

LIST OF THOSE MAKING COMMENTS ON SUBMISSION BY WATES & READING GOLF CLUB

ANDREW, LORNA
ANSELL, JULIAN
BEASLEY, ANNA AND JOHN
BEAVIS, ROGER
BINGLEY, PATRICK
BISHOP, ROB
BREADMORE, MR AND MRS G
BREWER, D
BROOKS, MICHAEL
BYRNE, BRENDAN
CALDER, COLIN
CALLAN, LAURENCE AND PATRICIA
CAPSTICK, DAVID AND SHELAGH
CARTER, J AND C
CARTER, JENNY AND NICK
CHANDLER, DANIEL
COOPER, MR AND MRS
CUSHLEY, JIM
DA SILVA, JOANNE
DAVIS-WALL, LARISSA
DOWNER, SUSAN
EDEN-JONES, S
ELLERBY, JED
EVANS, GD AND JM
GOODCHILD, HELEN
GRASHOFF, ANDREA
GRASSHOFF, CLARE (COUNCILLOR)
GRASHOFF, GREGORY
GRASHOFF, SAM
HAGGER, BERNARD AND HAYDEE
HARMER, GEOFFREY
HARMER, SAM
HISTORIC ENGLAND
HOLLAND, TONY
HOWARD, BETHAN
HYDEN, MURRAY AND LINDA
ILSLEY, SANDRA
JACKSON, MR AND MRS
JONES, NICK
JONES, RICHARD AND DOREEN
KING, DENIS AND GILL
KITCHINGHAM, LORRAINE
LAMB, NICK
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LAWSON, IAN
LAWSON-MUDGE, JANE
LYNCH, TOM
MACFARLANE, ASHLEIGH
MACRO, IAN
MAITLAND, RICHARD
MATTHEW, ANDREW
MCMAHON, ALAN AND PAT
MIAH, TUHIN
MORLEY, BRIONY
MORLEY, DAVID
MORLEY, PHILIP
MURRAY, ELAINE
NEO, BEN
NUTLEY, JIM AND MARGARET
ORR, CLIVE
PAGE, MICHELE
PAGE, ROB
PALARCZYK, ANDREW
PARRY, RICHARD
PLUM, TRISTAN
PURNOMO, JANE
RIGLER, JOSEPH AND KATHRYN
RODDA, MATT (MP)
SCAMMELL, TOBY
SHAH, LOUISE
SMITH, ANDREW
SMITH, HARVEY
SMITH, MICHAEL
SMITH, PETER AND LINDA
SMITH, WILLIAM
SPORT ENGLAND
STAINES, MARK
STAINES, RACHAEL
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TEER, SIGI
TEER, TREVOR
UNSWORTH, AMY
UNSWORTH, ELIZABETH
WAINWRIGHT, WINSTON AND MARIA
WAITE, P
WAKELY, NIGEL
WALKER, G
WALL, GERRY
WHEELER, BOB
WILSON, MARGARET

From: [Lorna Andrew](#)
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Comments on Reading Golf Club site
Date: 29 October 2018 14:54:14

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

Dear Sirs,

I am strongly against the inclusion of site CA1b being included in the Reading Local Plan.

I don't believe CA1b can be delivered with its current wording as Reading Golf Club (RGC) do not wish to keep the club as a going concern. This is their choice, however the development of the CA1b site was only included in the Local Plan under the condition, clearly supported by the wording, that the RGC would continue in this location.

Things have moved on and we are now faced with the development of the whole course and an estimate of 700 houses.

The development of the RGC land is of such major importance to the area it is inappropriate at best to allow a piecemeal approach to gaining planning approval.

CA1b should be removed from the plan and then RGC are free to consider and submit plans that can be properly considered and justified or otherwise.

RGC & Wates are manipulating the process and trying to make an acceptable case to change conditions placed on a site to allow for their long term, major development plans. I might add, motivated by huge gains in land value which will be distributed to members, rather than the need for 700 new homes in the area.

The reasons that limited development opportunities exist in North Reading have been well researched and documented in both the Reading Borough Council (RBC) Local Plan and elsewhere. Not least in the representations made to authorities by a very concerned community. To ignore these factors would be irresponsible and unjustified.

It is not acceptable to suggest the land should be built on just because RGC is not a going concern or otherwise. Or that this should preclude compliance with conditions or wording' issued by the planning authorities. Totally irrelevant.

The community is reeling from the speed of change and their apparent impotence to influence something that will affect their area and lives in such a significant way.

I beg the Inspector and RBC to remove CA1b from the Local Plan. This will give time to enable a more sensible approach to what happens to the RGC and what the impact will be. Surely this is the most sensible and justifiable action available to you given the circumstances?

The following points have been identified by a local community group and I wholeheartedly agree and back each one of them:

- *Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.*
- *Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason CA1b should be removed from the Local Plan.*
- *The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.*
- *The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.*
- *The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.*
- *Section 1.3 of the Reading Golf Club submission states that ‘on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...’ However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.*
- *The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.*
- *The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised*

submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.

- *Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.*

- *No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!*

- *The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.*

- *There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.*

- *There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.*

- *The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.*

- *Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.*

- *Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.*

· *Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.*

· *Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.*

· *Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.*

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9 November 2018

Mr M Worringham
Planning Policy Team Leader
Reading Borough Council
Civic Offices
Reading
RG1 2LU

Dear Mr Worringham

Examination of the Reading Local Plan
Issue 13 Policy CA1b

Further to your email dated 18 October 2018 I have the following comments regarding the additional material submitted by Reading Golf Club Ltd (RGC).

1. CA1b as included in the draft plan has a condition attached which is 'subject to additional land in South Oxfordshire being secured for replacement holes'. The entry also states, under the heading 'Development should', that the site will accommodate healthcare and replacement clubhouse.

The current position of RGC is to develop the whole of the course over a period of time and to locate a temporary clubhouse close to the 7th green in SODC land. RGC have confirmed that they have been unable to secure additional land to replace that lost by development.

In my opinion the condition and obligation attached to CA1b can no longer be met and therefore the proposal is neither deliverable nor sustainable. For that reason CA1b should be removed from the local plan.

2. RGC have submitted an alternative proposal to replace the existing CA1b with new wording. In the proposal submitted by RGC the site size has been increased and the wording no longer requires additional land to be sourced. Under site size the word healthcare has been carefully removed. In view of the decision by RGC to develop the whole of the land in both RBC and SODC areas I cannot see the justification to include the replacement CA1b in the current local plan for the following reasons:-
 - The proposal is substantially different from the original entry as the site size has been increased and the provision of a new clubhouse is replaced by a temporary structure (and enlarged car park) in land within the SODC area for which approval would be required.

- The use land for a nine hole course and family golf/leisure facility would be a temporary arrangement whilst planning permission was sought for housing development on the rest of the land.
- Access to the various facilities would require access via SODC roads and no proposal has as yet been put forward to SODC regarding this. The roads are country lanes at present unsuitable for increased traffic.
- The plans put forward by RGC have not been scrutinised by RBC (or SODC) in detail and have not been made available to the community as a whole for their comments. The normal planning process should be followed so that a detailed appraisal can be produced and published for comment by local residents.
- Inclusion of the revised CA1b would be unreasonable as it would result in land for up to 130 dwellings being counted towards the RBC allocation when there is no expectation that this can be delivered.

Much is made in the RGC proposal of the perilous financial state of the club. I would point out that the club has an investment property shown in its balance sheet (available on enquiry at Companies House) valued by the Directors at £400,000. It is disingenuous of RGC not to recognise this asset in its presentation.

Yours faithfully

J M Ansell

From: [Anna Beasley](#)
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Reading Golf Club site
Date: 23 October 2018 12:30:12

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

I wish to comment on the proposed development of the above site, as per email by Mark Worringham of 18/10/2018.

As with all proposals of housing developments this side of the Thames in Reading, the main issues remain:

1. Basic infrastructure such as schools, health centres, pharmacies are already stretched in Emmer Green. The Emmer Green surgery has stopped registering new patients, the Lloyd's pharmacy (a small outfit) is always very busy and there is only one food supermarket (a modest size Budgen's). There has been an ongoing attempt to build another school in the area to deal with the existing needs.
2. Traffic. There has been a long standing problem with traffic congestion across the two bridges in Caversham and through Caversham itself. There is no viable plan to alleviate this problem. It is obvious that any new development in the area is going to have an impact on the volume of local traffic. Any car-sharing ideas sound good on paper but in reality are not going to make much difference. A development of 90 houses will most likely add twice as many cars. At the same time the bus services in Caversham have been severely reduced, rendering them much less useful for every day travel needs. It seems that the Planning and Transport departments of the RBC don't talk to each other!
3. Environment. Pollution in the area will increase with increased traffic, not only gas but also noise pollution. There are many brownfield sites in Reading which can and should be used for building new homes, which will have much less environmental and infrastructure impact.
4. This is not the only proposal to build housing estates on the north edge of Reading being currently discussed. Although each proposal may sound as if it will not have a major impact on the area, the combined impact of such overdevelopment will have adverse effect on existing infrastructure, health and quality of life of the residents.
5. What is needed are homes that normal people can afford and most of the new housing developments provide very few of these, despite the supposed obligations placed on developers. We are losing our green spaces but the housing crisis is not going to be resolved by building on them.

I would be grateful if you could consider above comments.

Anna and John Beasley

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Objection to Development of Reading Golf Club

From the information sent from the KEG committee, it would appear that Reading Golf Club (RGC) committee have run rough shod over the council's policy by ignoring/changing the conditions attached to the initial application for the development of the golf course.

If the council planning committee allows the revised proposal to go ahead there is little point in having a full community consultation only to simply rubber stamp the application.

If the original plan put forward by Reading Golf Club was adopted, then the lower number of houses might just be acceptable within the local area, but with the new plan removing CA1b allowing complete development on RGC, the number of houses with no restrictions would change the face of Emmer Green.

The proposed exit from the site of the development of RGC would cause traffic chaos.

Kidmore End Road is a narrow thoroughfare with terrace cottages on one side with very small front gardens, and the park/play area opposite. Is it in the council plans to demolish the properties or bulldoze the play area to widen the access road?

As you are aware when a large development of this nature takes place, heavy lorries will be entering & exiting the site with only two options, Kidmore End Road or Courtney Drive.

There is a number of elderly people living in the area & a large number of small children attending the local schools. Both these groups will find it dangerous when trying to cross the roads.

Can you confirm whether the Health & Safety Executive are happy allowing the developers traffic emerging from the proposed RGC site on to an already busy road?

Although the housing development is within the Berkshire & Oxfordshire authority, the residents will be much closer to Reading facilities than to the Oxfordshire ones. Thus there will be a significant increase of traffic into & out of Reading for the new residents carrying out their retail & commercial purchases. In addition, the incoming residents on the SODC land will use the services provided by Reading & Berkshire, e.g. doctors surgeries, hospitals, schools, all without associated contributions via housing rates.

From a leisure perspective, all the new residents will look towards Reading for their use of leisure centres, cinemas, & restaurants, & whilst expenditure will support these businesses, their access to these facilities will increase traffic flows & associated impact on parking.

Access to the wider country will be via the M4, thus resulting in significant extra traffic through Reading, moving south on to the M4. There only 2 bridges across the river in Reading which are a major source of congestion not only during the morning & evening rush hours but at many other times as well. Reading & Berkshire are unable to build a further bridge due to Oxfordshire's veto of such action as they do not wish to suffer congestion on their roads within South Oxfordshire. This is a double standard.

Reading & Berkshire will suffer increased traffic & associated congestion. It will increase pressure on already busy public services whilst receiving very little in housing rates contribution to support alleviation of these impacts if the complete development goes ahead.

The whole plan should be subject to proper full consideration through the full planning procedure as applied by RBC & SODC.

R Beavis Esq

From: [Patrick Bingley](#)
To: [Planning Policy](#)
Subject: Reading Golf Club
Date: 12 November 2018 14:26:31

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

Dear Mr Worringham,

Apologies for the slight delay in my email. I appreciate the deadline was 9th November.

I've read through the plans but still can't see any amends to road layout. [REDACTED] Kidmore End Road [REDACTED] is already single track due to parking on one side. How will that be amended to alleviate congestion for existing residents in the event of the Golf Club build?

Thanks in advance for any help.

Kind Regards,

Patrick Bingley

[REDACTED]
[REDACTED]
[REDACTED]

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Comments by Rob Bishop on the additional information by Reading Golf Club

My principal comment is that the suggested re-wording is inappropriate which leaves one of two possible courses of action by the Government Inspector:

- Either remove CA1b completely from the plan, or
- Adopt a different set of words as described hereafter.

But first I would like to comment on inaccuracies and misleading statements in the Reading Golf Club submission.

