the June 2019 pre-application submission, a comprehensive review of all trees has been undertaken, with the resultant site layout heavily reflecting protected status of trees, as well as the desire to provide a green link and enhance on-site biodiversity.

- A legal requirement to maintain permanently all boundaries and the complete security of the whole of the remaining Golf Club land must be required.

RGC has been failing and consequently has had to find a new home to continue to provide golf to its members. It will be vacating the site on 31st March 2021, but the housing and golfing proposals within RBC/SODC, as set out within this submission form the Golf Club's approach to appropriate and beneficial stewardship over its land.

- The parking requirements should be sufficient for the new Healthcare Facility and the new Golf Clubhouse. For example, Emmer Green Surgery currently have 27 parking spaces (acknowledged to be insufficient) and Reading Golf Club have 97 spaces plus overspill on the current site.

Golf provision will significantly reduce with the move to CHGC. The car parking numbers for the healthcare facility will be provided in line with RBC Planning Policy Standards and will be based on the number of consulting rooms provided, plus parking required for potential ancillary accommodation such as a community room/café and a pharmacy. RGC understands the need to accommodate parking generated by uses within the confines of its current site.

- The number of dwellings originally included in the submission for CA1b was 90-130 dwellings. Now that it is clear that the New Clubhouse and New Healthcare Facility,

both with suitably sized car parks, must be within CA1b the number of dwellings should be reduced.

The number of dwellings will be determined based on an appropriate mix and the need to provide for *inter alia* open space, play space, SUDS, parking, non-residential uses, infrastructure and services. Depending on the outcome of discussions with RBC, who will ultimately determine that relevant to the site area, the actual residential quantum will sit between the range of units cited in policy.

- Air pollution and traffic assessments for CA1b were carried out in 2015. These assessments are out of date, since when the traffic in Emmer Green and Caversham has increased significantly. Not least following the construction of over 100 new homes in Sonning Common within the last 12 months

It is not for the Local Plan to determine this, but for any following planning application to undertake the detailed work necessary to consider appropriate issues and required mitigation. It is recognised that Reading has declared a climate change emergency and that the majority of Reading is an Air Quality Management Area and as such Fairfax and RGC's response will be appropriate to this.

5. Proposed changes to Policy CA1b wording

- 5.1 In context of the changes in terms of development partner, the move of RGC to CHGC by end March 2021 and the proposals for development of significantly enhanced facilities at CHGC, it is contended that it would be obtuse in both planning and legal terms to tie up RGC into an essentially binding position on the basis of a now-defunct position, particularly when substantial time and effort has been undertaken to ensure provision of the full and wide-ranging facilities promised at the Response to Issue 13 stage.
- 5.2 Of greater note, the current wording also potentially works against Council interests in terms of securing some of the wider strategic infrastructure and services identified above and in post-examination comments, as well as much needed family-sized market and affordable housing.
- 5.3 On this basis, it is queried whether the purpose of the legal agreement could be reconciled with the relevant tests set out at paras 55 and 56 of the NPPF:
- a) necessary to make the development acceptable in planning terms; - it is contended that a S106 obligation is not absolutely necessary to make the development acceptable in planning terms. Whilst it is conceded that a legal agreement would provide more certainty over use of land outside of the red line, it is the current wording which is overly prescriptive regarding site use that warrants concern. Wording should be there to ensure the wider security and maintenance of the site, which is reasonable, in the event of the Golf Club moving all uses from the site (as set out above, however, RGC plans to make use of the site going forward for different uses within the RBC and SODC land). In terms of advocating use, however, the current policy wording provides little obvious flexibility to change matters, i.e. it is onerous and difficult to challenge. A caveat to recognise that things can and do change is therefore considered appropriate in this instance.
 - b) directly related to the development; it is conceded that there would be relevance between obligations and the development. However, it is considered that these could be controlled through other measures and not what amounts to an 'inflexible deal between parties' to secure planning. Placing onerous legal position on the landowner often manifests in lessened commercial interest from would be housebuilders. This in turn could reduce the level of quality being progressed by interested parties, with the overall land receipt and therefore ability to progress wider plans for the benefit, whether these being to mitigate impacts or implement and enhance localised and/or more formalised leisure and recreation opportunity, being reduced. It is therefore advocated that a development-specific S106 Agreement, made at the time of a planning application coming forward (when the Council is aware of the full detail and can plan properly and appropriately for most beneficial impact) is most pertinent.
 - c) fairly and reasonably related in scale and kind to the development - it is contended that retention of the golf club on the rest of the site is patently not fairly and

reasonably related in scale to the build out of the Policy CA1b allocation. The purpose of progressing with the allocation in the first instance was to provide RGC with certainty over its future, with this aspect of the strategy having now been concluded at a permanent home. Therefore, obligations which undermine this purpose, and also undermine the potential for the long-term retention of golf in the local area (CHGC is located a short distance from RGC) work contrary to desired outcomes. Policy RL6 is instead relevant: should it be clearly evidenced that another site exists, in the local area, that fulfils the function once provided by RGC, then policy can be fulfilled. The 'family golf' offer cannot be provided at both facilities, as this would create the competition that led to RGC's decline. As such, only one facility can be progressed and to require two, when a policy-compliant solution has been found after significant work to deliver on promises made in terms of golfing provision, is simply unreasonable.

- 5.4 It is important for the Council and the Inspector to understand that the basis for proposed changes to policy wording is not RGC or Fairfax reneging on earlier promises, simply it is that circumstances have significantly changed. Our submission at Appendix 1 offers the most pertinent explanation of the chronology of activity and resultant decision-making in terms of the Local Plan process.
- 5.5 Further, loss of the facility within the RBC land would be reviewed against Policy RL6, which is the appropriate policy hurdle in place for determining applications for the rest of the site with that administrative area.
- 5.6 Taking this into consideration, the requirement for a further legal agreement to reinforce the policy wording and other relevant policy seems wholly unreasonable and it is therefore requested that this aspect of the policy wording is removed, alongside supporting paragraph 8.3.2. It is contended that paragraph 8.3.2 can be removed in its entirety as aspects relating to access are dealt with elsewhere in the policy wording and are not challenged.
- 5.7 The proposed changes to policy wording, the rationale for which is considered set out in sections 2 and 3 of this document, with further supporting information provided as section 4 is therefore set out below in the context of allowing the plan to be more positively prepared, i.e. to take better account of now known circumstances to enable an allocation that brings forward much-needed housing and enables a supportive, flexible framework to emerge to allow consideration of future uses within the RBC land. Changes to the wording are set out in red and are ~~struck through~~.

"CA1b PART OF READING GOLF COURSE, KIDMORE END ROAD:

Development for residential and replacement clubhouse, ~~subject to additional land in South Oxfordshire being secured for replacement holes~~ the future provision of golf on the remainder of the Golf Club site, which fulfils an important sports and leisure function for Reading, being secured. On-site facilities should be provided to mitigate impacts on community infrastructure, for instance including for healthcare. On-site public open space will be provided.

Development should:

- Avoid adverse effects on important trees including those protected by TPO;
- Provide a green link across the site from Kidmore End Road to the remainder of the golf course, rich in plant species and habitat opportunities;
- Ensure that vehicular access is provided from suitable roads to the area to be retained for golf;
- Take measures to mitigate impacts on the highway network, particularly on Kidmore End Road and Tanners Lane;
- Include all parking requirements within the site to avoid exacerbating parking issues on existing streets;
- Take account of potential archaeological significance; and
- Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required.

Site size: 3.75 ha 90-130 dwellings, community provision including healthcare and replacement clubhouse”

~~Add new paragraph and renumber subsequent paragraphs:~~

~~“8.3.2 Residential development on the part of the Reading Golf Club site identified as CA1b is dependent on ensuring the future use of the remaining land for golf, in line with the need to protect important sports and leisure facilities set out in Policy RL6. Development will need to be careful to ensure that vehicular access from suitable roads continues to be provided to the remaining golf uses to ensure that they remain operable. A legal agreement will be necessary to ensure that the golf function is retained, and development for residential will not take place until a replacement clubhouse is provided and vehicular access from suitable roads is in place.”~~

Appendix 1: Chronology of RGC decision-making in respect of Local Plan process

My name is Gary Stangoe, General Manager of Reading Golf Club. I have over 20 years of experience managing golf clubs. Most of my time has been spent assisting ailing golf clubs within what has been a very challenging time in the golf industry.

I have been asked to compile a report to summarise the relocation process behind the move of Reading Golf Club to Caversham Heath but in particular to look at the reasons the club had for having no option other than to leave its current home in Emmer Green.

To add context to this I must explain my reasons for being at Reading Golf Club.

This is my second term as General Manager. After a short spell in 2013/14 I moved to Norfolk for family reasons before being appointed General Manager of Sherwood Forest Golf Club. The course there is ranked in the top 100 in the UK and Ireland and Top 50 in England and hosts many prestigious events. When I accepted the role to return to Reading, leaving a club that was building some exciting new facilities, was due to host major events in the coming years, the decision raised many eyebrows in the industry. However the two main reasons for returning to Reading on 1st August 2016 were 1) to live in Emmer Green which I had loved the first time around and 2) The Board, management governance structure of the club was very strong and when working with committee run clubs that can be very important.

Whilst my services had been sought and I was aware there were financial issues concerning the Board I was not fully aware of the situation that the club had found itself in. At that time other than some basic ideas drafted by a former Chairman, there were no plans to relocate.

A "drainage" plan had been implemented in an effort to improve course conditions in the winter months. Reading Golf Club struggles to compete with more modern clubs during the winter months for two reasons, old fashioned green construction and heavy clay soil. Well documented concerns around 2012/2013 for survival of the club and initial investigations to look at relocation were not followed through. Improved drainage was seen as a priority by the then committee to try and maintain falling membership levels. Some budgeting and spend approval had been supported by the membership. The full reality was the total spend of the full project combined with the negative impact the ground works had on membership and greenfee income could well have led to the demise of the club.

For the drainage to have had any sort of impact where it would have lifted the greens to a level that the improvements were noticeable would have required an actual spend of around £250,000. (budgeted figure had been £50k-£80k) This would have been over a period of 5 years with disruption and business interruption and would have impacted the business seriously and doubtful whether or not the club could have survived. The negative effects for the first phase of work resulted in a drop of over 35% in greenfee income and a loss of nearly 50 members. Funds for this full project were not available and at the time of planning the project a VAT return was hoped to be received but was not guaranteed. The club's final asset of selling a house owned outside of the grounds was considered a "back-up".

As with many golf clubs' projects are started by previous committees and in the summer of 2016 the new committee realised the negative effect this project was going to have on the immediate future of the club. The problem the club now had was an unsustainable membership level, a drainage project not a quarter complete and substantial capital projects on the horizon, with projected costs of over £1m. Add to that an ailing golf industry with number of golfers dropping by over a million in the UK over the previous 10 years and an over supply of golf clubs following a boom in new facilities in the 80's and 90's. To that effect Reading GC had suffered more than most. 5 new clubs with a 15-

minute drive of Reading offering additional leisure facilities, modern free draining greens and with lower cost memberships available. With a further 36-hole complex set to open an 8-minute drive away at Peppard Common and it was clear the future of this 106-year-old club was in serious doubt.

Late in 2016 the then Treasurer, current Chairman and myself revisited the former Chairman's plans to relocate the club. An application had been submitted by Bewley Homes for a small part of the site that houses the clubhouse, practice ground and 2/3rds of the existing 1st and 18th holes to be included in the local plan. From a golf perspective these two holes are considered to be two of the best holes and longest holes on the course and are very much Reading Golf Club.

Investigations to buy land in 2013 and 2015 had proved fruitless and it was obvious from records of discussion any monies received for selling land on the existing course would be swallowed up in buying the new land. More importantly though, the neighbouring land was poor in terms of offering and constructing new golf holes. The existing land within the site offering only around 80-85 acres was not sufficient to keep a sustainable and desirable golf club within a very challenging industry. The groundworks required to convert the land would, from experience, have had devastating effect on membership numbers, especially with the end product offering to be sub-standard to the current course.

