

## **Submission to Reading Local Planning Examination.**

### **Draft Local Plan**

**25<sup>th</sup> September 2018**

I refer to my original submission which was submitted to the Council in January of this year.

I have updated my submission to the Reading Local Planning Examination in the light of the debate in the community having moved on and particularly having more focus on key issues. In addition I am mindful of the objection raised recently by Reading Borough Council to the Highdown development where it is my contention that the same basic principles for their objection similarly apply to the inclusion of part of the Reading Golf Course in this draft plan.

My particular concerns are as stated in my original submission.

Firstly the traffic situation which has evolved during the last few years. It just gets slower at peak times. Peppard Road was manageable once upon a time but now at the morning and evening peaks it is simply getting worse. Any incident and we have gridlock resulting in many abandoned journeys. This occurs as vehicles on the Peppard Road try to cross to Hemdean Road or St Peter's Hill in order to gain access to the centre of Reading via the bridges.

Secondly there is an almost constant flow of heavy traffic through the centre of Caversham. There is no need to measure the air quality or lack thereof you can literally TASTE it. Recent studies show that measurements are seriously in excess of safe levels.

Given the two issues to which I have just referred I would ask the council to consider a blanket ban on all developments current or in the future north of the River Thames within its jurisdiction. There is already significant small scale development going on both within the Borough and the contiguous area the cumulative effect of this is certain to continue to increase the traffic flow through Caversham. This process will continue due to many upgrades of existing properties on existing sites of which there have been very many in recent years and this will no doubt continue.

To put a further 120 houses into this equation by including the proposed Golf Course land in the Draft Local Plan is simply going to make a bad situation much worse.

Emmer Green does not have an infrastructure capable of development to cater for the existing traffic flow let alone any increase contemplated for the future.

I have heard on several occasions councillors stating that RBC's policy is for future housing development to be south of the river where it can be linked to a much better transport infrastructure or to be built on existing brownfield site in central Reading.

I ask that the council remove the parcel of land which forms part of Reading Golf Club from the draft plan for all the reasons I have set out above in order to be consistent with their stated current policies on housing development and as recently recited in their objection to the Highdown development.

**William F Smith.**