1. In 2.3 of the Reading Golf Club submission it states that 83.3% of the members voted in support of the club's proposal and it was unanimous. Clearly, it cannot be both. In fact, there were 478 shareholders (members that can vote), of which 307 voted for (64.3%), 61 voted against (12.7%) and 110 did not vote (23%).
2. In 2.4 of the Reading Golf Club submission it states that the Golf Club has reached an agreement with a local club. Yet on 29th October the members were informed that there will be a delay in announcing the identity of the local club because of the public hearing. This strongly implies that, contrary to previous information given to members, the deal is conditional to planning permission and/or inclusion in the local plan being forthcoming. Therefore, the proposed plan of the Golf Club is not as secure as previously asserted.
3. In 2.5 of the Reading Golf Club submission it states (as justification to merge with a local club and to sell all the golf course) that:
 - a. "The course is land-locked". This only true for a small part and most of the local clubs are no better and, in any case, it is irrelevant.
 - b. "The clubhouse and practice facilities are sub-standard" but members have accepted this for years and do not regard it as a sufficient reason to move.
 - c. "Ageing and declining membership" but then most of the local clubs are in the same position. Furthermore, the chart in Appendix 1 showing a decrease of full and 5-day members is factually inaccurate. Also, England Golf have recently published their latest stats that show that membership of golf clubs is actually increasing – a completely different picture to the one that the club is portraying.
 - d. "Loss-making, with few remaining assets" but this is mostly the result of recent decisions about in-sourcing catering, excessive staff costs, etc. and could be reversed.
 - e. "No budget for required capital expenditure" but many of the items in Appendix 1 are over-stated to support their case.
 - f. What has **not** been said is that most members do not want to leave Emmer Green but voted to do so because the board had told them that the club was facing financial ruin and, by going along with the club's proposal, they would individually receive a windfall of a six-figure sum! Personal enrichment of a minority of people in the community should not be the basis of deciding the future of the entire community!
4. There is a false promise throughout the 83-page document to "gift" facilities to the community. Reading Golf Club have already agreed to grant Wates an option to purchase the remaining land owned by the club so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. A temporary gift of land/facilities cannot be used as a

smokescreen to make CA1b more attractive than it really is. Furthermore, members were told that there would be a gift of land to the local school, yet there is no further mention of this.

5. In Appendix 3, Sport England and England Golf express their support for the club's intention to develop a more comprehensive golfing offer. This is understandable and presumably refers to the facilities described in "Appendix 4: Rest of Golf Course – Wates Proposals (Family Golf Offer)". But this is temporary, because Wates clearly wish to build on the entire land and therefore this support is disingenuous or, if England Golf have not been told of its temporary nature, their support has been gained under a false premise.
6. In Appendix 7: Alternative Plans – Reading Golf Club retention and Response by the Board, the club strongly criticize an alternative proposal put forward by me (ex-Chairman) titled "Keeping Reading Golf Club at Emmer Green". The club asserts that the "remainers" promised a fully costed proposal whereas no such promise was ever made. It simply illustrates at concept level that it is possible to remain at Emmer Green as an 18-hole course and it quite clearly says that further detailed work would be required to validate the concept. In spite of it being presented as conceptual to simply illustrate that it is possible, the club complained about estimates having been prepared by non-professionals, that no golf course architect had been engaged and no detailed cash flow projection had been done. This was disingenuous. By comparison, the club has not provided any information whatsoever about the proposed deal with the developer, the identity of the new club, the proposed new facilities, etc. However, for the record, I must concede that 64.3% of the members agree with the club's strategy and I therefore will not do anything to counter that decision. But building 700 homes on the entire site is another matter and I strongly object to that for reasons described later.

Remove CA1b completely from the plan

7. I was a speaker at the public hearings on 4th October and I followed the prescribed process. I object to any party/person being allowed to get around the proper process. Reading Golf Club did not follow that process, yet it was allowed to make a representation at the hearing and follow it up with a submission. Reading Golf Club have been fully aware since 2017 that the wording of CA1b did not match their actual intentions, and yet made no attempt to get it changed. Therefore, I urge you to ignore their submission. Since CA1b is now clearly undeliverable (by their own admission), it should be removed from the plan.
8. Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. The only evidence is supplied in Appendix 6 dating back to January 2015. There has not been any further attempt to secure land for two replacement holes either by purchasing or leasing land from adjacent land owners. In the present market, 4½ years is a long time to not test the market and Reading Golf Club therefore has not been sufficiently diligent to meet the conditions of the existing CA1b. Changing the wording of CA1b to compensate for this is not an appropriate action. Therefore, CA1b should be removed from the Local Plan.
9. The Government Inspector has allowed Reading Golf Club to make a new submission as a summary of its new position. An 83-page document is not a "summary" and will have the unfair effect of overwhelming the circa 200 residents who previously objected. They, like me, have been given the opportunity to comment on this latest submission but, due to its size, they may

well not do so. Accordingly, I urge you to ignore the club's submission. Since CA1b is now clearly undeliverable, it should be removed from the plan.

10. Although specifically requested by the Government Inspector to restrict the submission to CA1b, the new submission goes well beyond that. It provides a glowing but vague picture of the potential of the entire site. Accordingly, I urge you to ignore their submission. Since CA1b is now clearly undeliverable, it should be removed from the plan.
11. The new submission also suggests a "new plan" for CA1b in Wates drawing no. 6463_002 in Appendix 2. This is about 15% larger than the original plan submitted. Although not stated, this also implies a matching 15% increase in the number of houses. So, by stealth, the developer goes from 90-130 houses to 103-150 houses with an even greater negative impact on the infrastructure. This is disingenuous and CA1b should be removed from the plan.
12. The 83-page document provides clear evidence of a master plan for development of 700 houses on all the Reading Golf Club's land. This should be subject to proper consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed because it has the tendency to scope-creep by precedent. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage, etc. Any issues with the infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on the club's land. For this reason, CA1b should be removed from the Local Plan and replaced by a full site submission at a later date.
13. In 4.3 of the submission it confirms that "the traffic associated with the development will require appropriate mitigation" and then states that "a range of access and highways enhancements are proposed." So, the problem of traffic is recognized but no details on any proposals are provided. Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position. My principal concern voiced in my submission to the Council earlier this year and repeated by me at the public hearing was that the extra traffic would cause problems that the Council cannot solve unless a third bridge over the Thames and ring road to the north is built. The submission by Reading Golf Club does not provide any new answers and therefore the insoluble problem remains. For this reason alone, CA1b should be removed from the Local Plan.
14. In 4.3 it further asserts that Park and Ride schemes would only be possible if there was a larger scale development work. Therefore, the problems of increased traffic would only be addressed if the whole site were to be developed, in which case, it is asserted there would be "quantifiable reduction in traffic flows". Unless there is proper evidence to this effect, this should be ignored as a personal opinion. The actual reality is very different. The present bus service frequency has recently been reduced due to their inability to maintain the timetable owing to traffic congestion. The same fate would await any Park and Ride scheme. In 4.3 it also asserts that car clubs and informing new residents about their travel options could mitigate the additional traffic problems. To even suggest such notions is ridiculous. CA1b should be removed from the plan.
15. In Appendix 4 of the Reading Golf Club submission it references a 9-hole family golf centre in Norfolk where the green fee income was nearly £110,000. This is suggested as a good model for the club to follow – something I completely agree with but there is ample opportunity for the club to achieve the same as it is currently configured. It does not need to merge with another club and relocate to be able to implement a 9-hole course at Emmer Green and therefore CA1b should be removed from the plan.

Adopt a different set of words for CA1b as described hereafter

16. If the Government Inspector is nonetheless minded to keep CA1b in the Local Plan, it should be only with strict conditions attached and a different set of words is therefore required.
17. The wording in the original CA1b policy and the suggested re-wording by Reading Golf Club is incorrect. It refers to a replacement clubhouse within the site size of 3.75 hectares. The replacement clubhouse was never intended to be on this site. In the original submission it was envisaged to be on RBC land adjoining CA1b, so even the original wording was incorrect. I therefore suggest re-wording as follows: “.....replacement clubhouse in South Oxfordshire”.
18. In the suggested re-wording by Reading Golf Club it refers to a “replacement clubhouse”. Yet in Appendix 4 of the submission it proposes a “small clubhouse with toilets and refreshments” on the club’s remaining SODC land. In the Wates drawing no. 6463_001 it refers to a “new temporary clubhouse”. There are clearly three different ideas being expressed. A “replacement clubhouse” implies something that is comparable to Reading Golf Club’s present building. The other two ideas imply something much less and, indeed, Wates have explicitly stated in drawing no. 6463_001 that it is to be a temporary structure. This fits in with their equally explicit intention to build 700 dwellings across the entire site. I would not want to see Reading Golf Club simply drop a “portacabin” on the site identified in drawing no. 6463_001 as a convenient means of satisfying the conditions of CA1b. I equally have doubts about SODC approving a permanent structure. To protect the club members and to properly deliver the intended benefits I therefore strongly urge tighter wording in CA1b as follows: “.....permanent replacement clubhouse in South Oxfordshire commensurate with an historic golf club”.
19. In Appendix 4 of the Reading Golf Club submission it refers to a community golf facility on the remaining land and drawing no. 6463_001 illustrates a 9-hole course and a pitch-and-put course with a driving range. It furthermore states that the golf holes and machinery compound are currently operational and therefore no construction costs will be necessary other than additional car parking and a small clubhouse/reception building. This is a complete contradiction of the capital expenditure costs detailed in Appendix 1 which, on page 26, states that capital expenditure will be required for a Bore Hole Pump (£25,000), Worming Chemical Change (£10,000 - £40,000), Greenkeepers Shed & Shower area to meet HSE guidelines (£250,000). These items were detailed to justify the proposed relocation to another club, yet running a 9-hole course and the other described facilities will require the same capital expenditure. They both cannot be correct! To protect club members and to properly deliver the intended benefits I therefore strongly urge additional wording in CA1b as follows: “.....subject to all the remaining land in Reading and South Oxfordshire being properly maintained for golf.”
20. In conclusion, I am against CA1b being retained in the local plan but, should it be kept, the wording of the first sentence should be changed to **“Development for residential subject to the condition that a permanent replacement clubhouse in South Oxfordshire be built that is commensurate with an historic golf club, and also subject to all the remaining land in Reading and South Oxfordshire being properly maintained for golf.”**

Mr. & Mrs. G Breadmore

4/11/2018

Thank you for the opportunity to comment on the new wording for the Reading Golf Club development proposal.

We cannot see anything in the new wording that materially improves their position.

It is lacking in concrete proposals and assurances for infrastructure, schools, medical and dental health facilities etc. There seem to be only vague hypothetical suggestions that we feel will be all too easily forgotten and brushed aside should permission be given.

Reading needs affordable housing, this proposal will provide little if any.

The proposed scheme uses greenbelt land of outstanding natural beauty, not the ample previously identified brownfield sites that have established infrastructures that should be used.

We have also recently heard of developers going back on assurances to provide a stated level of affordable housing.

The fact remains that the area is already overdeveloped and is not suitable for a significant new housing development.

Air pollution levels are already in excess of recommended levels and there is no extra capacity to be had on the already overburdened roads. Appointments at our local doctors now take 3 weeks to obtain due to the lack of health provision in the area.

We note a reference to a possible future park and ride scheme that does not require bus lanes. We cannot see where such a scheme could be situated without a huge loss of greenbelt land, buses are likely to be under used as they are at present and would also have to join the stationary traffic trying to get to the insufficient river bridges.

We found some of the new wording to be misleading with reference given to percentages of members voting not the actual vote results? (Introduction 2.19).

We also felt the compulsory operational costs/future investments stated are somewhat open to doubt, i.e. groundman's hut £250k, kitchen update £500k etc.

The submissions from England Golf appear to be of little merit and do not seem to refer to any particular plan.

Yours faithfully

Mr & Mrs G. Breadmore.

From: [Debbie Brewer](#)
To: [Planning Policy](#)
Subject: Keep Emmer Green
Date: 08 November 2018 06:36:18

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

Dear Sir

I am writing in regards to the proposed development on Reading golf course, it is my understanding that the golf course be sold and hundreds of houses built on!
What a terrible thing to happen to Emmer Green...The infrastructure can not cope with this as I recall 40 houses have been refused permission to be built on off Highdown Avenue , part of the reason was because of the infrastructure , for example the Doctors, Primary and Secondary schools. Traffic is a problem in Caversham not only is it extremely busy the pollution figures are high and will only get worse with thousands more cars in the area generated by hundred more houses.

Please consider us in your decision we would like to Keep Emmer Green Green.

Many thanks

D. Brewer

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From: [mike brooks](#)
To: [Planning Policy](#)
Subject: Reading Golf Club additional information
Date: 08 November 2018 16:25:33

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

Dear Sir or Madam

I have carefully studied the additional information submitted by Reading Golf Club and nothing in it alters my very strong objections to the proposed development. Two things stand out. They stress the level of support amongst the membership, this is hardly surprising. Amounts of £100,000 or £150,000 payment to members have been widely circulated....it is perhaps remarkable that the level of support wasn't higher.

They make much of the difficult financial position that the club is in. It is hard to avoid the suspicion that the club's finances have been allowed to deteriorate ahead of a sale. I have lived in the area for over 20 years and have never been aware of a recruitment drive or of any attempt to involve the wider community.

My objections to the proposal to build houses on the site remain unchanged but it is perhaps worth considering recent reports in the national press that reinforce those objections. Much coverage was given to a report on "Car Dependency" by the Transport For New Homes organisation, backed, perhaps surprisingly by the RAC. To quote the BBC website "It's come about because planners allowed edge-of-town housing estates where car travel is the only option."

"More than one in 10 of the [UK's wildlife species](#) are threatened with extinction and the numbers of the nation's most endangered creatures have plummeted by two-thirds since 1970, according to a major report.