On top of this, the impact on utilising the remaining land as a viable option by relocating the clubhouse was very questionable. The golf club have been under operating restraints with restrictions on grass cutting until 7am following complaints from neighbouring properties because of noise from machinery. This noise would be minimal compared to noise from early morning golfers arriving in car parks, delivery drives, refuse collections. Add to that much needed revenue from evening functions and weddings which would cause lots of late-night noise would from experience lead to a hugely increased volume of complaints, never mind the aesthetic impact on views from surrounding properties.

A Practice ground area would have to be surrounded by 25m high fencing, in effect "caging" local properties in. Whilst some of the local neighbourhood may state they would prefer this as an alternative to development they would still be free to move home and new homeowners may view things differently. A case in recent years at Cardross Golf Course near Glasgow where the 18th hole there had to be redesigned because of issues with a neighbouring property should be considered.

Again, some local residents we know have been happy to put up with the odd stray golf ball in their garden but all it takes is one incident and this too could result in a legal challenge for further course changes and restrictions. This problem is very evident at hole 5 at Reading GC where a supporter of the club resides but over the years damage to property and cars is such that a non-golfer would perhaps not be prepared to tolerate such instances.

Remaining on the Emmer Green land was dismissed, after much consideration, as a viable option for survival.

A new Treasurer was appointed early in 2017. Ian Roostan had been a member for over 40 years of Reading Golf Club and was an experienced Financial Controller. He was quick to paint a very clear picture to the Board regarding his concerns over cashflow and what was a very bleak outlook for the club going forward. With clubs and golf facilities starting to close on a regular basis across the country Ian was clear in his advice that some serious decisions were required to be made.

An approach to buy a piece of land with road frontage from a retirement company around this time was dismissed. This was considered as a "sticking plaster" again with any funds received being

swallowed up by moving the course around and reducing the quality of our golf offering. It did however raise the prospect of possible development and an investigation was undertaken.

In the summer of 2017, the Board communicated with the members that this investigation was underway and initial findings had led the Board to now investigate relocation opportunities. By Jan 2018 the board had identified a relocation prospect that offered great potential and the opportunity to give members improved all year-round play, improved and additional practice facilities and alternative income streams. The opportunity to also build an academy course to offer more beginners and family golf was seen as the ideal model for a future golf club as recommended by England Golf and the R&A. England Golf were consulted through this process.

The winter of 2017/2018 had been harsh on the golf course and some members were already making it clear they would likely choose to join another club. The Board at that point were faced with a dilemma. Should they inform the membership of their investigations to date as members not renewing would be relinquishing their shareholding without proper knowledge of the situation. This in turn would lead to questions about how such a move would affect the members personally and this too would affect their decision on whether to re-join the club.

Had a large amount of members chosen to leave the club at that point, which after a harsh winter was a regular occurrence, then the club would have had faced further financial concerns. A decision was taken in Jan 2018 to freeze offering shareholding to new members (the prospect of the possibility of sharing in some proceeds from development would have led to an influx of new members just for that possibility). This would also allow the Board to conduct a poll asking for support to investigate the prospect of relocation further. This poll received 90% support of members who took part. Remarkable for a membership with an average age of over 60 and with over 100-year history. Subsequently the renewals in April 2018 were almost 100% in shareholding categories with some upgrading of membership also taking place, initially safeguarding the financial future of the club in the short-term.

The Board moved forward with their plans but sadly Caversham Heath, which had been identified as the prospective new home, suddenly halted negotiations in April 2018 and the club were then forced into considering other alternative sites. Another site was identified and whilst this offered alternative income streams, an improved golf offering for members and improved practice facilities was limited. At the same time developers had been identified as suitable to take forward planning and a deal including an unconditional financial offer had been received allowing the club to forward their plans to relocate.

As part of the plans we were asked how the club would manage the remaining land not allocated for development although further development opportunities would be investigated.

With limited practice facilities at the identified club, plans were made for a family golf/academy style set up on the remaining RBC land in the hope that the club could benefit in some way long term from this pathway. It was not ideal being located a few miles from the new site, but our options were limited. The 9-hole course (not to be operated by the club but leased out) was identified as a possibility of a public pay and play site offering some golf provision in the area. The developers (Wates) had agreed to cover the costs to develop these new facilities.

The Board then went back to the members to seek further support for the relocation and sale of the land as per the plans at that time. The relocation site was still confidential as requested by the owners. This received some 83% support from the membership. The club then received a request for an EGM signed by nearly 50 members. Interestingly this was requested using the assistance of some

solicitors. The club rules have always been that 5 % of shareholding members could request an EGM and the use of solicitors puzzled the Board. A member then supplied the Board with copies of e-mails to clearly demonstrate that the Chairman of the action group KEG (a non-member) was involved in orchestrating the calling of an EGM to try to disrupt the sale and using club members to do so. Sadly, some on the register of names calling for the meeting, with genuine concerns over relocation, were not informed of the involvement of solicitors. They immediately withdrew their support. However, another shorter list was received. Their request for an EGM was not considered appropriate but the board called a General Meeting allowing the signatories the opportunity to present what was described as an alternative plan to remain in Emmer Green.

This plan was presented to the members at the meeting and sent to all for further consideration. The board then gave their summary on thoughts on the presented plan. Another meeting was called, and a vote was taken and again 83% of votes received were in favour of relocation. The thoughts of the alternative plan were best summed up by a gentleman in his 80's, who is a former Captain who comes to the club almost daily who stated "I was insulted that having been told we would see a credible alternative, all we got was that!".

Shortly afterwards but unexpectedly Wates retracted from their original unconditional offer for reasons unknown.

Although Wates remained keen to develop the site, without guaranteed funding the club was not in a position to further investigate development opportunities or to finance relocation.

With the delays of over six weeks because of the General Meetings unfortunately, despite signed Heads of Terms being agreed, the owners of the identified site indicated they wanted to walk away from the agreed deal in late Oct 2018. This left the club now without a confirmed financial offer and a new home.

Almost within 24 hours of this, unexpectedly the club received a call from Caversham Heath enquiring to the current status of the club. This was followed up quickly and it was obvious they were keen to restart negotiations.

By this time the Board had cancelled their agreement with Wates and entered into discussions with Fairfax in Dec 2018 who did present an unconditional offer, albeit half of the previously agreed amount with Wates, to allow the club to facilitate any possible relocation. This deal was signed in Jan 2019 with much needed funds received allowing the club to be able to cover mounting legal fees.

In the current golfing market, the combining of two loss-making facilities, (Caversham Heath were losing approx. £200k pa), combining memberships, securing employment at both clubs, reducing the over-supply of facilities locally made perfect sense. Add to this substantial investment to fulfil the recognised potential of the golf course, a golf offering that would be recognised both locally and nationally and having facilities offering much needed additional revenue streams.

Reading GC took over control of running Caversham Heath GC on 1st April 2019 on a long-term lease. This relocation opportunity left the club in a very different position to when the plans that were submitted in September 2018 prior to the Planning Inspector's forum. The funds available to the club were now half as to what was expected at that time. The opportunity to create a "pathway" onsite with family and beginners golf now existed at Caversham Heath. Therefore no requirement nor any operational sense from the club's point of view for another family golf facility on a stand-alone site a few miles away. The demand and need for such a site with the new facility also at Grey's Green

given plans at Caversham Heath would be very questionable. The plans for the 9-hole course are under review but could still be realised.

The move from Emmer Green has understandably provoked a lot of emotion within the club and in the local community. Whilst 83% of members who voted support the move, I would suggest that under 1% actually wanted it to happen. Those who have allowed their head to rule their heart fully understand the need for relocation and development on the site to safeguard the club's future and to ensure long-term sustainability.

Those who are not involved with the club who live locally have voiced dismay at the possible move and support some sort of restriction over the club, tying them to the site. This seems unfair as they as homeowners face no such restriction. If their house is unsuitable, not fit for purpose, their needs outgrow their surroundings or they can no longer afford that property they have the option to relocate. All other businesses also have that option. Loss making businesses surely cannot be forced to continue.

This move has been talked about for over 50 years at the club and has been revisited many times because of the various restrictions on the current site. The Eastwood Golf Club near Glasgow sadly closed their doors a few weeks ago. A beautiful course and club, 120 years old now in the hands of administrators.

The Board of Reading Golf Club considered alternatives. The financial considerations at the end of 2016 and early 2017 were very serious. Having previously investigated land purchase opportunities twice within the previous four and a half years which raised many objections locally and for reasons stated above, relocation was considered the only option.

Relocation along with the long-term financial security of the club, has now been achieved and I hope this document gives greater understanding to all. Not only as to how decisions were made but to why the situation has changed, quite dramatically, since our statement for our land to be included within the local plan.

Reading Golf Club will relocate to Caversham Heath no later than 31st March 2021. It is likely due to the losses being incurred at both courses that date will be nearer 31st October 2020.

Gary Stangoe

General Manager

Reading Golf Club

**Appendix 2: Response to P12/S1747/O:
Formation of two additional
holes for Reading Golf Course
use**

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 36

Please complete

Your name :	Julian Ansell
Your address :	
Date :	27 September 2012

Use the space below for your comments

We wish to object to the proposed expansion of Reading Golf Club into the Tanners Lane and Kidmore End Road area.

In our view the proposal is detrimental to the rural character of the area and is inappropriate and unnecessary.

Acceptance of the application would result in a further loss of agricultural land and mature hedgerows. These valuable resources would be replaced with a closely mown field and this would seriously impact the area.

There are already several golf courses nearby and the addition of a further two holes to a mature and well established golf course is unnecessary.

The existing arrangements for parking and access to the practice area are far from satisfactory and the situation will be considerably exacerbated if this application is approved.

Kidmore End Road runs alongside the proposed fairway on the Eastern side of the land and there would be a significant risk to pedestrians, horses and cars from flying balls. High (6 metre) fencing to reduce the risk would be intrusive and inappropriate.

Norma & Julian Ansell

Planning

HEAD OF SERVICE : Adrian Duffield



Listening Learning Leading

CONSULTATION WITH KIDMORE END PARISH COUNCIL

OFFICER: Mr T Wyatt
CONTACT: Mr T Wyatt

**PLEASE RETURN TO SODC NOT LATER
THAN 12 NOON ON 12 SEPTEMBER 2012**

Planning@southoxon.gov.uk
Tel : 01491 823740
Textphone: 18001 01491 823740

Benson Lane Crowmarsh Gifford
Wallingford OX10 8NJ

Application Reference: P12/S1747/O (Outline)
Application Type (see definition over): Minor
Proposal: Formation of two additional holes for Reading Golf Course use.
Address: Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

KIDMORE END PARISH COUNCIL:

considers that this application should be **APPROVED**
for the following reasons:

considers that this application should be **REFUSED**
for the following reasons (planning reasons must be given) :

has **NO STRONG VIEWS** on this application
and accepts that SODC will determine it as it considers
appropriate. (Please include any comments below)

If you have a current Parish Plan does it support your view
on this application?
If so, please give details of the relevant section below:

YES/NO
(Please circle)

..... *See attached sheet*

.....

Signed on behalf of Kidmore End Parish Council

..... 

Date *11 September 2012*



PLEASE NOTE: We will display your comments on our website under 'consultations' in the specific application. If you have strong views on the application we encourage you to contact your local Ward Member and, if the application is referred to committee, attend the meeting to present your views.



KIDMORE END PARISH COUNCIL

COMMENTS ON PLANNING APPLICATION P12/S1747/O

The application should be refused, because the proposed development will

- suffer from poor access and car parking provision, and lead to increased traffic on narrow roads;
- lead to change of character of area and loss of agricultural land;
- mean loss of the natural habitat provided by hedgerows.

APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 31

Please complete

Your name :	Steven and Jane Townend
Your address :	
Date :	05 September 2012

Use the space below for your comments

Having recently completed the purchase of Kidmore Farm we are somewhat dismayed by the above planning application being submitted on behalf of Reading Golf Club.

Aside from the already numerous concerns laid out by our neighbours and with which we concur without exception, prior to purchase, searches revealed that in the documentation accompanying the previous application for the practice ground, the Club Secretary Mr Andrew Chaundy, on 16th October 2008 writing in support of it stated We have already agreed that flags and bunkers will not be used and therefore detract from the visual amenities of the site That consent also contained a condition precedent that a full landscaping and signage scheme should be implemented prior to use, none of which appears to have been done.

Four years later the new application shows two holes (which will need flags and possibly bunkers) but under the heading Impact impact in the design and access statement it states:-

The landscaping, which will be designed by a specialist, together with the existing boundary hedges and tree screening this should not be a problem to ensure that no adverse impact will occur.

The previous consent contained conditions to this effect which were not carried

out prior to use as a practice ground.

The plans accompanying the current application contain insufficient detail for neighbours to assess the impact of this proposal and particularly how these two holes will be incorporated within the overall layout of the course and its effect upon their properties.

It is surprising that the Club have not included plans showing the revised design of the course using these two new holes and before any further consideration of this application is carried out the applicants should provide much more information of the ultimate course layout and any other changes proposed within their curtilage which may impact further upon local residents.

Considerations such as loss of privacy, car parking, traffic generation, noise and disturbance, loss of agricultural land and detrimental effect on the character of the area remain of paramount concern as does the safety of residents. As parents of 3 young girls who will be riding and keeping their ponies in the paddock adjacent to the proposed golf holes (this house was purchased with their safety in mind), the dangers posed by the inevitable noise and disturbance created by a golf course, not to mention the risk of golf balls, does not bear thinking about and is, unfortunately, entirely foreseeable.

From: Jane Townend
To: <planning@southoxon.gov.uk>
Date: 06/09/12 12:58
Subject: Planning Application P12/S1747/O

FAO Mr T Wyatt

We are the owners of Kidmore Farm on Tanners Lane and have already submitted our objection to the above planning application. I don't propose to go into our many concerns here but I did want to draw your attention to the fact that, in my haste to vent our feelings, I inadvertently missed the box that would have allowed me to assign my letter to the address to which you sent your notification. Since we have the unfortunate claim to being top of the list (and as such possibly most affected by this application) I wanted to make sure our opposition was associated with the correct address as you have it so that you can marry the two. Let me know if it is better to re-register my comments in the correct way or whether the fact that we are currently down at the bottom with a slightly differently formatted address will not actually make much difference!

The above is a small point I know in the grand scheme of things but this is tremendously important to us having just bought this property for all the reasons we want to save it from becoming a house in the middle of a golf course (and subject then to possible further development) which is clearly not in keeping with the character of the rural hamlet we have chosen to bring up our children in. I didn't want to just reiterate all the excellent points raised by our neighbours, with which we agree wholeheartedly, but instead couldn't help but notice that conditions precedent in the previous application do not appear to have been met in advance of this new application which doesn't seem right. Anyway please let me know if it is advisable to do anything in respect of my own erroneous registration and if there is anything else I can do to help persuade you that this is a very bad idea!

Many thanks for your attention.

Kind regards

Jane Townend

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<https://www.mailcontrol.com/sr/YXKH0X0T6n3TndxI!oX7UnuOxmQAREkG3Z2RDQ+PP07qljC3CzL8AZQLqmaMFYClwUZL9aK0mF355a0nEA+RCg==> to report this email as spam.

APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 37

Please complete

Your name :	Margaret Ormonde
Your address :	Emmer Green Residents' Association 
Date :	29 September 2012

Use the space below for your comments

I am writing on behalf of the residents of Emmer Green to add to the responses already made by occupiers of properties adjacent to the Tanners Lane site.

You must be aware that proposals to relocate two of the fairways is very likely to pre-empt an intention to put forward (and at the time rejected in 2009 by Reading Borough Council in the context of their Local Development Framework document) plans to demolish the existing clubhouse, sell off the land for housing and rebuild the clubhouse and facilities on current fairways. To a certain extent this is conjecture as no such plans have been submitted to date.

This would not just have a seriously negative impact not just on the immediate neighbours in Emmer Green, but the wider area. The existing golf club land should be protected for leisure purposes. Emmer Green has already reached saturation point with infill development. There is now a serious crisis as far as all amenities are concerned, particularly school places. Also the sole access to the golf club is via Kidmore End Road, a minor road, but a bus route already heavily over congested with parked cars and traffic.

The likelihood is, that financial gain maybe the motivation in the short term, but this would be at the expense of the support of the local community and loss of a valuable amenity.

We urge you to liase with the strategic planners from Reading Borough Council, when considering this application.

APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 38

Please complete

Your name :	Mr & Mrs P A Smith
Your address :	
Date :	03 October 2012

Use the space below for your comments

We wish to object to this proposal for two holes by the Reading Golf Club. Our understanding is that the Reading Golf Club members were not consulted before this application was submitted. Therefore we believe that the practise of full disclosure to/consultation with members and obtaining their approval was not properly followed by the applicants.

In our view, based on previous applications, should this proposal be approved it will be followed by further applications to move the Club House and adjoining car Park elsewhere on the Golf Club site. This would be linked to application for permission to develop new housing on the site of the current 1st and 18th holes.

As long standing residents in the area, this causes us great concern. Such development would greatly harm the amenity of this area on the South Oxfordshire/Berkshire borders. For example primary schools and other services in the area (e.g. Doctors) are today heavily committed and traffic flows, street parking and access on to Kidmore End road which flows between the two counties are already heavily compromised.

We repeat our objection and ask that the application is rejected
Peter and Linda Smith

APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 39

Please complete

Your name :	Denis and Gillian King
Your address :	
Date :	03 October 2012

Use the space below for your comments

We Wish to object to the proposed expansion of Reading Golf Club into the Tanner Lane and Kidmore End Road area.

To apply for a twenty-hole golf course would seem totally unnecessary when the local area is already amply served by a number of clubs, and would lead one to ask whether, as a result of this application, there would not be a further request for additional planning elsewhere on this course at some point in the future.

Two extra holes in Tanners Lane and Kidmore End area would mean the loss of agricultural land and create considerable risks to walkers, horses and cars from golf balls on Kidmore End Road alongside the proposed fairway.

We further understand the application may well not have been a democratic decision of the members of the golf club.

Denis and Gillian King

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 40

Please complete

Your name :	G J Grashoff
Your address :	
Date :	04 October 2012

Use the space below for your comments

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green, Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 37

I object to the planning application made by Reading Golf Club Ltd. (RGC) for additional holes to be located on the agricultural land to the north of Tanners Lane.

The land is currently agricultural and should remain so for the benefit of the local community. Locating two golf holes in this new location would mean a significant increase in pedestrian and motorised vehicles in the area. Specifically from the Golf Club where golfers with trollies and motorised carts would have to cross narrow lanes regularly and frequently to access the new holes; and the Reading Golf Club ground staff in motorised vehicles to service and maintain the area. The lanes are narrow and hazardous and this would present a significant increase in accident risk to motorists passing through and to the golfers obliged to cross dangerous roads. Experience of golf clubs with similar having to cross the road arrangements is negative and not to be recommended. The location of two further holes in this location will increase the number of cars which are parked in hazardous places in the vicinity. RGC

already has a car park within its current boundary adjacent to Tanners Lane and this is frequently full and overflowing causing vehicles to be parked dangerously.

There would be a negative impact on any local wildlife and the environment would be negatively impacted by the presence of golfers throughout the year from dusk until dawn. All local residents would be significantly impacted in many negative ways by this development.

Reading Golf Club already has 18 holes and the addition of two further holes is clearly part of a larger plan to sell part of the current RGC land for development. Approval of this application is highly likely to lead to further applications to both Reading Borough Council and SODC, RDC for housing, thereby exacerbating the problem of increased traffic in the Emmer Green and Kidmore End vicinity and SODC to locate even more holes in the Tanners Lane area thereby allowing RGC to sell off even more land for development.

Planning SODC - Formation of two additional holes for Reading Golf Course use - P12/S1747/O

From: JIM CUSHLEY <planning@southoxon.gov.uk>
To: <planning@southoxon.gov.uk>
Date: 11/10/12 10:54
Subject: Formation of two additional holes for Reading Golf Course use - P12/S1747/O

Hello

For your information, I've attached the Reading Golf Club newsletter which is its first notification to its members of its planning application for 2 additional/replacement holes. The newsletter was sent out on Sunday, 2 days after the planning application consultation period ended.

The Golf Club try to give its version of the reasons behind the planning application, but hints that there may be future requests for planning applications in South Oxfordshire, as the club will increasing try to relocate the golf club into South Oxfordshire and sell of the prime building land in Reading Borough Council.

Regards

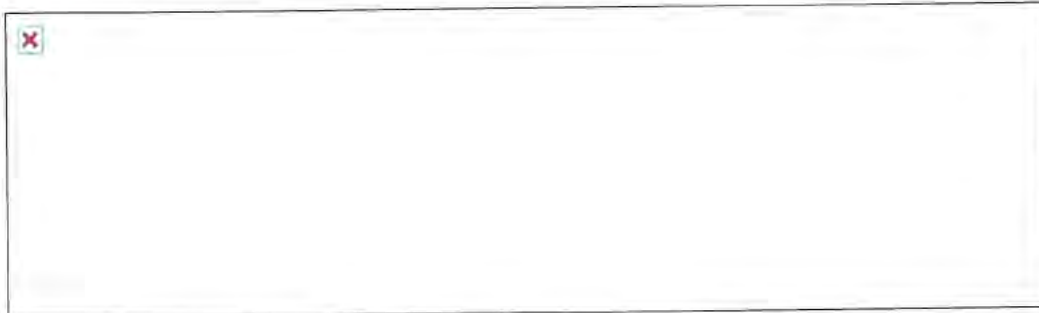
Jim Cushley



--- On Sun, 7/10/12, Reading Golf Club <admin@readinggolfclub.com> wrote:

From: Reading Golf Club <admin@readinggolfclub.com>
Subject: Recent planning application in Tanners Lane
To: "Jim" <jim.cushley@btinternet.com>
Date: Sunday, 7 October, 2012, 21:39

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The starting point for this exercise was when the Landowner (Mr Brazil) indicated to us the possibility of the future purchase and possible development of his land. We at present lease the land where the driving range is located from him. The Board agreed that the Manager and a Director should explore this further, hence the Planning Application and notification of same to local residents and the local press.

It seemed sensible to explore whether South Oxfordshire District Council would ever allow this land to be used as part of a golf course. There **are** other nearby tracts of land which could be explored and also used in the same way. The aim of following this application to either approval or rejection is to ascertain if SODC has relaxed their attitude to future local land development as it has always been opposed to such ideas in the past.

Submitting this planning application did NOT mean that we were definitely going to

change our golf course or buy or sell land. It was purely an exploratory exercise, a **fail safe for the very distant future**. If approval were to succeed then that would open up a wider discussion within the club and its' members as to our long term strategy for development of the club's facilities. It would be an **option** for future members and Board to consider. **So regardless of the outcome, no change will take place to our golf course in the near future.**

It's of no surprise that we continually have interest from developers in purchasing part of the RGC land for development. That would be a major step and could not be possible without the approval of members. It has happened in the past and each time has been turned down by members.

Members must be aware that golf clubs in general are suffering financially during this period of recession. The same applies to us with falling numbers in our membership, past loans/debts to repay and work to be done in the future on H & S grounds, viz. the Green Keepers' Compound. Your Committee has worked really hard this year to recruit new members and societies, has cut costs in staffing and equipment and we are still trying to get compensation for our club carpet. But we need revenue not cuts. We urge more members to attend social functions, encourage new people to join RGC and hope that our marketing will encourage more societies and visitors to play our course.

I hope this answers your queries and puts your mind at rest. I will always be honest with you. Once we have the result of the planning application, I will inform you of it in a future newsflash.

Margaret Finlay
Chairperson

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Reading, England RG4 8SG
United Kingdom

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APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 42

Please complete

Your name :	William and Susan Lunn
Your address :	
Date :	04 October 2012

Use the space below for your comments

We strongly object to this planning application for the following reasons:

Obviously adding 2 further holes to an 18 hole golf course can only lead one to believe that Reading Golf Club has further plans in view for other parts of the golf course. In 1997 a similar plan for 2 extra holes included a development on 1st and 18th fairways.

In our view the infrastructure in this area is unable to cope with any further developments - the Kidmore End Road is a narrow bus route and the local schools are already full.

Tanners Lane and the approach via the Kidmore End Road is not suitable for any further development being a narrow twisting road and therefore quite unsuitable for any more traffic that Reading Golf Club would generate.

APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 43

Please complete

Your name :	R Fairgrieve
Your address :	
Date :	05 October 2012

Use the space below for your comments

Yet again the opportunists at Reading Golf Club and their developers are conspiring to foist an unwanted building project on the residents of Emmer Green - this time, through the back door of South Oxfordshire.

The application for arable land to be made over to two golf holes is just the first part of their grand plan to extend over the county border and open the way to a profitable development on the existing clubhouse site.

I respectfully request that you refuse this application.

Planning SODC - P/12/S1747/0: Formation of two additional holes for Reading Golf course use

From: Ryszarda Palarczyk >
To: <planning@southoxon.gov.uk>
Date: 05/10/12 15:16
Subject: P/12/S1747/0: Formation of two additional holes for Reading Golf course use

Dear Sir/Madam

We have attempted to use your webform, but there is an error with the link and the form cannot be accessed.

We wish to object to this proposal on the following grounds.

As Reading Golf Club is already an 18 hole course, there should be no reason why the Club would either want or need to have two extra holes. However, we believe that proposal to relocate two of the fairways is very likely to be part of a bigger plan to demolish the existing clubhouse, sell off the land for housing and rebuild the clubhouse elsewhere. From the viewpoint of residents of Emmer Green, extra housing on the section of Kidmore End Road, where the existing clubhouse is situated, would be severely detrimental to the area. This section of the road where it runs between the golf club and the junction of Peppard Road is already difficult to negotiate, being single track due to parked cars on one side, requiring vehicles to wait at passing points for oncoming cars and buses. To date, Reading Golf Club members have not been consulted about this proposal and have not requested for this application to be put forward.

From the point where Kidmore End Road leaves Berkshire and enters Oxfordshire, the road increasingly narrows and becomes very winding in nature, with many blind bends. In some parts, it narrows to a single track road, with passing points. It cannot support the increase in the amount of traffic that the two extra holes will cause. There are already existing problems with golf balls coming into Kidmore End Road and the new proposals will only repeat this problem further down the road, causing two potential hazardous areas within a short distance of each other along the same road.

I believe the proposal also spoils the character of Kidmore End village and will be detrimental to the residents.

Yours faithfully

Ryszarda and Andrew Palarczyk



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APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 45

Please complete

Your name :	Geoff Weeks
Your address :	
Date :	08 October 2012

Use the space below for your comments

I realise that this response is a little late because we live within the Reading Borough area and were not informed of this application until a neighbour has just informed us.

I have many objections including the unsuitability of the country lanes to take the additional traffic which this scheme would generate and the requirement for golfers to cross the highway twice in order to complete a round - but the main question I would like the planning committee to consider is:-

Why would a golf course which has 18 holes want two more? Clearly not to have a 20 hole course!

If this application is approved, Reading is very likely to get an application for houses on parts of the existing course and South Oxfordshire may well be receiving an application for a new club house to be constructed on other parts of the course or adjacent agricultural land.

This feels like an application by stealth which I do not believe the general members of the golf club have been made aware of.

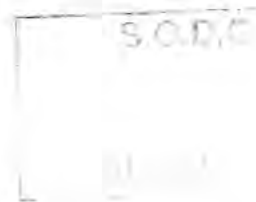
I ask that this application be refused.

10
TR



SODC Planning Dept.
East Area Planning
Benson Lane
Crowmarsh Gifford
Wallingford. OX 10 8NJ

RE: Planning Reference; P12/S1747/0-15



Dear Sirs,

Following receipt of the above planning Application by Reading Golf Club-we write to object.

Tanners Lane already houses the Practice Area and the lane which is a single country lane with a few passing places at the blind bends. Those using the practice area constantly park in the gateways and also on the ground on the right of the turn into Kidmore End Road.

Provision of two golf holes in the area suggested would cause more difficulty with access both in and out for residents and also for any delivery vans needing to access .

Quite frequently golf balls are found in Tanners lane having come from the hole which runs alongside. With two more holes on the other side there would be a risk of golf balls hitting vehicles and possibly injuring drivers. There would also be a similar risk to vehicles in Kidmore End Road.

Chalkhouse Green is a recognised cycle track and is used by walkers ,joggers and horse riders. There are stables in Tanners Lane and many neighbours keep geese, chickens and horses.

Much of the land affected by this application is Agricultural and as such valuable. It yields a crop each year . This status would be lost if permission was granted to the Golf Club.

Houses backing onto the proposed new golf holes would be constantly disturbed by the golfers passing their back gardens and would also have to endure the noise of golfers discussing the shot they have just played and the result. They may also have problems with mishit balls coming into the gardens and players climbing fences to retrieve them.

Yours sincerely

d

David & Ann Weston

APPLICATION WEB COMMENTS FORM

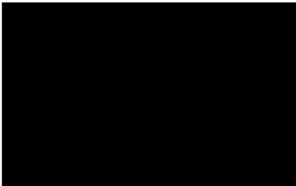
Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 2

Please complete

Your name :	Richard McQuillan
Your address :	
Date :	03 September 2012

Use the space below for your comments

Dear Sir

Re planning application P12/51747/0-15

I wish to register my objections to this application by Reading Golf Club.

It is probably easiest if I list them below.

1. if this area became part of the main golf course which is in constant use by its members guests and golf societies, then taking into account the access and car parking arrangements and the location of the site for this use, it is unacceptable and contrary to Policies G2, G4, G6, C1, D1, R5 and T1 of the South Oxfordshire Local Plan 2011

2. Destruction of the character of the village, from a quiet Oxfordshire hamlet to a settlement of houses around a Reading golf course is not acceptable, We need to protect the rural character and appearance of the area in accordance with Policies G2, G6, C1, D1, and R5 of the South Oxfordshire Local Plan 2011.

3. Unfortunately Reading Golf Club have not proved to be good neighbours. When using the practice field their members park badly on the corner into Tanners Lane, and in their gateway to the practice field, which results in partially blocking the lane very close to the junction. Any further increase in traffic could be disastrous.

Taking into account the access and car parking arrangements and the location of the site a separate or more intensive use would be unacceptable and contrary to Policies G2, G4, G6, C1, D1, R5 and T1 of the South Oxfordshire Local Plan 2011.

4. The loss of agricultural land will be permanent, and it is never replaced or created.

May I refer to local plan policy C5

5. All the houses on the southwest of Tanners Lane will be in danger of miss-hit balls from the tee which is planned close to our house (Redholme). Also my property being behind the proposed green, myself, my family (including my grandchildren) and my livestock would in danger from mis-hit golf balls.

6. Disturbance from machinery used for maintenance and from the golfers themselves will be considerable.

7. I note a 100 metre hedgerow running across the middle of the plot is absent from the plan (presumably would be removed) and the houses adjacent to the Old Dairy are also missing from the plan.

May I refer to para 3.41 local plan ;

3.41 The Hedgerow Regulations 1997 require landowners to issue the local planning authority

with a 'Hedgerow Removal Notice' before removing a hedgerow.

8. Construction of paths , bunkers, flags , bins, and ball cleaning stations which would all further contribute to the loss of character of the hamlet. and appearance of the area are in contradiction to Policies G2, G6, C1, D1, and R5 of the South Oxfordshire Local Plan 2011.

Richard McQuillan BDS

APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 7

Please complete

Your name :	Neil Bindoff
Your address :	
Date :	30 August 2012

Use the space below for your comments

Please see the attached letter describing our rationale for objecting to this application.

Basis for objection to planning application P12/S1747/0-7 (Formation of two holes for Reading Golf Course use.)

1. **Health & safety.** The application makes no provision for ensuring that golf balls will not stray on to the adjacent land. In particular, the western hole (the 'dog-leg') passes around our land and I would expect a considerable number of balls to fall on our property. Since we have young children who play in this area this is an unacceptable risk. We already get out-of-control golf balls landing in our fields and garden. I am very concerned about the increased risks that the application represents. Furthermore since these risks are foreseeable it is not clear that this risk is insurable. Note: The risk assessment conducted in support of planning application P08/E1012 did not address this issue.
2. **Failure to comply with the conditions applied to application P08/E1012.** The golf club has not complied with a number of the conditions applied to the previously granted application to establish the existing driving range. In particular conditions 4 (restricting the persons using the site), 6 (the hours of use) and 7 (the landscaping). We often observe the driving range being used later in the evening than was permitted (particularly during the summer months), there is no mechanism to restrict use to Reading Golf Club members and staff only, and there has been no landscaping of the site.
3. **Loss of privacy.** The application will generate considerable activity – both players and maintenance staff – in a currently quiet and unpopulated area. This will result in a significant loss of privacy for us.
4. **Noise and disturbance.** The application will result in a considerable increase in noise and disturbance in a currently quiet rural location. The sound of golf balls being hit, particularly when teeing –off, is actually quite loud as is the players conversation and the early morning mowing that is associated with maintaining golf courses.
5. **Character of the area.** The application affects a rural area of farmland which is home to considerable wildlife, including barn owls, stag beetles and other species suffering population declines. The loss of this habitat will be detrimental to wildlife and adversely affect the character of the area
6. **Parking.** There is inadequate parking already and the application can only further exacerbate this issue. Access to Tanners Lane is frequently impaired (particularly when the Golf Club car park is locked) by the cars of golfers using the existing driving range
7. **Unnecessary development.** Reading Golf Club already enjoys an eighteen hole course. The application is therefore of no utility to the community

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 11

Please complete

Your name :	Sarah Nelson
Your address :	
Date :	31 August 2012

Use the space below for your comments

Reasons for objecting to planning application P12/S1747/0

1.Character of the area. Chalkhouse Green is a quiet hamlet. We chose to live here because of this and do not want to be living next door to a golf course.

2.Health and safety.There is no guarantee that a golf ball won't stray into our paddock. We have two children that are often playing in our paddock and I am concerned that a sliced ball could hit them.We are already experiencing stray balls in our field from golfers using the practice area. The increase in activity will only increase this risk. I notice that this risk has not even been considered.

3.Noise. There will be considerably more noise from the proposed application.I know that the green staff are out early cutting and maintaining the golf course which will mean that we will be disturbed by machinery and golfers alike. Talking golfers and the sound of golf balls being hit will also lead to increased noise disturbance.

4.Obtrusive and loss of privacy. At the moment we enjoy the fact that we are not overlooked. We often sit at the top end of the paddock to enjoy the peace and watch the wildlife.The additional activity will result in a significant loss of privacy for us.

5.Highway safety.Tanners Lane is a single tracked lane and cannot cope with

more traffic. As it is golfers park at the entrance of the practice area in Tanners lane, at what is already a hazardous junction - on a number of occasions I have had to ask for golfers cars to be moved as I could not pass. Also there is the additional risk of stray golf balls hitting cars both along Tanners Lance and Kidmore End Road.