The abundance of all wildlife has also fallen, with one in six animals, birds, fish and plants having been lost, [the State of Nature report](#) found."

The proposed development would have a catastrophic effect on local wildlife.

The adverse effect of substandard air quality seems to be in the press every other day it is associated with a number of adverse effects including premature death and Alzheimer's, it has now been linked to obesity.

"Early exposure to air pollution from vehicles increases the risk of children

becoming obese, new research has found.

High levels of nitrogen dioxide, which is emitted by diesel engines, in the first year of life led to significantly faster weight gain later, the scientists found.

Other pollutants produced by road traffic have also been linked to obesity in children by recent studies.”

Air contamination in Caversham already breaches legal limits, 700 more houses?

Once again I urge you to reject this application for planning permission.

Michael Brooks

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From: [Brendan Byrne](#)
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Reading Golf Club Site
Date: 08 November 2018 22:29:59

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

To The Inspector,

I object to the proposed change of wording to CA1b. I reiterate that I still object to the inclusion of the original wording of CA1b in the Reading Borough Council draft local plan.

My objections to the original inclusion still stand and the proposed change, if allowed, will be to the further detriment of our neighbourhood. I appeal to you to entirely remove CA1b from the draft local plan. The land at the Reading Golf Club (RGC) site should not be included in the draft local plan, in any guise.

Specifically my objections to the change of wording are:

- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development. There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. The alternative proposal should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. All the issues I had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.
- Tree preservation orders exist on all trees of any size and species in the area covered

Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

- The Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road. This is already in practice a single track road opposite the recreation ground due to residents' parking.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start. I do not believe that SODC would, or should, grant such planning permission and therefore the new CA1b RGC proposal cannot be delivered.
- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff. The recent closure of the Priory Road surgery has placed undue pressure already on the local primary healthcare providers, including Emmer Green Surgery – these simply could not cope with such a sizeable addition to the cohort in the local area.
- There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities.
- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
- Neither Reading Golf Club or WATES complied with the strict guidelines for making a representation at the draft local plan hearing and any changes should not be allowed. I believe that no other parties were allowed to make late representations. The inspection process has therefore worked in favour of the RGC and Wates.

I ask you to please remove the land from the draft local plan entirely.

Yours faithfully,
Brendan Byrne

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From: [Colin Calder](#)
To: [Planning Policy](#)
Subject: READING BOROUGH COUNCIL LOCAL PLAN.
Date: 07 November 2018 11:52:00

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

Thank you for the opportunity to comment on the significantly changed Plan Submission from Reading Golf Club and Wates. The fact that Reading Golf Club and Wates have been allowed to submit this proposal is totally unacceptable and I am more than curious to know why the Planning Inspector has allowed it. This new submission is very different in both content and outcome to what I understand to have been requested by the Inspector at the hearing. The new CA1b proposal and its ambitions are totally contrary to the aims and statements from Reading Borough Council on land use in the borough. By allowing Reading Golf Club and Wates to resubmit their proposal for use of the land, the Inspector has exposed their real intentions - 700 houses on the full site! I believe the new plan CA1b should be rejected and deleted from the Reading Borough Council Local Plan. Reading Borough Council does not need greenfield sites to be given over to house building.

Reading Golf Club & Wates have submitted a totally new "plan". It is not merely an amendment to the original proposals in CA1b. Whilst I am against CA1b in any form the fact is that the original CA1b is deliverable and the claim by Reading Golf Club to the contrary is fundamentally flawed. The Club last looked at neighbouring land options in 2015 and have done nothing since - confirmed by the land owners. This Club is financially viable for many future years even if it continues to be run as now and has facilities that are more than fit for purpose. It has capital availability options to build the business but no mention has been made of these. Like any business, it needs to be managed and run on a commercial basis which is the complete opposite to how this Board are currently running Reading Golf Club - a matter for Members, not Reading Borough Council but important that Reading Borough Council and the Planning Inspector are aware.

I note that the revised proposal is for approximately 15% more land which I assume means 15% more housing. In the original proposal, some of this land was to be given to Emmer Green Primary School and some to the building of facilities for the community - most significantly a new doctors' surgery. Reference to both now withdrawn from the 83 page submission. Part of many amendments required by Reading Golf Club supposedly due to the inability to deliver 2 new holes and a new Clubhouse.

The site area now indicated in the text on the new proposal and the site area shown on the map in Appendix 2 are not, on my reading of the submission, the same. Why?

The proposal for a 9 hole course and new Clubhouse is, to say the least, fundamentally flawed. The only access to the area that would be covered by such a facility is a narrow road which in a number of places is single track, has several sharp bends and is not suitable for increased traffic flow. Car is the only means of travel to/from this area. Contrast that with access to the existing Car Park and Clubhouse by both public transport and private vehicle - a number of younger players make use of the public transport which has a bus stop at the entrance to the Clubhouse or by bicycle - their golf equipment stored at the Clubhouse. I very much doubt that planning permission for a difficult to access the new Clubhouse will be granted by South Oxford District Council. Proposal therefore deliverable.

The proposal for a "Pitch and Putt" space and a Golf Driving Range on the remaining land in Reading Borough Council controlled areas is laughable. Access to the area via a new housing estate very limited, no mention of parking facilities and changing facilities etc. Their references to "gifts" to the local community are vague and totally lacking in detail. In any case, all contradictory to the stated aim for a 700 house site.

Difficult to reach a conclusion other than a non delivery of any of the "proposals" and thus "enabling" Reading Golf Club and Wates to move quickly on their 700 house plan. An insult to intelligence. The current Board and General Manager of Reading Golf Club have a poor record of promoting visitor access to and use of the Golf Course - a very significantly poorer performance when compared to

similar Golf Clubs across England (Data from "Golf England" survey work covering 2017/18). A Golf Clubs' survey where a majority report membership numbers are on the increase after a few years of some decline or flat membership numbers. Very strange that Reading Golf Club, widely acknowledged as the best in Reading and surrounding area, cannot match this performance --- or choose not to!

I note that Park & Ride facilities get mention. Reaching the "proposed" start point for such a facility will require car journeys. Park & Ride buses will have to join the Reading and Caversham bound traffic as there is no space available for bus lanes. Increased housing means yet more car journeys and more congestion. Reading Borough Council have reduced bus services recently because of traffic problems in Emmer Green and Caversham and so how would "Park & Ride" function? There is reference to Car Share Schemes. Another piece of nonsense and an idea, of which I have experience, proven to be ineffective and unworkable in areas of the UK where the idea has been tried.

I will not go into a lengthy repeat of my previous references to air quality health impacts generally but I assume you are aware of the very poor recent pollution survey results for the area, medical facilities where the current wait for an appointment with a doctor or a health professional is two weeks (and getting longer), stretched educational facilities and serious current traffic delays daparticularly, but not exclusively, at morning and mid afternoon onward peak times. The destruction of badly needed green space used by humans and wildlife and a means of reducing air pollution in Emmer Green, Caversham and beyond which is published Reading Borough Council policy. CA1b in any form will increase air pollution. Preservation of all of Reading Golf Club improves air quality.

CA1b of the draft Reading Borough Council Local Plan should be deleted. Please acknowledge receipt of this email.

Kind regards,

Colin Calder.

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From: [Patricia Callan](#)
To: [Planning Policy](#)
Subject: Objection to Reading Golf Club/Wates Housing Proposal - Issue 13, CA1b
Date: 30 October 2018 18:15:25

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

Attn. Mr M Worringham, Planning Policy Team Leader.

Dear Mr Worringham

The recent 83 page document, designed one suspects to confuse by volume rather than provide clarification of detail, does nothing to assuage my earlier objections which are now compounded by this new expanded application.

The proposal to extend both North and South boundaries would significantly expand the scope for development beyond the original application for between 90 to 130 houses. The overall departure from the original application in terms of tangible evidence of the Golf Club/Wates partnership proposal to provide on site facilities e.g. healthcare etc. to mitigate impacts upon the community infrastructure must also cast doubt on the integrity of the revised plan.

The incentive placed before Golf Club members for a six figure pay out could only materialise from an overall development far in excess of the original proposal which must cast serious doubts over the longer term intention for replacing the existing club house and to purchase land to replace the two holes which would be lost under the original application.

Any proposal which would inevitably increase the volume of traffic on the Kidmore End road would be completely irresponsible. Crossing the boundary from Reading to South Oxfordshire is already a problem given the narrowing of the road making it difficult for vehicles to safely pass, a problem exacerbated by the roads other users, cyclists, walkers and horse riders. Furthermore suggestions for reducing the adverse impact of increased traffic onto the Peppard Road and onward into Caversham i.e. car share and Park and Ride are totally impractical. The latter could only be achieved with significant investment in far reaching changes to the current road network, bus lanes, car parks and the like, with considerable increased pressure even then on the two main bridges across the Thames for access to Reading and its expanded rail services.

Consideration of the proposals in CA1b should in my view be subject to detailed consideration through the full planning procedures of both Reading Borough Council and South Oxfordshire and a full joint impact assessment undertaken of the social and environmental issues which a development of this size would have on both.

Yours sincerely

Laurence and Patricia Callan

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From: [David Capstick](#)
To: [Planning Policy](#)
Cc: [Worringham, Mark](#)
Subject: Re: Reading Borough Local Plan - Reading Golf Club site
Date: 31 October 2018 20:26:02
Attachments: [image003.jpg](#)

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

Dear Sir/Madam

Please find our comments below for the Inspector to consider.

- Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.
 - Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
 - The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinised by Reading Borough Council to establish its acceptability.
 - The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
 - The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
 - Section 1.3 of the Reading Golf Club submission states that ‘on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...’ However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.
 - The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.

- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- No one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them.
- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.
- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.
- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.

- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being. A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.
- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.
- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

Currently there are trees which "fell" in the last 6 weeks or so which have not been replaced which I have forwarded pictures through to the CPO officer. When will they be replaced?

The current Committee/Management at the Golf Club are either incompetent and incapable of running a successful golf club or have elected to deliberately run the club in to the ground to personally financially benefit from their ineptness or perhaps this was always their plan to the detriment of the overall membership. It is a surprise that such a facility cannot be successful with the right leadership which raises suspicions about future contracts, payments etc. Has all the necessary due diligence been completed and are the current Committee/Management only going to gain financially at the same level as other members?

Yours faithfully

David & Shelagh Capstick

From: Worringham, Mark <Mark.Worringham@reading.gov.uk>

Sent: 18 October 2018 15:57

To: Planning Policy

Subject: Reading Borough Local Plan - Reading Golf Club site

Chance to comment on additional information on the Reading Golf Club site to inform the Local Plan

Earlier this year, you gave us comments on the Reading Borough Local Plan, which identified part of the Reading Golf Club site at Kidmore End Lane for development for housing and a new clubhouse. The Local Plan is on our website [here](#), and the relevant page is p199.

A public examination with an independent Inspector, Louise Gibbons BA(Hons) MRTPI was recently held to discuss the Local Plan. The Golf Club site was discussed on Thursday 4th October, and the Council, Reading Golf Club & Wates and a number of local residents gave their views on the proposal. The view of Reading Golf Club & Wates was that the proposal in the Local Plan, which depended on providing a new clubhouse and additional holes to replace those lost to development, could not be delivered, and that there should therefore be changes to the wording of the policy.

The Inspector therefore allowed Reading Golf Club & Wates to provide additional written information to support their view, on the condition that those who had commented on the Local Plan site should also have the chance to comment on this additional information. Therefore, we are asking whether you have any comments on the new information, focussing on whether the proposal can be delivered, and on the Golf Club & Wates' proposed wording changes.

The information from Reading Golf Club can be seen on the Council's website here:

http://www.reading.gov.uk/media/9599/EP043-Additional-Information-from-Reading-Golf-Club/pdf/EP043_Additional_Information_from_Reading_Golf_Club.pdf

Please send any comments **by Friday 9th November** to planningpolicy@reading.gov.uk. Your comments will be provided to the Inspector for her consideration.

Regards

Mark Worringham
Planning Policy Team Leader
Planning Section | Directorate of Environment and Neighbourhood Services

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

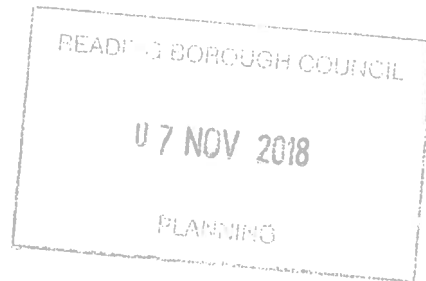
0118 937 3337 (73337 internal extension)
Email: mark.worringham@reading.gov.uk

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7 November 2018

Mr M Worringham
Planning Policy Team Leader
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU



Dear Sir

We have seen the document submitted by Reading Golf Club in support of their proposal to build on the Golf Course. Their original plan is now completely changed because they are increasing the area of land in their plan and are no longer able to acquire land for two new holes. For these reasons we think that the original submission should be removed from the local plan.

The new submission should be subjected to a thorough review in the usual way and should involve South Oxfordshire as well as Reading. We do not think it should be included in the present Local Plan.

Yours faithfully



J & C Carter

From: [Jane Lawson-Mudge](#)
To: [Planning Policy](#)
Subject: Re-Wording of Reading Golf Club's submission Local Plan
Date: 01 November 2018 10:35:52

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

Mrs **Jenny Carter**,

on behalf of herself **and** her husband, Mr **Nick Carter**

Object to Reading Golf Club being included in RBC local plans for sites of future local development.