6.Loss of agricultural land. At the moment the land is used as agricultural land. It is home to a diverse range of wildlife such as deer, foxes, owls, woodpeckers, bats and butterflies to name a few. If the proposed development goes ahead it will almost certainly result in the destruction of trees and hedges in which this wildlife inhabits

7.Unnecessary development. Reading golf club already has a challenging 18 hole course so why do they need two holes which will adversely affect so many of us in Tanners Lane.

APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 15

Please complete

Your name :	Clare Powell
Your address :	
Date :	03 September 2012

Use the space below for your comments

Objection to Reading Golf Club Planning Application P12/S1747/O-15

I object to the above planning application. I summarise my objections immediately below, and a detailed explanation is provided following the summary.

Summary of Reasons for Objection

1 Detrimental impact on the character of the area

Chalkhouse Green is a hamlet in a rural location. The land subject to the planning application is in the countryside, most of it is agricultural land, and is very different in nature from the suburbs of Reading, and the adjacent carefully landscaped golf course.

2 Loss of agricultural land

Over 60% of the land affected by this planning application is valuable agricultural land, which has yielded a hay crop this year, and will lose this status irreversibly.

3 Increased noise and disturbance

Will increasingly be, and has been, caused by:

- Early morning mowing and other maintenance
- Balls found in neighbouring gardens
- Hazardous parking by practice range users in access gateways
- Health and safety risk of resident being hit by ball

4 Highway Safety Concerns

The junction of Kidmore End Land and Tanners Lane is already hazardous, with poor sight lines. Members parking in access gateways increasingly jeopardizes this. Increasing numbers of balls will land on these roads, with risk of hitting a passing car.

5 Increased traffic generation

Any increase in traffic will cause further congestion at junction.

6 Golf Course requirements

The golf club has not discussed this plan with the members, who already have the best course in the area.

7 Lack of compliance with conditions attached to planning application P08/E1012

Certain conditions were placed on the Golf Club when part of this land was recently converted from a field to the practice range. These have not been complied with, namely:

- Screening
- Hours of use
- Signage
- Car parking

Please do not allow the character of our hamlet to be altered irreversibly, and dominated by the golf course. We live here because it is quiet and we are sheltered from commercial business. I ask you to help protect us from urbanisation.

Detailed explanation of Reasons for Objection

1 Character of the Area

Chalkhouse Green is a hamlet in a rural location. Tanners Lane is a peaceful single lane carriageway, with passing places at the blind bends. The land subject to the planning application is in the countryside, most of it is agricultural land, and is very different in nature from the suburbs of Reading. The countryside here is enjoyed by locals and by residents from Reading; a substantial number of cyclists, joggers, walkers and horse riders use the paths

and lanes around the field at all times of the year. Residents immediately adjacent to this land keep geese, chickens, sheep and horses.

The field and practice ground subject to the planning application is so large, that Chalkhouse Green would become predominantly a golf course with a few houses around it. The immediate neighbours adjacent to the proposed holes, and those residents overlooking the new holes, will be immeasurably affected by the daily golf course activity.

The planning application does not show the position of gravel paths, bunkers, flags, benches, bins and sprinkler systems that are generally found on a golf course, and would be detrimental to the rural character and appearance of the area if present. The golf course also has buggies available for its members use, which would be seen by immediate neighbours.

2 Loss of agricultural land

Over 60% of the land affected by this planning application is valuable agricultural land, which has yielded a hay crop this year, and will lose this status irreversibly.

Approximately 100 metres of hedgerow with trees will be destroyed, between existing field and practice ground. This is not shown on the planning application.

The barn owls have now returned after an absence of two years due to the development of the practice ground, and may be lost with further disturbance.

3 Increased noise and disturbance

There has already been considerable disturbance to neighbours caused by mowing at 7am, particularly at weekends. This will worsen with the increased maintenance.

One of the new holes is to be played in the opposite direction to the practice ground. People in the gardens are at risk of being hit by very minor mis-hits.

It is not clear what the new hole numbers are, and whether these holes are designated starting holes. If so, golfers would expect to park in the small Tanners Lane car park. Since the development of the practice green, there has often been hazardous car parking in both access gateways near the junction, and on the corner verge.

4 Highway Safety Concerns

Highway safety will be compromised due to increased traffic and pedestrian (golfers) activity between the two golf course gates in Tanners Lane. This is already a hazardous junction, with narrow access and cars parked on the verge.

Golfers hitting shots onto Tanners Lane and Kidmore End Road will also compromise highway safety. The practice ground was carefully designed to ensure shots were hit away from these roads, and neighbouring properties. One of the new holes is to be played in the opposite direction to the practice range, aiming at the roads.

5 Increased traffic generation

Any traffic increase will have a detrimental impact on safety of persons and animals using the lane. There are a limited number of passing places in the lane, and since the practice range has been developed, the gated access to the golf course cannot be used as a passing place as it often contains a parked car.

6 Golf Course requirements

The golf course already has 18 holes. Reading Golf Club has a more challenging course than that of its two nearest clubs, partly due to the undulating nature of its topography. The course is unlikely to be improved by the addition of two flat holes.

The Club has not presented its plan to the Club members for consideration, therefore cannot demonstrate a requirement for this application by the members.

7 Lack of compliance with conditions attached to planning application P08/E1012 for the practice ground:

Up to 40% of the land in this current planning application P12/S1747/O-15 is a practice ground. This was the subject of the planning application P08/E1012 as recently as September 2008. In 2008 this land was a field yielding a hay crop.

On granting the application P08/E1012, certain conditions were placed upon the club:

Screening; no planting has been carried out as required by the Council.

Hours of use by members; Members have used the practice ground outside the times specified by the Council. It is mowed on an almost daily basis at 7am, and causes a disturbance some distance away.

Signage; no signage has been displayed as required by the Council.

Car parking; the Club assured the council that there would be no car parking on the field. An access gateway was created at this time by the destruction of the hedge. Several times a week, members use this gateway as parking.

APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 19

Please complete

Your name :	T J Carson
Your address :	
Date :	05 September 2012

Use the space below for your comments

Dear Sir

I wish to register my objection to this Planning Application P12/S1747/O as follows:

1. The loss of the agricultural land would ruin the rural character and appearance of the area.
2. Disturbance and noise from maintenance machinery and golfers will be considerable and is not acceptable to those of us living in Tanners Lane.
3. As Tanners Lane and Kidmore End Road already have trouble coping with the existing traffic, any further increase would be disastrous.
The existing practice field is already causing problems with visibility and access due to vehicles parked on the corner of Tanners Lane and in gateways,
4. As Reading Golf Course is already an 18 hole course, there would appear to be no requirement for a further two holes.

Yours faithfully

T J Carson

TW 30

29 August 2012

Eastern Area Planning
South Oxfordshire District Council
Benson Lane
Wallingford
OX10 8NJ



Dear Sir/Madam

Planning Application Number: P12/51747/0-20
Location: Land between Tanners Lane and Kidmore End Road
Chalkhouse Green, Kidmore End RG4 9AA
Proposal: Formation of two additional holes for Reading Golf Course use

I wish to object to the above proposal for an additional two golf holes for Reading Golf Club, which is already an eighteen hole course and which I understood was the requisite number of holes required on a golf course.

If approved this proposal would entirely change the present rural outlook and character of Chalkhouse Green. The area would be more akin to a modern golf complex with properties lining the holes of the course. Valuable agricultural land would irreversibly be lost, along with many of the existing hedge rows which at present provide much needed wildlife habitat.

Our present private and quiet outlook would be changed forever. We would be subject to the noise and disturbance caused by the daily maintenance required to the new holes and of course the golfers using the new holes. Both activities are likely to be undertaken from the early hours in the morning to the twilight hours in the evening.

Interestingly the holes have not been numbered, so we have no way of knowing if they will be starting holes, halfway holes or will just be integrated into the present course in some other fashion. Either way one wonders where the additional parking will be achieved, which surely will be required with such a proposal.

I really cannot see any merit in this proposal, for a golf club which already has the requisite number of holes to have full course status.

Yours faithfully

Mrs A. Jex
cc Mr Rob Simister (SODC)
Sarah Hall (Kidmore End Panel Council)



APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 13

Please complete

Your name :	Peter Rendell
Your address :	
Date :	19 September 2012

Use the space below for your comments

I wish to object to planning application P12/S174/0-13 for the following reasons:

- 1: It would change the character of the area
- 2: There would be noise and disturbance to the immediate residents of Tanners Lane
- 3: Highway safety would be impaired
- 4: There would be the loss of agricultural land

I would also like to add, why does Reading Golf Club want a 20 hole course anyway? Of course they don't. I believe this application is part of a much bigger planning application, not yet submitted, which I believe should have been declared along with the details of the green numbers and access across Tanners Lane.

Reading Golf Club's long term plan is to sell off greens 1 and 18 and their clubhouse with parking for housing development and replace these with the two new proposed greens, a new clubhouse and parking where are these proposed to be? Hopefully not in Oxfordshire or close to Tanners Lane. We already have a parking issue with the driving range on one of the fields in question adjacent to Tanners Lane as cars do not use the car park but park in the gateways and on the verge causing an obstruction in Tanners Lane for those exiting the lane, thus contravening the terms of their last planning application for the driving range.

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 17

Please complete

Your name :	Mark Lovett
Your address :	
Date :	12 September 2012

Use the space below for your comments

We would like to object to the planning application put forward by Reading Golf Club.

The local area around Tanners Lane is a rare hamlet where the rural environment has been retained and enjoyed by residents, cyclists, horseriders and walkers. The quiet environment and natural surrounding is outstanding. Converting a significant portion of the local land to a "manufactured" golf course environment would have a huge detrimental influence and change permanently the unique character of the area. The loss of natural wildlife, the noise from golfers and greenkeepers plus the additional traffic burden associated with these golf holes would be a dreadful negative influence on the character of the area.

I would also note that Reading Golf Club already has 18 excellent holes so the benefit anticipated from two additional holes would be minimal. The creation of a manufactured landscape compared to the present rural oasis would be a material loss for the community.

Application Comments Form


(Information available for public inspection and on our website.)

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 21

Please complete

Your name :	<i>ROBERT POTTER</i>
Your address : Please amend where appropriate	
Date :	<i>5TH SEPTEMBER 2012</i>

Use the space below for your comments (continue on a separate sheet if necessary)

SEE ATTACHED LETTER

S.O.D.C.
11 SEP 2012
PLANNING

Eastern Area Planning
SODC
Benson Lane
Crowmarsh Gifford
Wallingford OX10 8NJ



5th September 2012

Cc: KEPC - Mrs Sarah Hall, and
District Councillor - Mr Rob Simister

**Re: Application Reference P12/S1747/O – 21
Formation of Two Additional Holes for Reading Golf Club**

Dear Sir/Madam,

We have received notification of this planning application and wish to lodge our objection, based on the following:

- 1. Change of Character of the area**
Chalkhouse Green is a peaceful hamlet, we believe that having part of a golf course intrude into the hamlet would significantly change the character of this rural location. A mowed and manicured golf course is not in keeping with the rural nature of the landscape.
- 2. Noise and Disturbance**
We believe there are several serious issues here. The first is associated with mowing of the fairways and greens, the second is the noise as golfers strike the balls. Tanners Lane is used by a significant number of horse riders every day and such noise will startle the horses .
- 3. Highway safety**
We fear that there is potential for misdirected balls to enter the public highway and cause injury and damage. At the lower end of Tanners Lane next to the existing golf course, it is usual to find balls on the road which shows that this is highly likely.
- 4. Loss of Agricultural Land**
Changing the field to a golf course would mean loss of agricultural land. Furthermore, there would be removal of a mature hedgerow between the two fields in question, leading to loss of food and shelter for small animals and a natural wind break.