Mr & Mrs **Carter**,

Object to the original and any re-wording of the submission on the following grounds:

The document presented clearly states the intention to develop the 'entire site'. The new Club house position would create increased traffic on narrow and dangerous country roads

Increased loss of natural habitat to a variety of wildlife **and** bird life including; badgers; fox; deer; owls **and** Kites.

The moths **and** insects of the chalk grassland **and and** many other natural species would also be endangered.

The creation of urban sprawl from the threat of future back to back boundary development is unacceptable **and** would limit natural drainage.

The infrastructure is also inadequate to support doctors' surgeries **and** school places **and** emergency services would be inadequate.

The lack of gp's has already caused closures at local surgeries as confirmed by Emmer Green surgery St Barnabus Rd..

Emmer Green has already lost funding for community officers **and** fire services are severely stretched.

There is also no local work or industry for the younger generations and larger style accommodation would result in multiple cars at properties needing to drive to their places of work and an increased demand on school places with more parents needing to drive their children to more distant geographic locations

There would, as a result, be an excessive **and** guaranteed increase in traffic, leading to pollution **and** noise through many years of development.

[REDACTED]
walking **and** breathing in exhaust fumes would adversely affect our quality of life.

The impact of the increased pollution would also severely impact the elderly; children and those requiring access to national health services and those with lung diseases including asthma.

The character of the area would be irreversibly damaged and lead to development sprawling across boundaries.

This development in its immediate and future plans would contravene the Government's environmental policies.

Sincerely,

Mrs Jenny Carter and Mr Nick Carter

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From: [Dan](#)
To: [Planning Policy](#)
Subject: Proposed Development of Reading Golf Course
Date: 04 November 2018 19:01:02

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

To whom it may concern,

I am writing to you again to express my concern on the proposed development of Reading Golf Course, as per the developer, Wates recent 83 page submission. Before addressing some points, generally, it appears to me that this is effectively development by stealth. Whilst this case covers a proposal for approx 130 dwellings, the developer is explicitly clear that long term, the plan would be to develop the whole course, resulting in 700 new homes. This therefore makes the discussion of 'community facilities' such as family golf redundant, as they would only be there temporarily. There are also the obvious issues of schools and general facilities like Doctor's surgeries, on top of the already heavily congested road system north of the river. There is just not the infrastructure north of the river to cope with such a development, especially considering the fact that a 3rd bridge is still nothing more than a pipe dream.

I also note the proposal for 'car share schemes' and a park and ride. Fantastic ideas in the right settings, but there is already a bus service that runs to Emmer Green, that is massively underused. The reason? It is virtually impossible to run to a scheduled timetable because of the traffic issues. People will therefore not use it - it is not even close to reliable. My wife actively would like to get the bus to work in Reading Town Centre, but because it is unreliable, with scheduled buses running massively late or on occasions not turning up at all. Because of this, she cannot rely on it, so is forced to use other options i.e. the car. A park and ride scheme will suffer the same fate, as it will be using exactly the same, traffic-laden roads. Car shares may work in the big cities, but is a frankly ridiculous idea in an outer suburb of Reading.

On top of these general points, I also note from Wates so called document that:

Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.

- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a "new plan" for CA1b. This is significantly different and larger than the original plan submitted.

Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.

- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.
- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!
- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.
- There is no reasonable rationale for any change in the original

wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.

- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.
- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.
- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.
- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

Kind regards,

Daniel Chandler

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

From: [Andrew Cooper](#)
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Reading Golf Club Site
Date: 09 November 2018 21:20:21

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

Dear Mark,

Thank you for your email, and keeping us informed of the Reading Golf Club Site.

Presumably our previous comments have been given due consideration by the Inspector. It is good to have further opportunity to comment on this latest information.

With respect to para 2.8 of the Additional Information, we are concerned with the phrase; course access (if the latter is required). In order to provide the housing and the new golf offer, access to the redeveloped golf course will be required.

The Additional Information includes a section on Transport and Movement which refers to the use of active travel, travel planning, and car clubs. Car clubs which are generally used in flatted residential developments in town centre locations by those who require occasional access to a car (i.e. do not own a car) is unlikely to provide any transport benefit in this sub-urban location. Also, public transport access is not good, it is adequate, at best. It could be that development could provide some increased bus patronage which may assist in supporting bus services; though the bus services could easily be subject to Council funding cuts, and reduced, possibly removed altogether.

The Additional Information notes, 'currently the site is private and offers very little benefit to the locality, including in terms of access to views'. It is considered that the existing golf course currently provides a view which is of benefit to existing neighbours, including Eric Avenue, and Brooklyn Drive.

We are concerned with the mention of a park and ride site, particular if the park and ride site is on the Golf Club site. The loss of a beneficial view to housing is considered detrimental, but more so a car park (and the associated hard-standing, swathe of parked cars, lighting etc...). Also, the additional traffic on the local road network directly around the site resulting from the park and ride site would need to be assessed, and suitably mitigated. The provision of a park and ride and the quantifiable reduction in traffic is an unconvincing argument.

Whilst it is acknowledged that some level of residential development may be acceptable on this site; we are concerned that access to the redeveloped golf offer is uncertain, and the proposed amendment to the wording seems to indicate that the golf club may not be seeking to provide a new golf offer. Para 5.4 refers to an alteration to the site area, and it is unclear what is proposed. Also, the mention of 700 homes, and a park ride site across the entire site is in our view totally unacceptable, severe, and would certainly provide little value to the area.

We trust these views are of help.

Your sincerely

Mr and Mrs Cooper

From:
To: [Planning Policy](#)
Subject: Objection to CA1b wording changes and RGC submission
Date: 09 November 2018 13:35:49
Attachments: [Objection to CA1b wording changes.docx](#)
[England Golf - Letter of clarification.pdf](#)
[Wates statement 2nd August 2018.pdf](#)

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

Dear Sir/Madam

I have attached a word document with my objections to the CA1b wording changes.
I also believe the Local Plan is 'unsound' in reference to CA1b, and have commented on the rest of the 83 page submission document.
I have also attached a letter from Emily Green, Legal and Compliance Manager at England Golf, and a statement from David Brocklebank, Group Managing Director of Wates.

Thank you and regards

Jim Cushley

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To: The Planning Inspector

From: Jim Cushley

I wish to comment on Reading Golf Club & Wates' proposed wording changes in points 1.2 and 1.3 of the 83 page submission document.

I am objecting to the removal of the clause 'subject to additional land in South Oxfordshire being secured for replacement holes'. This a significant caveat, and to remove it changes the whole essence of the CA1b entry. Before, it was effectively saying that they will build 90-130 dwellings, if they have an 18 golf course alongside this development – the additional holes were there to ensure you had an 18 hole golf course. This was what was actually intended when this wording was submitted by Bewbury Housing in 2013. The intent was that you had housing at the front of the golf course, replacing the car park, clubhouse, and up to the ridge on the 1st and 18th holes. Then you had the 18 hole golf course with clubhouse – displaced slightly from its original position. If they cannot secure the additional holes, then there should be no development.

The original wording for CA1b seems clear to me. It has been that way since 2013. It has featured in various iterations of the draft Local Plan, that has been subject to consultation by the people of Reading. In May 2017, Reading Golf Club submitted the golf club land in South Oxfordshire for housing development in response to a 'Call for Sites' by SODC. At the same time, Reading Golf Club reviewed and renewed its CA1b entry, but left it unchanged. Now at the last minute, Reading Golf Club want the wording changed – when they have had 5 years to change it, but have not done so.

I am also objecting to a change regarding healthcare facilities from the original wording of CA1b, which was

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

In the new wording, healthcare has been removed, so it says

'Site size: 3.75 ha 90-130 dwellings, community provision and replacement clubhouse'.

Yet healthcare provision is referred to earlier in both CA1b wordings.

I, and other people, who will have noticed the omission of the word 'healthcare', will object as GP surgeries in the area are under enormous pressure, particularly with the closure of Priory Avenue Surgery.

I think changing the wording of CA1b at the last moment devalues the Local Plan process. Why bother with any consultation with the people of Reading, when at the last minute, way after the consultation process has finished, Reading Golf Club are permitted to change the wording. What signal does that send out to housing developers - don't worry about the wording, and what people might think is happening, we'll change it at the last minute. And what message does that send out to the ordinary person in Reading - don't pay any attention to the consultation process for the Local Plan, they'll ignore it, and then change the wording. So where you thought you might be getting a small development of 90-130 dwellings and an 18 hole golf course staying in Emmer Green, you will now get a 700 dwelling development (reference the developer, Wates, statement on 2nd August, to golf club members), of which CA1b is the first phase.

I also think the Local Plan process is 'unsound', specifically in relation to CA1b. This is the responsibility of Reading Golf Club, not Reading Borough Council, nor the Inspector.

My reasons are

1. This is a significant change to the original wording – as stated above.
2. The change to the wording for CA1b has been allowed at a very late stage – after the consultation period had finished. In the chairman's statement of 27th August 2017, he refers to CA1b, and says '*We have recently renewed this option..*'. In the statement, he also says '*...on the closing date of **Mid May** 2017 we submitted our land that lies within SODC for inclusion in their plan*'. So why was the CA1b wording not changed then, rather than wait until October 2018?
3. Only 200 people are being consulted on the new revised CA1b wording. Surely, anybody in Reading should be able to comment, as they could with the original wording.
4. Reading Golf Club have submitted 83 pages to support the changes to CA1b, many of which are very detailed, and there is insufficient time to try to challenge their detailed wording, diagrams, and graphs.

I believe CA1b should be removed from the Local Plan.

I will now try and comment on the rest of the 83 page submission.

Point 1.6, 2.13 and Appendix 4

Point 1.6 says 'plans for the site allocation alongside a consolidated, more family-friendly golf offer on the rest of the site.'

The proposed new 9-hole course and Family Golf facility are new ideas from the Golf Club, and most members of RGC (Reading Golf Club) are unaware of them. This development will be dependent on planning permission from SODC – new clubhouse, enlarged carpark, extra traffic on a single lane road and country lane - is this deliverable?

The 9-hole course and family-friendly golf facility are temporary in nature, because:

1. The Chairman of Reading Golf Club has told members on numerous occasions, that the whole of the golf course land will be sold and developed for housing. This will be done in stages to help get planning permission, and CA1b is the first phase.
2. The Chairman of Reading Golf Club in his email to members of January 26th 2018, told members '***We would envisage that members could enjoy a financial benefit of a six-figure sum***'. To generate that amount of money for approx 500 members, you need to sell the whole of the golf course land for housing.
3. A statement to all members from David Brocklebank, Group Managing Director of Wates, the chosen developer, on August 2nd 2018 says '*..the proposed development on Reading Golf Course will span three phases..*' and '*We have plans for up to 700 new homes..*'. He makes no mention of a 9-hole course.
4. RGC have submitted their land in South Oxfordshire for inclusion in SODC Local Plan.

So the intent is obvious - to develop the whole of the golf course land for 700 homes, to do it in phases, and CA1b is just the first phase. So the 9-hole golf course and Family Golf are temporary, stop-gap measures, that will close as soon as planning permission for housing is obtained.

Points 2.1-2.5 and Appendix 1

The financial figures have not been audited for several years. I do not want to respond in detail to the figures and charts that Reading Golf Club have submitted, as only the Board know the basis of these figures.

On **26th January 2017**, the chairman in his annual report at the AGM said ***'I am happy to report the club's finances are currently sound...'***

His report only refers to 2 capital expenditure items – the clubhouse roof leaking (saying *'this work has been budgeted for'*), and the car park needing retarmacking, and says both items *'are on the to do list for 2017'* – even today they still remain on the to-do list.

12 months later, on **23rd January 2018**, the chairman in his statement paints a picture of doom and gloom regarding the finances. The Board want to create a Masterplan including the sale of the whole of golf course land and relocate to a 'world-class facility'. The chairman says ***'We would envisage that members could enjoy a financial benefit of a six-figure sum'*** (thats £100,000 - £999,999 per member).

I, and a number of members, believe the Golf Club can continue in its current location, if the Golf Club makes an effort to control costs. For example, one of the slides in Appendix 1, refers to wanting a 'kitchen upgrade' at a price of '£400,000-£500,000'. If the finances are challenging, you have to control costs.

Point 2.2 says the Golf Club would 'fail and cease to exist in the relatively short-term (c.5 years). Where does this 'c5 years' come from? The Treasurer in his January 2018 report says there will be *'pressures on the clubs cash flows over the next 5 to 10 years, and the board are actively looking to cut costs to ensure any operational losses are kept to a minimum, and the club can return to profitability.'*

Point 2.3 says *'The Golf Club members, 83.3% (383 out of 460 members) voted unanimously in support of the long-term proposal and strategy for the site.'*

Compare that to what the chairman actually said in his statement Reading Golf Club "The Future" 21/08/2018'

'The shareholders' poll is now completed. In total there were 383 replies, representing a 77% turnout... The result was that 319 (83.3%) of all votes cast were in favour of the Board's recommended option to sell the club's land and relocate to another location.'

The submission report is factually incorrect, using the wrong numbers (319 voted for, not 383 as stated in the submission document). It is also incorrect with what it says the reason was for the vote. As the chairman says, the vote was *'to sell the club's land and relocate to another location.'*, not *'support of the long-term proposal and strategy for the site.'* This may seem a minor difference, but the Golf Club in its submission report, is trying to twist the words to suggest to the Inspector a concern for what happens to the existing site in Emmer Green. Members were at this time, and even today, largely unaware of what the Golf Club is planning with the existing site, other than building 700 homes, and delivering on *'a six-figure sum'*.

Because 2.3 is factually incorrect with the numbers, and loose with the wording, how confident can you be that the detailed financial figures in Appendix 1 are correct.

Also 2.3 casts into doubt the bar chart in Appendix 1 showing membership numbers falling. Extrapolating from the chairman's statement, '*383 replies, representing a 77% turnout*', indicates a membership of 497, as against the bar chart showing just above 300.

Points 2.12, 2.14 and Appendices 3 and 5

Members have not yet been told where they will relocate to.

Whilst England Golf may prefer a 'world-class' golf facility with conference facilities, swimming pools, gymnasiums, as well as a golf course in a rural location, they do not get involved in planning considerations of the existing site – such as infrastructure issues - GP surgeries, schools, road access along Kidmore End Road (at times one way), traffic congestion and pollution in Caversham and across the 2 bridges to Reading and the M4. I have provided a letter from Emily Green, England Golf, Legal & Compliance Manager, dated 9th November 2018, saying '*England Golf has no representations to make in respect of the local plan examination process*'

2.13 and Appendix 4

Commented on earlier.

Point 2.15 and Appendix 6

This claims that there is no interest in selling land to Reading Golf Club, and publishes a letter from a landowner, Mr Brazil, dated January 2015.

But in August 2012, Mr Brazil and Reading Golf Club jointly submitted an outline planning proposal to SODC for the formation of 2 additional holes, which was subsequently rejected by SODC - SODC Planning Reference No: [P12/S1747/O](#)

Mr Brazil was disillusioned with Reading Golf Club, and was not interested in selling when approached in January 2015.

Landowners will sell if the price is right, but with SODC reviewing its Local Plan, including proposed housing development along the Emmer Green/South Oxfordshire border, landowners are holding out to see if they can get premium prices for land for housing development. If these sites do not get into the SODC Local Plan, land prices will be more realistic.

Point 2.18

There are a number of ways the club can stay in its current location without selling any land:

- Control costs and live within its means
- Review proposed capital expenditure items such as a £400-£500K kitchen upgrade
- Sell the 'investment house' that the club own
- Allow members to pay advanced subscriptions at a discounted rate
- Consider a rights-issue of shares in the Golf Club
- Take out a larger bank loan

Reading Golf Club have had several years in which to change the wording of CA1b, including recently in May 2017, when they submitted land to SODC for housing development for 480 homes - no mention of a 'family-friendly golf facility' then. They reviewed and renewed the

wording of CA1b then, and made no change. They could have changed the wording at any anytime since then, but have not done so, and misled the people of Reading into thinking there was to be an existing 18-hole golf course in Emmer Green and South Oxfordshire. It has, I think, made the Local Plan entry CA1b 'unsound', and CA1b should be removed from the Reading Borough Council Local Plan.

I have attached a letter from Emily Green, Legal and Compliance Manager at England Golf
I have also attached a statement from David Brocklebank, Group Managing Director of
Wates



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info@englandgolf.org
www.englandgolf.org

Patron Her Majesty The Queen

Mr J Cushley

By email only: [REDACTED]

07 November 2018

Dear Mr Cushley

Letter from Nick Pink to Reading Golf Club dated 10 October 2018

I refer to the letter from Nick Pink, CEO of England Golf, dated 10 October 2018 addressed to Gary Stangoe, general manager of Reading Golf Club. I understand that letter has been submitted to Reading Borough Council as part of a submission by Reading Golf Club, in respect of the local plan examination process. Part of that letter reads "*England Golf will not, however, get involved in any decisions which are properly for the club to make. Nor will England Golf be making any representations in respect of any planning application, which would clearly be outside our remit.*"

To clarify, England Golf has no representations to make in respect of the local plan examination process, and nor will England Golf be making any representation in respect of any planning application relating to Reading Golf Club.

Yours sincerely

[REDACTED]

Emily Green

Legal and Compliance Manager/In-house Solicitor

England Golf

Switchboard: 01526 354500

Direct Dial: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

02/08/18

Reading Golf Club statement

David Brocklebank, Group Managing Director – Wates Residential Developments Group:

Wates is delighted to have been selected as the developer partner of the Club and support the delivery of much-needed homes for Reading and the surrounding area. As partner, we will be committed to setting out a long-term vision for the overall site and area, with phased development of the golf course site into the medium term. Throughout the process, we will engage with Club members and the community as this vision takes shape.

Wates is a large family-owned business whose history spans over 120 years. In addition to our National profile as a leading UK building contractor, we are both a trusted investor in land and developer of sustainable residential communities. We share a deep sense of responsibility in providing outstanding homes and spaces that make a long-lasting difference and a positive impact on the environment and we welcome the opportunity to make a significant contribution to the community of Emmer Green.

Our strategy for the proposed development on Reading Golf Course will span three phases. It aims to enhance the natural beauty of the area by integrating the neighbours of Emmer Green to complement and connect key aspects of local setting whilst providing housing and infrastructure for Reading that is badly needed. Our proposal will of course offer new homes, to include affordable housing, for both Reading and South Oxfordshire Councils, but we will also invest in education and transport improvements. This is very likely to involve plans to contribute towards a new secondary school to meet the expanding needs for places locally and a new park and ride facility to alleviate traffic through Emmer Green and Caversham, offering benefits to the area's wider network.

We have plans for up to 700 new homes on two distinct areas of housing; one area to the south, which slots into the existing envelope associated with Reading, and another to the north that is associated with, but distinct from, the village of Chalkhouse Green. We have incorporated significant public realm, additional land for Emmer Green Primary School, and a social centre with the potential to provide space for a relocated and improved surgery, nursery/pre-school, café and a work hub.

Our vision for this site is to create a high quality development that is sensitive to the natural environment and helps communities to engage with each other in beautiful streets and green spaces, allowing both people and the existing natural environment to thrive. Our engagement with the people who live and work in Emmer Green and the surrounding areas is also fundamental to the process and collaboration is an integral element of the delivery of new communities. We look forward to working further with your local Councils' and the local community to realise this important opportunity for the area.

In regards to Reading Golf Course, following the purchase of part of the Course by Wates, no changes will be immediate and the Club will be able to continue to enjoy the course. It is our intention to allow the Club to continue to occupy the course for a period necessary to allow relocation but also to operate as it sees fit. We will work closely with the Club and Members by holding structured sessions early in the process to establish their needs moving forward. Where new facilities are required, Wates can assist the Club in delivering and constructing these.

<https://annualreview.wates.co.uk/>

Ends

From:
To: [Worringham, Mark](#)
Subject: RGC/Wates revised Local Plan submission - Emmer Green
Date: 06 November 2018 17:55:25

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

Dear Mr Worringham

Following your message about the revised local Plan I would like to raise the following points. Reading Golf Club have failed to follow the guidelines to make a representation at the recent hearing and their submission should be ignored.

Obviously people need houses, however Emmer Green simply does not have the infrastructure to support the number of houses planned for the golf course, and especially not the number which will be built 'by stealth'. Nowhere in any of the report have I seen anything to reassure that these issues will be addressed. Where will the children living in these houses go to school, see a doctor/dentist? Traffic is already an issue in the area, at peak times it takes time to leave any of the side roads including Kidmore End Road to get onto the Peppard Road, and quite frankly, getting through Caversham at any time of day is becoming time consuming, with additional time needed to allow for the journey. The report states that they anticipate only a small number of additional journeys each day as a result of the new housing. Well I disagree. Most families these days have at least two cars, both of which are used several times during any given day. The road network cannot support this. My understanding is that other areas of Reading, as mentioned in the councils future plans are better suited for building. Please see specific areas of concern below.

- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a "new plan" for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted.

Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.

- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.

- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.

- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.

- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.

- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.

- No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!

- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity

to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.

- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.
- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.

- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.
- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

I do hope that Reading Borough Council will see sense, and not ruin our neighbourhood.

Joanne da Silva

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

From: larissa.davis-wall
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Reading Golf Club site
Date: 08 November 2018 10:19:34
Attachments: [image003.jpg](#)

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The Inspector

I object to the proposed change of wording to CA1b. I reiterate that I still object to the inclusion of the original wording of CA1b in the Reading Borough Council draft local plan.

My objections to the original inclusion still stand and the proposed change, if allowed, will be to the further detriment of our neighbourhood. I appeal to you to entirely remove CA1b from the draft local plan. The land at the Reading Golf Club (RGC) site should not be included in the draft local plan, in any guise.

Specifically my objections to the change of wording are:

- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development. There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. The alternative proposal should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. All the issues I had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.

- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.
- The Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start. I do not believe that SODC would, or should, grant such planning permission and therefore the new CA1b RGC proposal cannot be delivered.
- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.
- There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities.
- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
- Neither Reading Golf Club or WATES complied with the strict guidelines for making a representation at the draft local plan hearing and any changes should not be allowed. I believe that no other parties were allowed to make late representations. The inspection process has therefore worked in favour of the RGC and Wates.

I ask you to please remove the land from the draft local plan entirely.

Yours faithfully

Mrs Larissa Davis-Wall

Begin forwarded message:

From: "Worringham, Mark" <Mark.Worringham@reading.gov.uk>

Subject: Reading Borough Local Plan - Reading Golf Club site

Date: 18 October 2018 at 16:57:04 BST

To: Planning Policy <planningpolicy@reading.gov.uk>

Chance to comment on additional information on the Reading Golf Club site to inform the Local Plan

Earlier this year, you gave us comments on the Reading Borough Local Plan, which identified part of the Reading Golf Club site at Kidmore End Lane for development for housing and a new clubhouse. The Local Plan is on our website [here](#), and the relevant page is p199.

A public examination with an independent Inspector, Louise Gibbons BA(Hons) MRTPI was recently held to discuss the Local Plan. The Golf Club site was discussed on Thursday 4th October, and the Council, Reading Golf Club & Wates and a number of local residents gave their views on the proposal. The view of Reading Golf Club & Wates was that the proposal in the Local Plan, which depended on providing a new clubhouse and additional holes to replace those lost to development, could not be delivered, and that there should therefore be changes to the wording of the policy.

The Inspector therefore allowed Reading Golf Club & Wates to provide additional written information to support their view, on the condition that those who had commented on the Local Plan site should also have the chance to comment on this additional information. Therefore, we are asking whether you have any comments on the new information, focussing on whether the proposal can be delivered, and on the Golf Club & Wates' proposed wording changes.

The information from Reading Golf Club can be seen on the Council's website here:

http://www.reading.gov.uk/media/9599/EP043-Additional-Information-from-Reading-Golf-Club/pdf/EP043_Additional_Information_from_Reading_Golf_Club.pdf

Please send any comments by **Friday 9th November** to planningpolicy@reading.gov.uk. Your comments will be provided to the Inspector for her consideration.

Regards

Mark Worringham
Planning Policy Team Leader
Planning Section | Directorate of Environment and Neighbourhood Services

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

0118 937 3337 (73337 internal extension)
Email: mark.worringham@reading.gov.uk

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)

From: [Susan Downer](#)
To: [Planning Policy](#)
Subject: RGC/Wates revised local plan
Date: 06 November 2018 20:44:18

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

Dear Mr Worringham

Please accept this email from a very concerned Emmer Green resident. I wrote earlier this year about how congested our area is with cars, the lack of infrastructure to support an increase in the local population, etc etc. Reading Golf Club grounds provide a green lung, helping with the considerable pollution in the area from the traffic. The public have access via a footpath running through the middle and this path is very well used by walkers, runners, cyclists, horse riders.

. Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.

. Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.

. The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.

. The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.

. The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.

. Section 1.3 of the Reading Golf Club submission states that ‘on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...’ However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.

. The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually

inaccurate.

- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.

- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.

- No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!

- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.

- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.

- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.

- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.

- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.

- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already

busy and narrow Kidmore End Road.

- Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.

- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.

- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

Please consider these comments as a plea to prevent avarice gaining over common sense.

Mrs Susan Downer

Sent from my iPad

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

From: [Sarah Eden-Jones](#)
To: [Planning Policy](#)
Subject: Comments on Reading Golf Club - Local Plan
Date: 08 November 2018 21:35:15

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

Dear Inspector Gibbons,

Thank you for this opportunity to comment on the Wates' proposal for the land currently occupied by Reading Golf Club but to be developed by Wates.

As a resident of Emmer Green, I would strongly urge you to remove CA1B from the local plan completely and for the following reasons.

1. The proposed Wates/RGC amendments to the wording for CA1B - removing the requirement for the golf club to seek additional holes - mean that there are no plans to maintain a golf club here long term. The club have stated that they will re-locate. The proposal for a 9 hole golf course and a "family golf offer" is only a temporary measure while Wates seek planning permission for the rest of the site. This is outlined in 1.8:

Whilst it is acknowledged that an initial masterplan for the whole golf course has been developed, the acceptability of these very separate proposals will require significant consultation with Reading Borough Council (RBC) and South Oxfordshire District Council (SODC) to determine whether development can be suitably accommodated in a manner that also can contribute to wider infrastructure and services issues.