Yours faithfully

Dr R J Potter

Mrs L C Potter

I object to the proposed application based on safety grounds:

- 1 The proposed plan puts one of the holes far too close to Kidmore end Road. Having one of our cars hit by a golf ball and one near miss the proposal would put more traffic at risk.
- 2 The driving line of the second hole goes over some gardens which is dangerous for anyone in that garden particularly children
- 3 Putting two greens facing one another runs the risk to golfers being hit by high flying golf balls.

N. J. Challacombe



APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 28

Please complete

Your name :	g r hoyle
Your address :	
Date :	28 August 2012

Use the space below for your comments

The application is for land on the green belt which currently is used for agricultural purposes and would be out of character for the area creating extra traffic on single track roads which are already in a poor state of repair and create extra noise.

37 TW

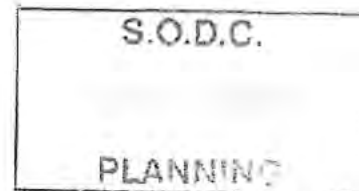
Jack Taylor



Phone -

SODC Planning Department
Eastern Area Planning
South Oxfordshire District Council
Benson Lane
Crowmarsh Gifford
Wallingford
OX10 8NJ

1ST September 2012



Dear Sir or Madam

Re: My Planning Objection P12/S1747/O-15 (formation of two additional holes for Reading Golf Course use)

I would like to object to the Planning Permission **P12/S1747/O-15** for the following reasons:-

Firstly, the traffic situation in Kidmore End Road is very narrow indeed, one has to stop one's car in order to let another by, it is too narrow for extra traffic

Secondly, the character of the area. I have horses and Shetland ponies and I keep Dysons Wood as an animal sanctuary to keep noise and disturbance to a minimum to myself and all my adjoining neighbours including Tanners Lane

We have a wonderful area of outstanding natural beauty, please help us to preserve this situation

Yours Faithfully

Jack Taylor

29 August 2012

Eastern Area Planning
South Oxfordshire District Council
Benson Lane
Wallingford
OX10 8NJ



Dear Sir/Madam

Planning Application Number: P12/51747/0-20
Location: Land between Tanners Lane and Kidmore End Road
Chalkhouse Green, Kidmore End RG4 9AA
Proposal: Formation of two additional holes for Reading Golf Course use

I wish to object to the above proposal for an additional two golf holes for Reading Golf Club, which is already an eighteen hole course and which I understood was the requisite number of holes required on a golf course.

If approved this proposal would entirely change the present rural outlook and character of Chalkhouse Green. The area would be more akin to a modern golf complex with properties lining the holes of the course. Valuable agricultural land would irreversibly be lost, along with many of the existing hedge rows which at present provide much needed wildlife habitat.

Our present private and quiet outlook would be changed forever. We would be subject to the noise and disturbance caused by the daily maintenance required to the new holes and of course the golfers using the new holes. Both activities are likely to be undertaken from the early hours in the morning to the twilight hours in the evening.

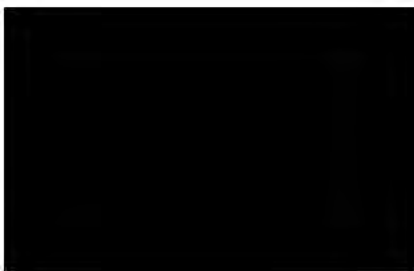
Interestingly the holes have not been numbered, so we have no way of knowing if they will be starting holes, halfway holes or will just be integrated into the present course in some other fashion. Either way one wonders where the additional parking will be achieved, which surely will be required with such a proposal.

I really cannot see any merit in this proposal, for a golf club which already has the requisite number of holes to have full course status.

Yours faithfully

Mrs A. Jex
cc Mr Rob Simister (SODC)
Sarah Hall (Kidmore End Panel Council)

32
TW



Eastern Area Planning
SODC
Benson Lane
Crowmarsh Gifford
Wallingford
OX10 8NJ

5th September 2012

Dear Sirs

Planning Application number P12/S1747/0-15

I refer to the above application by Reading Golf Club.

RGS has a well presented 18 hole course and the addition of a further two holes defies logic. Had they wished to extend by nine holes to create a 27 hole course this would have been understandable.

Based on my experience of over 40 years in property and property development this suggests to me that the club has a 'hidden' agenda.

Turning to the application my concern and objection relates to (1) the 'dog-leg' hole where a wayward shot is likely to land in an adjacent garden, creating a health and safety issue for the owners/occupants and (2) the proposed hole alongside Kidmore End Road. Again, a miss-hit shot has the potential of ending up on the highway and creating a danger to passing traffic, walkers, horses and riders.

RGC have previous experience of (2) above as they were required to reconfigure the tee on the 15th hole two/three years ago to overcome a similar problem of wayward shots clearing the hedge into the road.

Yours faithfully

Michael Muston

APPLICATION WEB COMMENTS FORM


Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 33

Please complete

Your name :	Paul Hackett
Your address :	
Date :	12 September 2012

Use the space below for your comments

* Chalkhouse Green is a quiet, rural hamlet. If there is suddenly a golf course in the middle of it, I feel it will become a golf course with a few houses around the edge, damaging the character of the area.

* The field, as it currently stands, is in keeping with the rural nature of the area and is home to diverse wildlife. Mowed neat fairways and greens would be in great contrast to the surroundings.

* The new holes will run close to and parallel with the Kidmore End road. Bad golf shots will cause problems to drivers, cyclists and especially horse riders. I foresee that the inevitable response to this problem (as a matter of safety) will be to erect tall chain-link fences by the road to stop the golf balls. Such a fence would detract greatly from the charm of the area.

* Noise disturbance is sure to increase in the area from the extra traffic, late/early mowing, water sprinkler system (I assume one will be required) and from the golfers themselves.

* Reading golf club already has a large, 18 hole, challenging course. I fail to see how the proposed new holes would improve the facilities. The only purpose I can see is that this would allow them to release the land close to the clubhouse for housing development. I do not believe that this is a sufficient reasons for the proposed expansion.

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land between Tanners Lane & Kidmore End Road Chalkhouse Green
Kidmore End RG4 9AA

Proposal : Formation of two additional holes for Reading Golf Course use.

Application Reference : P12/S1747/O - 34

Please complete

Your name :	Health & Housing - Env. Protection Team
Your address :	S.O.D.C.
Date :	14 September 2012

Use the space below for your comments

Dear colleagues,

Thank you for consulting Health and Housing, Environmental Protection team on this matter.

I do not believe noise from general golfing activities is likely to create a significant impact on nearby residents.

I would recommend that a condition preventing lawnmowers being used before 8am or later than 9pm daily be imposed, to ensure that the regular maintenance of the golfing green does not disturb sleep.

Regards
Trevor Dean
Environmental Health Officer
Health and Housing

The Studio
Unit 7, Priory Copse
Peppard Common
Henley on Thames
RG9 5LH

T: 0118 370 3313
E: planning@vocalism.co.uk
W: vocalism.co.uk



PLANNING - ENGAGEMENT - DEVELOPMENT

FLETCHER, EMMA

From: Emma Fletcher
Sent: 15 July 2019 20:39
To: Planning Policy
Subject: Reading Golf Club application

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear RBC planning committee

I am writing in connection to the proposed development at Reading Golf Club. I am a local resident who already struggles to get to Reading Station in rush hour as a result of the level of traffic in the area. To allow this development will seriously congest our roads to the point of gridlock, which in turn will have a huge detrimental affect on the town's industry.

I strongly object to the development and would like the following points noted:

1. It is disappointing that the requirement for two new holes has been removed particularly since it is believed that Reading Golf Club have only made one attempt to buy new land in South Oxfordshire back in 2015. The removal of the need to replace the land lost through development on CA1b with land for two replacement holes is in contravention of Policy RL6.
2. The requirement for a new clubhouse should also define it as "a permanent structure adjacent to and facing the remainder of the golf club land similar in style and character to the current clubhouse providing at least the same facilities and of a size commensurate with the new golf offering"
3. The future provision of golf on the remaining land should be qualified by "to include a permanent family friendly golf offering on the land within the Reading Borough and a permanent nine-hole golf course on the land within South Oxfordshire, as proposed in the Reading Golf Club/Wates submission to the Inspector"
4. Addition of the word "entire" to the phrase "on the remainder of the *entire* Golf Club site" would be beneficial.
5. When referring to the new healthcare provision this should be qualified with wording that indicates the size and scale of the provision for example, "for new healthcare facility to house General Practitioners and the necessary associated medical infrastructure."
6. The onsite provision of open space is also welcomed but size of the area should be clearly defined.
7. Road safety in the vicinity of the CA1b site is of paramount importance and the risk of accidents and injury, particularly to younger children, around Emmer Green Playing Fields and the Childrens Playground on Kidmore End Road, is of serious concern.
8. The paragraph dealing with mitigation of the impact on the highways should give a clear indication of what measures would be acceptable.
9. Reference to the Tree Preservation Order (TPO) should be clear that ALL trees of whatever size or species are protected by the TPO.
10. A legal requirement to maintain permanently all boundaries and the complete security of the whole of the remaining Golf Club land must be required.
11. The parking requirements should be sufficient for the new Healthcare Facility and the new Golf Clubhouse. For example, Emmer Green Surgery currently have 27 parking spaces (acknowledged to be insufficient) and Reading Golf Club have 97 spaces plus overspill on the current site.
12. The number of dwellings originally included in the submission for CA1b was 90-130 dwellings. Now that it is clear that the New Clubhouse and New Healthcare Facility, both with suitably sized car parks, must be within CA1b the number of dwellings should be reduced.

13. Air pollution and traffic assessments for CA1b were carried out in 2015. These assessments are out of date, since when the traffic in Emmer Green and Caversham has increased significantly. Not least following the construction of over 100 new homes in Sonning Common within the last 12 months.

Yours sincerely

Emma Fletcher

Click [here](#) to report this email as spam.

GANDHI, LOKESH

From: [Gandhi, Lokesh](#)
To: [Planning Policy](#)
Subject: READING BOROUGH LOCAL PLAN CONSULTATION ON MAIN MODIFICATIONS JUNE 2019
Date: 20 June 2019 10:41:41

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir/Madam,

I would like to include following points as part of consultation:

Referring to the modified CA1b wording:

1. It is disappointing that the requirement for two new holes has been removed particularly since it is believed that Reading Golf Club have only made one attempt to buy new land in South Oxfordshire back in 2015. The removal of the need to replace the land lost through development on CA1b with land for two replacement holes is in contravention of Policy RL6.
2. The requirement for a new clubhouse should also define it as “a permanent structure adjacent to and facing the remainder of the golf club land similar in style and character to the current clubhouse providing at least the same facilities and of a size commensurate with the new golf offering”
3. The future provision of golf on the remaining land should be qualified by “to include a permanent family friendly golf offering on the land within the Reading Borough and a permanent nine-hole golf course on the land within South Oxfordshire, as proposed in the Reading Golf Club/Wates submission to the Inspector”
4. Addition of the word “entire” to the phrase “on the remainder of the *entire* Golf Club site” would be beneficial.
5. When referring to the new healthcare provision this should be qualified with wording that indicates the size and scale of the provision for example, “for new healthcare facility to house General Practitioners and the necessary associated medical infrastructure.”
6. The onsite provision of open space is also welcomed but size of the area should be clearly defined.
7. Road safety in the vicinity of the CA1b site is of paramount importance and the risk of accidents and injury, particularly to younger children, around Emmer Green Playing Fields and the Childrens Playground on Kidmore End Road, is of serious concern.
8. The paragraph dealing with mitigation of the impact on the highways should give a clear indication of what measures would be acceptable.
9. Reference to the Tree Preservation Order (TPO) should be clear that ALL trees of whatever size or species are protected by the TPO.
10. A legal requirement to maintain permanently all boundaries and the complete security of the whole of the remaining Golf Club land must be required.

11. The parking requirements should be sufficient for the new Healthcare Facility and the new Golf Clubhouse. For example, Emmer Green Surgery currently have 27 parking spaces (acknowledged to be insufficient) and Reading Golf Club have 97 spaces plus overspill on the current site.

12. The number of dwellings originally included in the submission for CA1b was 90-130 dwellings. Now that it is clear that the New Clubhouse and New Healthcare Facility, both with suitably sized car parks, must be within CA1b the number of dwellings should be reduced.

13. Air pollution and traffic assessments for CA1b were carried out in 2015. These assessments are out of date, since when the traffic in Emmer Green and Caversham has increased significantly. Not least following the construction of over 100 new homes in Sonning Common within the last 12 months.

Regards,
Lokesh

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www.accenture.com

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GARRETT, CLYDE AND MAUREEN

From: [Clyde Garrett](#)
To: [Planning Policy](#)
Subject: Ref CA1b Reading Golf Club
Date: 20 June 2019 17:42:32

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

[REDACTED]

We are deeply concerned about losing any other green areas. The traffic congestion along Kidmore End Road is already heavy and a danger to local children who play in the park and the elderly who live in the area. Further impact on increased traffic are very worrying as at peak times especially, as Caversham is always bedlam. We understand that the Government pollution level is already exceeded in some areas.of Caversham.

Clyde and Maureen Garrett

[REDACTED]

Sent from my iPad

GARSON, JOHN

From: John Garson
Sent: 16 July 2019 12:50
To: Planning Policy
Subject: READING BOROUGH LOCAL PLAN - CONSULTATION ON MAIN MODIFICATIONS
JUNE 2019

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Planning Policy Team,

Here are some comments on the proposed criteria for developing Reading Golf Course in Emmer Green (MM59 199- 200 CA1b).

This is a substantial area of green space to the north of Reading. The proposal to build houses on part of it contradicts the key objectives of sustainability, as spelled out in section MM1 21 CC1, and combating climate change, as stipulated in MM3 23 CC3 and 4.1.6.

If this trend continues, the area between Reading and Oxford will eventually become an urban sprawl, similar to what already exists between Reading and London. The mooted development of this area is not sustainable.

Wates must not be allowed to build on Reading Golf Course. If the golfers do not want to play golf any more, the land should revert to agricultural use or be allowed to rewild.

Yours sincerely,

John Garson

Click [here](#) to report this email as spam.

GATER, JONATHAN

From: [Jonathan Gater](#)
To: [Planning Policy](#)
Subject: Reading Local Plan - Policy CA1b
Date: 23 July 2019 21:58:16

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sirs

Reading Local Plan – Consultation on Main Modifications – MM59 - Policy CA1b

I would like to comment on the Main Modifications to the Reading Borough Local Plan; specifically the amendments proposed to Policy CA1b at MM59 that relate to part of Reading Golf Course.

- I note that the requirement for two new holes has been removed. This requirement should be reinstated. It seems that Reading Golf Club have made very little effort to acquire new land in South Oxfordshire – possibly only once in 2015, so the availability of additional land has not been fully tested. However, the removal of the requirement to replace the land lost through development on CA1b with land for two replacement holes is in contravention of Policy RL6. The suggested amendment is not specific enough and may lead to later arguments as to the sustainability of a golf provision on a smaller site, whereas the addition of 2 replacements holes ensures that a full size golf course can continue.
- Where reference is made to “...the future provision of golf ...”, should be stated to be a permanent provision and should refer to the “...entire remainder of the Golf Club site...”
- Reference is made to “Ensure that vehicular access is provided...”. I suggest the addition of the words “Ensure that suitable and safe vehicular access is provided...”
- Measures to mitigate the impacts on the highway network should extend beyond Kidmore End Road and Tanners Lane and details of those measures should be included. The local road network is already substandard for the volume of traffic carried. Improvements throughout Emmer Green will be required to deal with any increase in traffic.
- Parking – I agree that sufficient parking must be provided within the site. However, this should be realistic and reflect the fact that many dwellings will now have at least two cars and it cannot be assumed that residents will use public transport; the reality is that most people now drive whether that be to access local services or to travel into Reading, notwithstanding the congestion particularly through Caversham and over the river bridges at peak times.
- The requirement for a replacement clubhouse should be better defined. This should be a permanent structure providing similar or better facilities to the existing clubhouse, in keeping with the future golf provision.
- Given that the new Clubhouse and new healthcare facility referred to, together with the

required parking, are to be within the site, the number of potential dwellings should be reduced accordingly.

- Given the closure of Doctors' surgeries in the area, the provision for a healthcare facility should be better defined to ensure that it is adequate to house not only doctors but all of the ancillary and related services and infrastructure.
- The new paragraph 8.3.2 should be amended accordingly but in particular should qualify the vehicular access as indicated above, refer to the retained golf function as a permanent provision and include reference to the healthcare provision and associated parking.

Yours sincerely

Jonathan Gater

Click [here](#) to report this email as spam.

GRASHOFF, ANDREA

From: [Andrea Grashoff](#)
To: [Planning Policy](#)
Subject: Comments on Main Modifications to CA1b in the Local Plan consultation
Date: 22 July 2019 08:15:37

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear RBC and Government Inspector From:

Mrs A B Grashoff

[REDACTED]

[REDACTED]

The following comments relate to Main Change Recommendations Referring to the modified CA1b wording.

The comments relate to the Soundness of the Local Plan.

I note that the Inspector and RBC has adjusted the wording of CA1b to reflect the promises made by Reading Golf Club and the developer to provide additional facilities and to maintain a permanent golf offering on the remainder of the land. This requirement should be strictly adhered to for all future planning discussions.

If CA1b were to be included in the Local Plan then there are a number of improvements to the proposed wording that would ensure that the requirements being placed on development of CA1b by the Council are made absolutely clear such that there is no opportunity for any misunderstanding.

It is disappointing that the requirement for two new holes has been removed particularly since it is believed that Reading Golf Club have only made one attempt to buy new land in South Oxfordshire back in 2015. The removal of the need to replace the land lost through development on CA1b with land for two replacement holes is in contravention of Policy RL6.

The number of dwellings originally included in the submission for CA1b was 90-130 dwellings. Now that it is clear that the New Clubhouse and New Healthcare Facility, both with suitably sized car parks, must be within CA1b the number of dwellings should be reduced.

Air pollution and traffic assessments for CA1b were carried out in 2015. These assessments are out of date, since then the traffic in Emmer Green and Caversham has increased significantly. Not least following the construction of over 100 new homes in Sonning Common within the last 12 months.

The requirement for a new clubhouse should also define it as “a permanent structure adjacent to and facing the remainder of the golf club land similar in style and character to the current clubhouse providing at least the same facilities and of a size commensurate

with the new golf offering”

The future provision of golf on the remaining land should be qualified by “to include a permanent family friendly golf offering on the land within the Reading Borough and a permanent nine-hole golf course on the land within South Oxfordshire, as proposed in the Reading Golf Club/Wates submission to the Inspector”

Addition of the word “entire” to the phrase “on the remainder of the entire Golf Club site” would be beneficial.

When referring to the new healthcare provision this should be qualified with wording that indicates the size and scale of the provision for example, “for new healthcare facility to house General Practitioners and the necessary associated medical infrastructure.”

The onsite provision of open space is also welcomed but size of the area should be clearly defined.

Road safety in the vicinity of the CA1b site is of paramount importance and the risk of accidents and injury, particularly to younger children, around Emmer Green Playing Fields and the Childrens Playground on Kidmore End Road, is of serious concern.

The paragraph dealing with mitigation of the impact on the highways should give a clear indication of what measures would be acceptable.

Reference to the Tree Preservation Order (TPO) should be clear that ALL trees of whatever size or species are protected by the TPO.

A legal requirement to maintain permanently all boundaries and the complete security of the whole of the remaining Golf Club land must be required.

The parking requirements should be sufficient for the new Healthcare Facility and the new Golf Clubhouse. For example, Emmer Green Surgery currently have 27 parking spaces (acknowledged to be insufficient) and Reading Golf Club have 97 spaces plus overspill on the current site. A clear definition of the car park capacity and size should be provided to "to avoid exacerbating parking issues on existing streets” as required by the Government Inspector.

The Government Inspector has also recommended that a new paragraph (ref. 8.3.2) is added to improve the soundness of the Draft Local Plan.

The Inspector’s wording is as follows and I suggest adding the wording underlined as below:

“Residential development on the part of the Reading Golf Club site identified as CA1b is dependent on ensuring the future use of the remaining land for golf, in line with the need to protect important sports and leisure facilities set out in Policy RL6. Development will need to be careful to ensure that safe vehicular access from suitable roads continues to be provided to the remaining golf uses to ensure that they remain permanently operable. A legal agreement will be necessary to ensure that the golf function is retained permanently, and development for residential will not take place until a replacement clubhouse, healthcare facility and adequate car parking is provided and vehicular access from suitable roads is in place.”

GRASHOFF, COUNCILLOR CLARE

From: Grashoff, Clare (Councillor)
Sent: 23 July 2019 13:16
To: Planning Policy
Subject: Draft Local Plan consultation response

Dear Mrs Gibbons

Thank you very much for the opportunity to comment on the changes that you have proposed for Reading's Draft Local Plan. My area of focus is on the rewording of CA1b.

1) It is disappointing for me and I'm sure many others that we will definitely and permanently see the end of Reading Golf Club's beautiful 18 hole golf course as we know it, now that the requirement to find 2 new holes in South Oxfordshire has been removed from the plan. However I accept that both you and Reading Borough Council have tried hard to protect the community's access to leisure which meets policy RL6 by stipulating that golf must continue on the remaining course in the form of a family friendly activity course and a 9 hole golf course, as proposed by the club and their original development partners.

2) Whilst I very much appreciate the efforts that have been made to secure the future of golf on the course I wonder whether there could be some strengthening of the language to make it absolutely above ambiguity (underlined)...

“CA1b PART OF READING GOLF COURSE, KIDMORE END ROAD:

Development for residential and replacement clubhouse, subject to the future provision of golf on the whole remainder of the Golf Club site, which fulfils an important sports and leisure function for Reading, being secured. On-site facilities should be provided to mitigate impacts on community infrastructure, including for healthcare. On-site public open space will be provided.

Development should:

- Avoid adverse effects on important trees including those protected by TPO;
- Provide a green link across the site from Kidmore End Road to the remainder of the golf course, rich in plant species and habitat opportunities;
- Ensure that vehicular access is provided from suitable roads to the area to be retained for golf;
- Take measures to mitigate impacts on the highway network, particularly on Kidmore End Road and Tanners Lane;
- Include all parking requirements within the site to avoid exacerbating parking issues on existing streets;
- Take account of potential archaeological significance; and
- Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required.

Site size: 3.75 ha 90-130 dwellings, community provision including healthcare and replacement clubhouse”

Add new paragraph and renumber subsequent paragraphs:

“8.3.2 Residential development on the part of the Reading Golf Club site identified as CA1b is dependent on ensuring the future use of **all of** the remaining land for golf, in line with the need to protect important sports and leisure facilities set out in Policy RL6. Development will need to be careful to ensure that **safe** vehicular access from suitable roads continues to be provided to the remaining golf uses to ensure that they remain operable. A legal agreement will be necessary to ensure that the golf function is retained **permanently** and development for residential will not take place until a replacement clubhouse, **healthcare and adequate parking for both** is provided and vehicular access from suitable roads is in place.”

3) I still have grave concerns regarding the safety and suitability of Kidmore End Road which is a thoroughfare for huge numbers of children and parents walking, biking and running to the schools, park, church, shops, surgery (myself and my children included). I also fear for the effects to the already poor air quality in North Reading that this development could have however I suspect that those aspects will be dealt with at a local planning level.