It is very difficult to comment seriously on the proposals submitted to you when Wates state themselves that they are not their ultimate plan. Their proposal makes a mockery of the purpose of a local plan - and the concept of strategic planning. Their proposal for CA1B is dependent on other parts of the land also being developed, land which is not included in the plan and not designated for housing either by SODC or RBC. This is planning creep. They write in 1.9:

In this regard, the future of land outside of the allocation cannot and should not be controlled at this stage; it is for separate and detailed discussion.

Why should other land within RBC not be controlled at this stage of the Local Plan? Surely that is the purpose of a local plan? Their masterplan would completely transform this area of Emmer Green, currently semi-rural in feel, and impact Caversham and other roads which are already gridlocked. It seems strange to propose a scheme when they admit there is no real intention for that scheme to operate in the long term. It seems arrogant to propose excessive development in an undesignated area at such a late stage in the development of the local plan - and separate from the process.

We urge you, please do not give Wates the opportunity to use CA1B as the backdoor to developing their "initial masterplan" for 700 houses, maybe more. This is neither fair to the community nor what this strategic planning process is about. You have asked for comments on the deliverability of their proposal but Wates/RGC admit that is not the real proposal in hand.

2. It is clear from Wates' request to extend the CA1B area and remove the current access

road down the side of the site, that a 9 hole golf course/family golf offering is only a temporary, stop-gap measure. This access road is used by the Green keepers to access their facilities. Facilities which they outline need updating. There is no other road access to this part of the golf course. How will the course be maintained and accessed? Will the facilities still need to be updated with wash down facilities? There is also no access road proposed to the area designated a “family golf offer” without this strip of land.

To sustain a 9 hole golf course and a family golf offer as proposed, with sufficient numbers to make it profitable, there would need to be a significant amount of increased traffic on the upper stretch of Kidmore End Road and Tanner’s Lane in South Oxfordshire. (This is beyond the bus route). These are both very narrow country lanes with limited passing places. This impacts SODC. The area of the family golf offering is also a long way from the new car park and club house (on the 7th).

This proposal is poorly thought through because it is not financially in the club’s interest to pursue it. The Club membership have been promised payouts in the region of six figures. This will only be possible with the whole site being developed.

There is nothing in the new wording of CA1B to ensure that Wates/RGC keep to this proposal, unlike the previous wording which made the development subject to finding land for two new replacement holes.

3. Transport

The site will be accessed via an enhancement of the existing access on Kidmore End Road, it is considered that this would provide sufficient capacity for the allocated site.

Kidmore End Road is currently a relatively quiet road used by cyclists and children walking to the primary and secondary schools. However there are significant pinch points near to the children’s playground where traffic currently backs up and on the narrow junction with Peppard Road. An additional 260(300) cars (two cars per each of the 130 houses or with the extended land of 4.3 ha 150 houses) would cause significant traffic problems and risks to pedestrians safety. Given that Wates are in the longer term proposing 700+ houses for the whole site - resulting in 1400+ cars, the North Reading road network would come to a standstill. There are also environmental considerations to consider with air pollution already at dangerously high levels along Peppard Road and in Caversham.

4. Trees

All the trees on the site in question have TPOs put on them by Reading Borough Council. This is incorrect in the Wates proposal (appendix 2).

5. Appendix 6 - this short email from 2015 is the only evidence provided of any attempts to seek additional land for the golf course. It is hardly exhaustive.

6. Appendix 7 - the proposals put forward to enable the golf club to stay and thrive at Emmer Green were not considered seriously by the Board. The external analysis from Haslams and Jonathan Walton submitted are not objective as both benefit financially from the sale.

7. CA1B housing - the proposal for 130 houses (150 houses if the area of CA1B is increased and density level kept), even if limited to that, would still have a significant impact on the wellbeing of all residents. There are already limited school places and

doctors surgeries. Access to supermarkets is by car into Reading along the already congested roads. This proposal does not fit with RBC's strategy (2.26) to make Reading "better" improving health care, "connect" improving transport and access, nor "smart" improving education.

We would urge you to remove CA1B from the local plan and reject the proposed amendments. It makes a mockery of the local plan. It does not fit with RBC's policy to build housing on brownfield sites close to places of work. The infrastructure is just not in place for a significant development in Emmer Green. It does not prevent planning creep. It creates significant boundary issues with SODC. It is fundamentally dishonest in design and unworkable in practice.

Yours sincerely,

S Eden-Jones

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

From: [Jed Ellerby](#)
To: [Planning Policy](#)
Subject: Comments on Reading Golf Club Site
Date: 29 October 2018 15:00:09

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

Dear Sirs,

RE: READING GOLF CLUB SITE

I am strongly against the inclusion of site CA1b being included in the Reading Local Plan.

I don't believe CA1b can be delivered with its current wording as Reading Golf Club (RGC) do not wish to keep the club as a going concern. This is their choice, however the development of the CA1b site was only included in the Local Plan under the condition, clearly supported by the wording, that the RGC would continue in this location.

Things have moved on and we are now faced with the development of the whole course and an estimate of 700 houses.

The development of the RGC land is of such major importance to the area it is inappropriate at best to allow a piecemeal approach to gaining planning approval. CA1b should be removed from the plan and then RGC are free to consider and submit plans that can be properly considered and justified or otherwise.

RGC & Wates are manipulating the process and trying to make an acceptable case to change conditions placed on a site to allow for their long term, major development plans. I might add, motivated by huge gains in land value which will be distributed to members, rather than the need for 700 new homes in the area.

The reasons that limited development opportunities exist in North Reading have been well researched and documented in both the Reading Borough Council (RBC) Local Plan and elsewhere. Not least in the representations made to authorities by a very concerned community. To ignore these factors would be irresponsible and unjustified.

It is not acceptable to suggest the land should be built on just because RGC is not a going concern or otherwise. Or that this should preclude compliance with conditions or wording issued by the planning authorities. Totally irrelevant.

The community is reeling from the speed of change and their apparent impotence to influence something that will affect their area and lives in such a significant way.

I beg the Inspector and RBC to remove CA1b from the Local Plan. This will give time to enable a more sensible approach to what happens to the RGC and what the impact will be. Surely this is the most sensible and justifiable action available to you given the circumstances?

The following points have been identified by a local community group and I wholeheartedly agree and back each one of them:

- *Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.*
- *Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason CA1b should be removed from the Local Plan.*
- *The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.*
- *The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.*
- *The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.*
- *Section 1.3 of the Reading Golf Club submission states that ‘on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...’ However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.*
- *The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.*
- *The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park*

in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.

- *Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.*

- *No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!*

- *The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.*

- *There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.*

- *There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.*

- *The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.*

- *Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.*

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- *Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.*
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- *Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.*

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

From: [Gary Evans](#)
To: [Planning Policy](#)
Subject: Reading Golf Club submission CA1b Reading Draft Local Plan
Date: 08 November 2018 23:15:32

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

Dear Mr M Worringham

I would like to submit my comments to Reading Golf Clubs submission above and detail points below;

- Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.
- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
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- additional area shown on the map in appendix 2 and is therefore factually inaccurate.
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- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!
- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.
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multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.

- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.
- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position. Please see link regarding notes from RBC Council Meeting of 26th June 2018 <http://www.reading.gov.uk/media/8959/Item10---Caversham-Air-Quality-WEB/pdf/Item10 - Caversham Air Quality-WEB.pdf>
- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.
 - RGC could return the club to profit but are making no effort to do so and has been highlighted in their Treasurers Report issued in January 2018 that it could be returned to profitability. Copy available upon request.

Thank you for your kind consideration of these points.

Mr GD and Mrs JM Evans

From: [Helen Goodchild](#)
To: [Planning Policy](#)
Subject: Reading Golf Club
Date: 29 October 2018 14:14:27

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Thank you for Mark Worringham's e-mail. I would reiterate my previous comments regarding the proposed development by Wates. Even if they are restricted to the 130 development that will potentially mean another 260 cars (based on most larger family homes have 2 cars). I note on Wates' report that they are quoting 70 additional cars - I would be interested to see how they came up with that number as all "family houses" around our estate in Emmer Green have 2 and sometimes 3 cars when their kids grow up and are still at home. I'm sure if the Council did a short survey to this effect, it would back up this assumption - I would urge them to do this.

Traffic impact firstly will be on Kidmore End Road, with specific reference to the section that goes past terraced houses opposite the park which is effectively a single carriage, due to residents parking. Then you have to join the queue down the Peppard Road. If they go the other way towards Kidmore End, the road is effectively a single track road in places and through traffic would make a big impact on that quiet rural area. Can I ask if anyone from the Council or Wates has actually stood in Caversham centre for any length of time, not only at rush hour which is horrendous, but other times - the place is packed with cars. I also note in Wates' Report the potential for a Park and Ride - we aren't Lower Early. Also the mention of Car Clubs, although a sweet suggestion isn't realistically going to work as people like to use their own cars when they want.

If you then couple that with the proposed Gladman Development, which I know is in SODC area but will substantially impact Reading as most traffic will come that way. 275 houses so potentially 550 cars. Also if the second half of the Golf Course development goes ahead that is 700 houses so 1400 cars. People in Emmer Green won't be able to move for traffic as you can't get away from the fact that going into Reading you are funneling over 2 bridges.

The Wates report mentions Retirement and Affordable housing - realistically how many houses would there be in such a high priced housing area?

If the second phase of their proposed building goes head, where will the road come out to as, as you mention the course is landlocked? We have noticed survey markers on the cycle/bridleway route which comes from Highdown Hill through the golf course and up to Tanners Lane - we have been using this bridleway on our horses for decades and would certainly protest against it being taken away.

The environmental impact, in addition to the additional traffic, noise and light pollution would be awful and would devastate this rural area. I would be interested to know what the Council's guidelines/planning rules are and how they are applied to different scenarios. As mentioned previously, our tennis Club, Caversham Lawn Tennis, has been applying for flood lights on 2 courts for the last 10-15 years and have always been rejected because of the objections of a handful of neighbours. These lights would have been low level and only on for a certain period of time. How is it that the Council can continually reject this which would only be a small amount of light pollution and consider granting planning to 700 houses where the environmental impact would be dreadful and a whole community

has complained.

I have a friend who is a member of the golf club and they have said that the members will get a 6 figure payout when the second phase is agreed so this would imply that this is definitely on the cards. They also mentioned that SODC are extremely keen for this to go ahead. There are also rumours that the Council have or will receive an incentive if planning is agreed. I would be interested to understand that point more specifically with regard to the Bribery Laws.

I understand that this is a very controversial and emotional topic but would ask that the Council think of the existing residents of Emmer Green, whom they represent, and put their interests to the forefront. There must be other, none rural/green sites, that could be developed in preference to this lovely piece of land. Both Wates, the Golf Club and its members will benefit financially from this so are obviously keen to do this. I urge the Council to stand up for the existing residents of Emmer Green.

Thank you
Helen Goodchild

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

From: [Andrea](#)
To: [Planning Policy](#)
Subject: Reading Golf Club(RGC) — Issue 13 — CA1b
Date: 08 November 2018 16:32:28

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

08 November 2018

Planning Policy Team Leader
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Mr. Worringham

Reading Golf Club(RGC) — Issue 13 — CA1b
Comments and objections following the Government Inspector review of the Draft Local Plan (DLP)

I am writing to you to object to the inclusion of CA1b in the DLP. For the reasons detailed below CA1b should be removed from the Draft Local Plan before it is adopted by the Council. The oral and written submissions made by RGC/Wates should be ignored.

It is clear that RGC cannot comply with the terms set out by the Council and originally agreed by RGC for delivery of CA1b in order to maintain a viable sports facility in Emmer Green. They cannot provide land for two new holes nor an equivalent replacement clubhouse on the land designated CA1b. For these reasons alone RGC confirm and I would state that CA1b is not deliverable and therefore CA1b should be removed from the Local Plan.

Any modifications to CA1b can only be accepted as part of a full and complete disclosure of RGC/Wates plans for the whole of RGC land. This can only be properly carried out with full resident and community consultation through the Local Plan Process. For this reason CA1b should be removed from the current DLP before adoption. The Council should encourage RGC/Wates to act in a responsible manner and adhere to the correct channels and processes as clearly defined by RBC.

I do not agree that RGC/Wates should have been allowed to make an oral or written submission to the Inspector. This was requested at the very last minute although RGC/Wates knew they could not deliver CA1b well in advance. Neither has been subject to a proper community consultation process. For this reason alone the content of the document submitted by RGC/Wates should be ignored.

The 83 page document provided by RGC/Wates suggests a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which, if allowed, would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses. Clearly this is a substantial and material change in the definition of CA1b which has not been subject to full and proper consultation. For this reason the submitted document should be ignored and CA1b should be removed from the Local Plan.

The original definition of CA1b in the DLP stated that a replacement clubhouse would be built in the area identified in CA1b. However Section 2.13 of the Reading Golf Club submission identifies land for a

replacement clubhouse on land in the jurisdiction of SODC and would be accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a very narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. Furthermore, neither RGC/Wates nor RBC can guarantee any form of planning permission for such a development within SODC. As a material and defined requirement for the delivery of CA1b which is clearly not deliverable the revised submission should be rejected in total and CA1b should be removed from the DLP.