Thank you for your efforts to protect our community, our environment and our access to an important leisure facility in Emmer Green. I would be very keen to be kept updated on the progress of this allocation and the local plan.

Kind regards

Clare Grashoff

Cllr Peppard Ward

Sent from my iPad

GRASHOFF, GREG

From: [Greg Grashoff](#)
To: [Planning Policy](#)
Subject: Comments on Main Modifications for CA1b in the Local Plan Consultation
Date: 22 July 2019 07:58:21

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear RBC and Government Inspector

From:

Mr G J Grashoff

[REDACTED]

[REDACTED]

The following comments relate to Main Change Recommendations Referring to the modified CA1b wording.

The comments relate to the Soundness of the Local Plan.

I note that the Inspector and RBC has adjusted the wording of CA1b to reflect the promises made by Reading Golf Club and the developer to provide additional facilities and to maintain a permanent golf offering on the remainder of the land. This requirement should be strictly adhered to at for all future planning discussions.

If CA1b were to be included in the Local Plan then there are a number of improvements to the proposed wording that would ensure that the requirements being placed on development of CA1b by the Council are made absolutely clear such that there is no opportunity for any misunderstanding.

It is disappointing that the requirement for two new holes has been removed particularly since it is believed that Reading Golf Club have only made one attempt to buy new land in South Oxfordshire back in 2015. The removal of the need to replace the land lost through development on CA1b with land for two replacement holes is in contravention of Policy RL6.

The number of dwellings originally included in the submission for CA1b was 90-130 dwellings. Now that it is clear that the New Clubhouse and New Healthcare Facility, both with suitably sized car parks, must be within CA1b the number of dwellings should be reduced.

Air pollution and traffic assessments for CA1b were carried out in 2015. These assessments are out of date, since then the traffic in Emmer Green and Caversham has increased significantly. Not least following the construction of over 100 new homes in Sonning Common within the last 12 months.

The requirement for a new clubhouse should also define it as “a permanent structure adjacent to and facing the remainder of the golf club land similar in style and character to the current clubhouse providing at least the same facilities and of a size commensurate with the new golf offering”

The future provision of golf on the remaining land should be qualified by “to include a permanent family friendly golf offering on the land within the Reading Borough and a permanent nine-hole golf course on the land within South Oxfordshire, as proposed in the Reading Golf Club/Wates submission to the Inspector”

Addition of the word “entire” to the phrase “on the remainder of the *entire* Golf Club site” would be beneficial.

When referring to the new healthcare provision this should be qualified with wording that indicates the size and scale of the provision for example, “for new healthcare facility to house General Practitioners and the necessary associated medical infrastructure.”

The onsite provision of open space is also welcomed but size of the area should be clearly defined.

Road safety in the vicinity of the CA1b site is of paramount importance and the risk of accidents and injury, particularly to younger children, around Emmer Green Playing Fields and the Childrens Playground on Kidmore End Road, is of serious concern.

The paragraph dealing with mitigation of the impact on the highways should give a clear indication of what measures would be acceptable.

Reference to the Tree Preservation Order (TPO) should be clear that ALL trees of whatever size or species are protected by the TPO.

A legal requirement to maintain permanently all boundaries and the complete security of the whole of the remaining Golf Club land must be required.

The parking requirements should be sufficient for the new Healthcare Facility and the new Golf Clubhouse. For example, Emmer Green Surgery currently have 27 parking spaces (acknowledged to be insufficient) and Reading Golf Club have 97 spaces plus overspill on the current site. A clear definition of the car park capacity and size should be provided to “to avoid exacerbating parking issues on existing streets” as required by the Government Inspector.

The Government Inspector has also recommended that a new paragraph (ref. 8.3.2) is added to improve the soundness of the Draft Local Plan.

The Inspector’s wording is as follows and I suggest adding the wording in red italics as below:

“Residential development on the part of the Reading Golf Club site identified as CA1b is dependent on ensuring the future use of the remaining land for golf, in line with the need to protect important sports and leisure facilities set out in Policy RL6. Development will need to be careful to ensure that *safe* vehicular access from suitable roads continues to be provided to the remaining golf uses to ensure that they remain *permanently* operable. A legal agreement will be necessary to ensure that the golf function is retained *permanently*, and development for residential will not take place until a replacement clubhouse, *healthcare facility and adequate car parking* is provided and vehicular access from suitable roads is in place.”

GRASHOFF, SAM

From: [Sam Grashoff](#)
To: [Burr, Sarah](#)
Cc: [Planning Policy](#)
Subject: Re: Reading Borough Local Plan – chance to comment on Main Modifications to the Local Plan
Date: 24 July 2019 18:47:24

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir/Madam,

Firstly I would like express my huge disappointment that this process has resulted in planning companies and the Golf Club being given preferential treatment and being allowed to effectively override a process to have changes made to wording within the plan. I believe this discriminates against the local residents as many comments from local residents were not heard in full. However keen to now use this to ensure that the Council, with the backdrop of having recently declared a climate emergency, puts in place stringent and non breakable clauses.

My objections to the change in wording for CA1B is that it doesn't address the great elephant in the room (CA1B is not what the Golf Club want to do, not what their shareholders voted for the Board to do on their behalf and not what has been dangled in front of members in terms of a 'six figure' pay off) and in my opinion would only ever be submitted by the Golf Club as an underhand way to ram through entire golf course development. I believe that legal guarantees with strict financial penalties should be built into the wording of CA1B which prohibits any financial gain from any further development of the course. The Board, members and shareholders should be made absolutely clear by the wording of CA1B that this isn't a way to get the first stage of a multi-phased development of the entire Golf Club.

If there are changes then I urge the following considerations:

There is currently a TPO covering the entire site and the golf clubs general secretary has put onto Facebook (as a personal comment) that '...never seen or heard of any plans for the club itself to remove trees...' – this is great news and I am sure therefore the Golf Club (who must have seen the plans) would not have any issues with the wording of the plan ensuring that no trees covered by a TPO, regardless of size or species is allowed to be removed and there is an explicit clause that positively prohibits removal of any tree. This should make it explicit that this will continue for ever and that residents (on CA1B) would never be allowed to remove trees.

In order to comply with Policy RL6 the requirement to replace land lost through development on CA1b should absolutely be kept in the wording - I can see no justification for removal of this requirement and would need to understand how the council would argue that it is not in contravention of Policy RL6. The requirement for a new clubhouse should make it explicit that an equivalent or better clubhouse be provided, being a permanent structure adjacent to and facing the remainder of the golf club land similar in style and character to the current clubhouse providing at least the same facilities and of a size commensurate with the new golf offering. The future provision of golf on the remaining land should be qualified by "to include a permanent family friendly golf offering on the land within the Reading Borough and a permanent nine-hole golf course on the land within South Oxfordshire, as proposed in the Reading Golf Club/Wates submission to the Inspector".

When referring to the new healthcare provision this should be qualified with wording that indicates the size and scale of the provision for example, "for new healthcare facility to house General Practitioners and the necessary associated medical infrastructure." Appropriate car parking should be allowed for both the Healthcare Facility and the new Golf Clubhouse. There should be a guarantee required that car parking will be sufficient and appropriate for the needs of the facilities and guarantee that no parking for either the golf club, the houses built on CA1B and the new surgery should be on the local roads.

The onsite provision of open space is welcomed but size of the area should be clearly defined – the Golf Club have been keen to emphasise that this development isn't about money so I would imagine that the % of land allocated to this should be high. The Council should take into account all the factors and ensure that the amount of open space that should be provided is of a suitably high percentage to deal with all manner of issues.

A legal requirement to maintain permanently all boundaries and the complete security of the whole of the remaining Golf Club land must be required. The number of dwellings originally included in the submission for CA1b was 90-130 dwellings. Now that it is clear and guaranteed that the new clubhouse, new healthcare facility, both with suitably sized car parks, as well as a generous percentage of land given over to being an open space must be within CA1b, the number of dwellings should be reduced – I would see no rationale for the reduction in houses not being substantial.

Road safety in the vicinity of the CA1b site is of paramount importance and the risk of accidents and injury, particularly to younger children, around Emmer Green Playing Fields and the Children's Playground on Kidmore End Road, is of serious concern. Not being a planning expert I do not know what can be put into the wording of CA1B to guarantee that any development will not adversely impact road safety however I would welcome appropriate wording that guarantees this outcome. I cycle to work, my family cycle in the local area as well as walk to Emmer Green Primary school every day. This is an area, along with the increase in traffic and pollution that frankly terrifies me. I can see no way in which any development can be allowed or wording changed without guaranteeing the local community that these issues will not be made worse. I look forward to clarity in the wording that guarantees there will not be a deleterious effect on the local community in any way.

With Reading Borough Council declaring a climate emergency I would expect there to be guarantees on the air pollution and traffic issues not being made worse by this development. Cycling into Caversham from Emmer Green is a thoroughly miserable experience at peak (I would welcome the Inspector or planning team joining me at rush hour to experience it) as the idling cars, busses and trucks wait in a huge line to get into Caversham and over the bridge – throwing huge amounts of pollution into the air as they sit on the already overly congested road network. CA1B would increase the number of cars in the area when the current number is already more than both the road system and the climate can deal with. Failure to make guarantees about pollution levels and development of roads, including bridges as well as ensuring that the local community are served by a public transport network (which has recently been cut!!!) which has dedicated bus lanes or equivalent, would in my mind be in total contradiction to the climate emergency RBC have declared. There would be no point putting another bus on to deal with the increase people as it would be stuck in the same he queue as all the other traffic – so nobody would use it. Guess it is time to put the guarantees to the climate emergency or I will see it only as political words with no substance and no impact on unsustainable development being rammed onto small communities by greedy owners and developers.

I have a feeling that some of the points above you may come back and say they will be dealt with at planning stage. However my expectation is that, Reading Golf Club having proposed changes to the wording, allows the

council to absolutely ensure that the wording reflects the requirements of the Council, local area and local residents. Failure to take into account the points above would, to my mind, be once again discriminating against the local community.

I would request that the paragraph included by the Inspector is modified at least as shown below if not in more definitive terms.

“Residential development on the part of the Reading Golf Club site identified as CA1b is dependent on ensuring the future use of the remaining land for golf, in line with the need to protect important sports and leisure facilities set out in Policy RL6. Development will need to be careful to ensure that *safe* vehicular access from suitable roads continues to be provided to the remaining golf uses to ensure that they remain operable. A legal agreement will be necessary to ensure that the golf function is retained *permanently*, and development for residential will not take place until a replacement clubhouse, *healthcare and adequate car parking* is provided and vehicular access from suitable roads is in place.”

I hope you give these points adequate consideration and inclusion in the plan.

Thanks
sam

On 12 Jun 2019, at 12:30, Burr, Sarah <Sarah.Burr@reading.gov.uk> wrote:

Reading Borough Local Plan - chance to comment on Main Modifications to the Local Plan

Reading Borough Council is now consulting on Main Modifications to the Local Plan until 24th July 2019.

The Council's Local Plan, which will set out the policies for planning decisions in Reading up to 2036, has recently been subject to public examination, held by an independent Planning Inspector. The Inspector has identified a number of modifications necessary to make the plan sound. The Council is now consulting on these proposed modifications. Once modifications are made and the Local Plan is adopted, it will be the main document that informs how planning applications are determined and covers a wide variety of strategic matters, policies and specific sites for development.

We are seeking comments over the next six weeks during a period of public consultation. The full schedule of main modifications to the Plan and the Proposals Map, as well as a Sustainability Appraisal is on the Council's website at: <http://www.reading.gov.uk/newlocalplan> and copies can also be viewed at the Civic Offices, Bridge Street, Reading, RG1 2LU (between 9 am and 5 pm on weekdays) and in all Council libraries (during normal opening hours). Guidance on how to make representations, which includes a representations form which can be used if you wish, is attached.

Please note that, at this stage, comments are only being accepted on the proposed modifications, not the remainder of the plan.