There is no rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable nor deliverable then CA1b should be removed from the Local Plan.

A tree preservation order exists for all trees on all golf club land within Reading Borough Council and yet the plan put forward by WATES requires removal of many protected trees. Indeed the plans shown in Appendix 2 wilfully misrepresent the current TPO that is in place. It must be noted and reinforced that ALL trees of ALL species and sizes are protected by the TPO. This is a further example of the developer attempting to distort the facts and establish by stealth a different status which suits their development plans. No credence should be given to their oral or written submissions and CA1b should be removed from the DLP.

I believe that the RBC/Wates are deliberately contravening many aspects of Planning Policies RL6, OU1, EN8 and EN9 and for this reason CA1b should be removed from the Local Plan.

In summary there are many justified reasons, some of which are stated above for the removal of CA1b from the Reading Local Plan. Please remove CA1b from the Local Plan before adoption.

Yours sincerely

Andrea Grashoff

Cllr Clare Grashoff

Louise Gibbons BA(Hons) MRTPI
The Planning Inspectorate

Tel:
Email:

**Conservative Councillor
Peppard Ward**

My Ref: cg/aw
Date: 8 November 2018

Dear Mrs Gibbons

RE: CA1b Reading Golf Club

It is my submission that allowing the Golf Club to alter the wording of and increase the area within CA1b is wholly inappropriate. It has been made abundantly clear, both in the Golf Club's submission and in statements sent out by the Board of the Club to its members that the long term goal is to sell off all the Golf Club land for development and so CA1b as a stand-alone allocation with a continuing sports facility on the rest of the site is not deliverable.

The Golf Club has been very lucky to get such a tremendous amount of leeway in the presentation of this 83 page document. Not only was their submission to the Inspector requested at a very late stage but they then produced a huge document covering a broader subject area than was their brief, within which they asked to not only change the wording of CA1b but to increase the area within CA1b. Despite saying in point 1.9 of their submission that *'the future of land outside of the allocation cannot and should not be controlled at this stage; it is for separate and detailed discussion'*, they nevertheless feel compelled to talk about the wider use of the land and justify future plans to develop across the whole of the course in point 4.3. It is felt strongly within the community that the Golf Club has been given a considerable advantage by allowing them to operate outside of the stated guidelines. However as they have gone ahead and done this I feel that it is vital to address broader areas of concern for the community too.

In June, I, as Councillor for Peppard Ward, Matt Rodda, MP for Reading East and Tony Page, Deputy Leader of Reading Borough Council, had a meeting with the then Housing Minister Dominic Raab, in which we specifically addressed the problems inherent in large scale development on the northern border between the Borough of Reading and South Oxfordshire District Council. The nature of the streets through Emmer Green and Caversham are narrow and constricted by residential dwellings. There are currently no further opportunities for improving transport infrastructure in this area, schools are forecast to be at capacity or over-subscribed for the foreseeable future and healthcare provision is fit to burst, following the recent closure of one of our surgeries, resulting in the displacement of 3000 patients. As a result only a very limited housing allocation was included in the Draft Local Plan for this area. Despite this, land

speculators, Gladman Developments, have been recently trying to exploit South Oxfordshire's lack of a Local Plan and its proximity to the bustling town of Reading by seeking outline planning permission for 245 houses right on the boundary of Emmer Green. They were turned down by South Oxfordshire District Council's Planning Committee and have recently been to appeal for which we are currently awaiting an outcome. Having spoken to senior officers and Councillors there is a very real concern within Reading Borough Council and the surrounding rural parishes that any development on the boundary between Reading and South Oxfordshire District Council will set a dangerous planning precedent which would make it very difficult to refuse permission to other speculators and as a result the opportunity to develop on huge swathes of South Oxfordshire District Council green land across the northern border of Reading would become a very real and worrying possibility. In their objection to the Gladman's site Reading Borough Council wrote:

'A number [of landowners within South Oxfordshire District Council] have also recently sought to promote their sites through the Reading Local Plan, presumably on the basis that Reading would put pressure on South Oxfordshire to allocate their sites in order to satisfy identified need for housing that cannot be accommodated within the Borough. [...] If this appeal is upheld there is now concern that it could set a precedent for the development of several more sites which are currently being promoted adjacent to the boundaries with Reading Borough.'

Uncontrolled urban sprawl in this area will absolutely go against South Oxfordshire District Council's spatial strategy and the Government's preference for a plan-led system and cause a huge headache for Reading whose infrastructure can barely cope with existing demand. Reading Borough Council goes on to say that:

'...the transport and other infrastructure constraints in the northern part of the Borough have long been seen as a significant constraint to significant new development north of the River Thames. Access across the River Thames within Reading is restricted to two, single lane bridge crossings which operate at full capacity at peak travel times.'

Whilst, in their submission, the Golf Club spend a lot of time emphasising the sporting and community friendly golfing facility which they would leave behind following a successful relocation, it is important to note that this is not what the shareholders of the Club voted for at the recent General Meeting in September 2018. It has been made clear in several statements sent out to the membership that the long term plan is to sell off the land for development which will, it is hoped, result in a six figure sum being distributed to each member. So focused has the Board of the Club been on securing a vote to sell the land and relocate that at no point has the danger of cross boundary development been discussed with members and so those people, mentioned by Reading Golf Club in their submission who are part of the community of Emmer Green, could well be completely unaware of the potentially huge impact that their vote might have on their community. Had the full implications been disclosed I wonder whether some may have voted differently.

The ramifications of the members' ballot should not be swept under the carpet in the hope that the community and the Authorities will forget about it and accept the short term promise of a 9-hole golf course and a family friendly adventure golf offering. These measures can only be a thinly veiled, temporary attempt to satisfy the conditions of CA1b and show Sport England that they are trying to maintain some sort of sporting facility on the course. However, the Club is mandated to offer up the rest of the course at the next call for land, if not before, in the hope that it can be developed on, thus securing the 6 figure financial incentive that was dangled in front of members in order to get the vote that the Board wanted.

It is interesting to note that Reading Borough Council's own policy RL6 pertaining to the protection of leisure facilities says that *'there is a strong presumption in favour of retaining leisure facilities [...] where they are the only facility of their type in a district, major local or local centre.'* Whilst England Golf may feel that the golf offering outside of Reading is adequate to fulfil the function of the facility there is nevertheless a strong argument that there are no other urban courses in this area which are so close to where people live thus reducing the need for many members to travel. The policy also states that *'evidence to show that there is no need for the facility [...] will need to be based on clear, long-term issues and trends rather than short-term economic circumstances or lack of viability due to poor mismanagement.'*

The Golf Club's submission makes much of the unsustainable economic situation in which it finds itself, however it is the assertion of some members of the Club that a number of strategic errors have been made, such as bringing the pro shop and the catering in-house, that have cost the Club significant sums of money and have resulted in large losses. Clearly continuing in this vain would be unsustainable however with a clear business vision and a plan in place there is no reason why this situation could not be turned around. It is also asserted by members who are professionals in a wide range of areas of industry, including the golf industry, marketing and accountancy that the Club is indeed being mismanaged and that over the past 18 months the Board have run the Club into the ground, presumably in the hope that this will help to convince members that the plan to sell up and move on is the best option for the survival of the Club. In drawing a comparison with business it is interesting to note that whereas the shareholders of a company may well be holding the leadership to account and attempting to force a change in performance, the shareholders here seem happy not only to let their Board run their Club into the ground but also to put them in charge of a huge and complicated sale and relocation project and allow them to carry on their poor management practices elsewhere. I wonder whether the promise of a 6 figure sum has helped smooth the path.

I would like to briefly address the arguments made in point 4 of the Golf Club's submission which specifically target the written representation made by Sigi and Trevor Teer. The Teers are residents within my Ward and have been in frequent contact with me. They have done a huge amount of work to find out about how the planning process works and have engaged with both Reading Borough Council and South Oxfordshire District Council to keep themselves informed and furnished with as many facts as they can regarding the Golf Club land. It seems totally inappropriate that Mr Walton should name them specifically in this document however having done that and having been given the right to reply to the Teers' concerns I hope that the Inspector will allow me to in turn query some of the assertions made in this section of the submission:

- While there is golf in Emmer Green the Club will provide a clubhouse, however, as we have seen the future of golf in Emmer Green is uncertain to say the least and the provision of a clubhouse can only be temporary. This does not fulfil the original spirit of the wording within CA1b which clearly envisaged a modern and improved clubhouse equipped to provide facilities for an 18-hole golf course on the site.
- How will the Golf Club provide community infrastructure in line with the wording of the allocation? There is no mention of healthcare provision in the Golf Club's submission which is a condition clearly stated in the allocation wording. It is the understanding of residents who have spoken to the local GP surgery that they are at full capacity following the closure of Priory Avenue Surgery and they would not be looking to move to a new location. Nor would they be in a position to expand due to the current difficulties in recruiting practice staff and extra GP's.
- There is a presumption by the Golf Club that because the land is privately owned it provides no current benefit to the community, however that is not the feeling of members of the community who have a great deal of affection for the beauty of the course, the biodiversity

that it brings to Emmer Green, the pristine land that provides such a vital green lung in an otherwise clogged up, congested area of Reading, the opportunities for walking and enjoying some peace and tranquillity. A development on this land of 700 houses would change the entire dynamic of area which would certainly not be to the benefit of the community.

- I would be interested to see the proposed access and highways enhancements talked about. The access to the site is off Kidmore End Road which is currently a small, residential road which, due to residents' parking needs, ends up being single track in some places. Twice a day the area is swarmed with parents and children going to and from Emmer Green Primary and Highdown Secondary schools on foot and by bike. Currently many children are able to get to school unaccompanied as the road is reasonably safe, however a larger development in this area will make the road much busier and more dangerous. It would be a tragedy for the community if the result of such a development here had a deleterious effect on the quality of the lives of current residents who are doing their best to use safe and sustainable forms of transport in order to go about their daily lives.
- Park and ride schemes work best in areas where it is possible to expedite trips into town centres via dedicated bus lanes. It is not possible to provide bus lanes in Caversham and Emmer Green. In direct contrast Reading Borough Council are working very hard to provide bus lanes in the South and East of Reading specifically with the aim of getting people into town quicker and so enticing them out of their cars. In addition to these infrastructure improvements there will also be a new train station at Green Park to the South of Reading which it is hoped will provide residents with yet another method of sustainable and speedy transport. It is because of these enhancements that Reading Borough Council has concentrated its housing allocations in these areas and not to the North of the river. To say that park and ride schemes do not require bus lanes is disingenuous to say the least. No, bus lanes may not be a requirement but they would make the scheme much more attractive to users and the take up would be far greater meaning that congestion would hopefully be vastly reduced. Without the facility to get buses into town more quickly inevitably buses end up sitting in the same traffic as cars. If passengers have to sit in traffic anyway then many of them would prefer to sit in their own cars and take the fastest routes possible into or through town rather than sit on a bus that might not get them to where they ultimately need to be. Referring once again to Reading Borough Council's submission against the Gladmans site on the border of Emmer Green they write, *'while there is a strategy to provide park and ride sites in the north of Reading, the benefits of any modal shift will not improve highway capacity. There is no available road space.'*
- It is true to say that allocation CA1b is close to the 23 & 24 bus stops on Kidmore End Road. However, it should be noted that due to lack of passenger take up in Emmer Green our buses have recently been cut. This is perhaps indicative of the mind-set of residents who are fed up of taking circuitous routes around Emmer Green in order to get to town and sitting in great volumes of traffic while doing it. A bigger problem, however, is that as you get further along the golf course you get further and further away from access to public transport until you get to rural South Oxfordshire where residents would have little choice but to rely on their cars. A park and ride would be of little use to these residents who would have to navigate out of the development and drive out of Emmer Green in order to park and get the bus into town.
- The issues of air quality in Caversham and Emmer Green should not be underestimated. Our neighbourhood, environmental action group (Caversham Globe) has been doing their own diffusion tube studies and have been finding worryingly high volumes of NO² on our busiest roads. The worst results have consistently come from the bottom of Peppard Road which is the main road out of and into Emmer Green from Reading. The results do not show an annual average for NO², however 3 out of 3 tests taken over 2-week periods during the past year have shown results significantly over 40 micrograms per cubic metre which is the EU legal limit:

- March 2018 - 54 mg/ cubic metre
 - July 2018 - 71 mg/cubic metre
 - Sept 2018 - 48.5 mg/cubic metre
- Residents of Emmer Green already often struggle to get their children into Reading Borough schools and frequently have to turn to South Oxfordshire District Council to provide accessible alternatives. Driving out to Sonning Common is not an ideal solution, especially in terms of sustainability but it is a practical solution when faced with the proposition of trying to get your children to school on the other side of Reading. To my knowledge, while Wates have talked about giving land to the local primary school for expansion, no one has actually asked the school if they want to expand and as an autonomous body they are not obliged to do so.
 - During a conversation with Mr Walton he alluded to the fact that Reading Borough Council are short of their full housing allocation up to 2036 by 644 houses. It was his assertion, therefore, that development across the entire golf course would be to the benefit of the Council. It is interesting to see Reading Borough Council's final word on cross boundary development in their objection to the Gladmans site. They write, '*neither Reading Borough Council nor South Oxfordshire District Council see the area north of Reading as a possible preferred location for accommodating the future unmet development needs of Reading.*' Indeed they assert that such development should be resisted.

In conclusion, having read the Golf Club's submission it is my opinion that CA1b cannot be delivered in the spirit in which the original allocation was intended by Reading Borough Council and it should therefore be removed from the Local Plan. It is not enough to say that a sporting facility will be preserved on the course when it is public knowledge that this is not the long term strategy of the Club. This is phase 1 of a much larger development that will have far reaching implications on the future sustainability of Emmer Green as a community. The roads cannot cope with the increase in congestion, the schools are full and healthcare is stretched to capacity. While the Club may wish to deal with CA1b in isolation their written submission does not do this and it is indeed a very difficult thing to do given the wider context. I accept that I have gone beyond the remit of talking exclusively about the allocation however I feel that it is entirely appropriate to do so given the complexities of the site and the very serious ramifications for the community that may come about as a result of CA1b being left in the Local Plan and subsequently being granted planning permission. My last word is on behalf of the members of my community who have very strong feelings about such a development going ahead but who have not had the time to invest in understanding the intricacies of strategic planning and the process which Reading is currently going through in order to ratify its Local Plan. Whilst some of the objections that the Inspector receives from my residents may not necessarily be technically accurate with regard to the planning process I, nevertheless, hope that the spirit and passion with which they express their very real concerns is given due weight when considering the appropriateness and deliverability of CA1b in the Local Plan.

Yours sincerely

Clare Grashoff
Councillor, Peppard Ward

From: [Greg Grashoff](#)
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Reading Golf Club site
Date: 08 November 2018 13:32:13

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Greg Grashoff

01 November 2018

Planning Policy Team Leader
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Mr. Worringham

Reading Golf Club — Issue 13 — CA1b

Comments and objections following the Government Inspector review of the Draft Local Plan (DLP)

I am writing to you again to object to the inclusion of CA1b in the DLP. For the many reasons detailed below CA1b should be removed from the Draft Local Plan before it is adopted by the Council. The oral and written submissions made by RGC/Wates should be ignored.

It is clear that Reading Golf Club (RGC) cannot comply with the terms set out by the Council and originally agreed by RGC for delivery of CA1b in order to maintain a viable sports facility in Emmer Green. They cannot provide land for two new holes nor an equivalent replacement clubhouse on the land designated CA1b. For these reasons alone RGC confirm and I would state that CA1b is not deliverable and therefore CA1b should be removed from the Local Plan.

Any modifications to CA1b can only be accepted as part of a full and complete disclosure of RGC/Wates plans for the whole of RGC land. This can only be properly carried out with full resident and community consultation through the Local Plan Process. For this reason CA1b should be removed from the current DLP before adoption. The Council should encourage RGC/Wates to act in a responsible manner and adhere to the correct channels and processes as clearly defined by RBC.

Turning to the conduct of the examination the Local Plan:

I am astounded that permission was granted for RGC/Wates to circumvent the well publicised consultation process for the Local Plan. The Planning Inspectorate document, Procedure for the Examination of Local Plans, June 2016 (4th Edition V.1) states:

“3.11. The right to appear and be heard is limited to those persons defined in section 20 (6) of the PCPA i.e. any person(s) that has made representations seeking a change to the plan.”

Neither RGC nor Wates made any such representation. Therefore their submission at the hearing and any subsequent documentation provided should be ignored.

RGC have carefully orchestrated their communications to all parties to bias and influence opinion in their favour. For example, RGC demanding a hearing on 1st October, 4 days before the Inspectors review of CA1b in the Local Plan was outrageous. I am frankly extremely surprised and disappointed that the Inspector allowed RGC and the developer, Wates, to be present and make representation at the meeting. Let's be clear, there was a well publicised process, clearly set out by the Council for comment on the Local Plan. Despite submitting land, CA1b, for the Local Plan, RGC made no effort

to comply with these guidelines, this failure to follow due process must make all RGC/Wates submissions orally and written, to the examination of the DLP invalid, all their submissions should be ignored.

It would appear that the developer was afforded preferential treatment over all other parties. No other person or representative body was invited or allowed to make last minute representation. This significantly distorts the democratic process associated with the Inspection of the Local Plan. As this primarily affects CA1b, this should be removed from the Local Plan as it has not been afforded a complete and proper consultation process.

Responses at the hearing for the examination of the DLP were requested to focus on CA1b, but it has to be seen in the context of RGC/Wates desire to see planning consent given for the whole golf course. All the presentation material and documentation provided by RGC/Wates is orientated to deliver development on the whole of the Golf Club land. Any modification to CA1b cannot be allowed. They clearly seek to submit parcels of land for development, spread over a period of time. Incorporation of the original CA1b to the Local plan would imply tacit acceptance of approval for development for 700 houses on the whole Golf Course without proper and full consultation with Reading residents. For this reason CA1b should be removed from the Local Plan.

The actual Inspection process has discriminated against local residents in Emmer Green, Caversham and Reading by denying them the opportunity to comment on the full information provided by Wates and RGC, through the well documented, proper consultation process.

Turning to the written submission made by RGC/Wates subsequent to the examination of the DLP on 4th October 2018:

I do not agree that RGC/Wates should have been allowed to make a written submission, which again has not been subject to a proper community consultation process. For this reason alone the content of the document submitted by RGC/Wates should be ignored. Further, the document is littered with factually incorrect and deliberately misleading information and facts. For example, Section 1.3 of the document suggests alternative wording for CA1b. The final sentence specifies the size of CA1b as 3.75 ha. Elsewhere and not made explicit in the text, the area is revised up to 4.3 ha. This is significant, misleading and a material change. The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinised by Reading Borough Council nor been subject to proper consultation to establish its acceptability, soundness, deliverability nor sustainability.

There is a false promise in the 83 page document to 'gift' facilities to the community. This would of course only be temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of Wates/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from Wates/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.

Section 1.3 of the RGC/Wates submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. For this reason the submitted document should be ignored and CA1b should be removed from the Local Plan.

The 83 page document provides a "new plan" for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses. Clearly this is a substantial and material change in the definition of CA1b which has not been subject to full and proper consultation. For this reason the submitted document should be ignored and CA1b should be removed from the Local Plan.

The original definition of CA1b in the DLP stated that a replacement clubhouse would be built in the area identified in CA1b. However Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse on land in the jurisdiction of SODC and would be accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. Furthermore, neither RGC/Wates nor RBC can guarantee any form of planning permission for such a development within SODC. As a material and defined requirement for the delivery of CA1b which is clearly not

deliverable the revised submission should be rejected in total and CA1b should be removed from the DLP.

There is no rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable nor deliverable then CA1b should be removed from the Local Plan.

The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper consideration through the full planning procedure as applied by RBC and SODC for this cross-border development. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. Furthermore, this would represent a major cross-border development in an area where president would generate many more cross-border or on-border developments. It is well established that green space should separate established developments and remote and peripheral development should not be permitted. Such a development of 700 houses would clearly violate this principle.

A tree preservation order exist for all trees on all land within Reading Borough Council and yet the plan put forward by WATES requires removal of many protected trees. Indeed the plans shown in Appendix 2 wilfully misrepresent the current TPO that is in place. It must be noted and reinforced that ALL trees of ALL species and sizes are protected by the TPO. This is a further example of the developer attempting to distort the facts and establish by stealth a different status which suits their development plans. No credence should be given to their oral or written submissions and CA1b should be removed from the DLP.

Financial Considerations

I further believe that the deliberate actions of the club have been designed to put the club into a poor financial position where the only viable alternative 'seems' to be to sell for development. Decisions to insource the professional shop and catering alone has cost the club approx. £120k per annum making a significant negative impact on the accounts in 2017 and 2018. The decision taken in 2018 to close shareholding membership will have had an adverse impact on revenue. RGC spend nothing on advertising or marketing to promote the club and facilities. How disingenuous and misleading for RGC to say they are in financial difficulties when they have made no effort to obtain new members or making any effort to attract people from the community to use the facilities? To further exacerbate their apparent financial difficulties RGC claim there are a number of capital items that need investment funds. Many members dispute the proposed spend for these 'requirements' - they are mostly unnecessary and estimates for rectification have been highly inflated. I believe that deliberately running down a facility with the intention of selling land for development is against the spirit and ethos of RBC and against many aspects of Planning Policy RL6, OU1, EN8 and EN9.

Please remove CA1b from the Local Plan before adoption.

Yours sincerely

Gregory Grashoff

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From: [Sam Grashoff](#)
To: [Worringham, Mark](#)
Subject: Reading Golf Club
Date: 09 November 2018 18:09:25

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

Dear Mark,

My request of the Inspector is that CA1B is removed from the plan as it is clearly undeliverable when compared against the draft local plan which was consulted upon. As you will know this included the requirement for two new holes and a new, equivalent or better clubhouse (onCA1b) to be provided to maintain the sports facility. Reading Golf Club have said this is not deliverable and hence I see no reason to keep it in the draft local plan – to do so would be to effectively make a mockery of the consultation on the plan and any requirement for a scheme to be deliverable.

On the point of the Reading Golf Club document; I wish to firstly raise, in the strongest possible terms, the inequality in treatment between local residents and Reading Golf Club. Reading Golf Club adhered to none of the guidelines or timescales in relation to the Inspectors hearing yet were still allowed to both present and send out a frankly absurd 83 page document (sales pitch) detailing their interim plan which goes against their EGM vote to sell the entire course for development. I believe no consideration for changing CA1B should be given, other than its complete removal, otherwise the local plan has not gone through any community engagement which I believe would not be acceptable.

My original objection was sent into the planning team at Reading Borough Council late – this was absolutely my error and I accepted that my objection may not be taken into account. However to see Reading Golf club breeze through the process and be allowed to do whatever they want makes me incredibly concerned about what is happening and why there is such a level of inequality being seen between local residents and the Golf Club. No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late submissions were not placed in full before the Inspector, only a composite summary - why are the local residents being discriminated against in this process?

I can see no appropriate, valid or fair reason why any late representation by RGC/Wates should be considered in any way and doing so would surely set a precedent that any land owner could behave in such a poorly planned way, effectively changing the entire plan that has been consulted on for many months, at the last minute; effectively hoodwinking/lying to local residents about their real plan. In essence this is still what Reading golf club are doing as their most recent document is about adventure golf and retaining some facility (albeit not what was requested by RBC in the local plan) and the vote of the members was very very very clearly to sell and develop the entire club; either the golf club are lying to members by not adhering to their vote or they are lying to me and you to try and ram through the first phase of what will be a large multi phased scale development project which would undoubtedly destroy Emmer Green. The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.

The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan (which I would find shocking to an absolute extreme) then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start. I also note that the proposed exit from the proposed development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road – a road which my family walk along every day

to take the children to and from school.

Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time. Retaining CA1B in the local plan is effectively a signal that wide ranging and unsustainable development is acceptable – I do not think anyone believes this should be allowed and this should be demonstrably shown by removing CA1B from the plan. There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.

The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses. I would be interested to know if this is incompetence on behalf of the people representing the Golf Club or an entirely unacceptable and frankly appalling effort by Reading Golf Club to subvert the local plan process for their own greed and personal financial benefit. I further note that the site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate – is this further incompetence or further misrepresentation of their intentions?

I further believe that the actions of the club have been designed to put the club into a position where the only viable alternative ‘seems’ to be to sell for development. Decisions to insource the pro shop and the catering cost the club £120k on their own I believe. The decision to close shareholding membership will have had an adverse impact on revenue. Having looked at the accounts I can see no spend on advertising at all. A local club in the position Reading Golf Club is in should be thriving – why have they not advertised at all? When I was a Junior member there was a waiting list to become a member.- a waiting list to join! The fact that this was still not the case was news to me – how can the club say they are in financial difficulties when they have made no effort at obtaining new members or expanding the offer available in any way at all? No coffee offering which allows the local community to come and spend money? No sports facility or swimming pool for members (or even new members who want a sports offering...). No dining or catering available for the fairly well off local community – which could have become a huge income source. Nothing. Nothing at all. The question I keep asking myself it why..... I was under the impression that running a club into the ground to try and succeed in securing development was against RBC Planning Policies?

I was a Junior and then an intermediate member at this club. I then returned to the area and became full member for a number of years. However such was the outdated and poorly thought out member proposition that I had to leave –the only time I could have a friendly round of golf with my friend was at 6am on a Saturday morning. The old boys wanted the club the way they wanted it -the same people playing at the same times every weekend. There was no advancement in thinking. I can think of no other company that would accept this and when companies fail the shareholders usually look to poor leadership and management. You permitted the Golf Club 83 pages of self-indulgent, claptrap which did nothing other than try to paint a picture of ‘giving’ land to the community and a general sense of ‘oh it won’t be too bad’. This in my opinion is a lie. The membership have quite clearly voted to develop the entire golf course. There will be no community if this is allowed to continue. The Golf Club need to accept that they have no lead their club well; however the local community should not be the victims of this and the shareholders of the club should not be the beneficiaries of this.

Such is the issue of traffic problems in the area that I cycle to Reading station, get the train and then cycle again to get to work. I do this on the way home again. On the occasions I do have to drive it can take me as long to do the last 4 miles of my journey – having to cross the river to the North in either Reading or Sonning, as it does to do the first 22 miles which involves the busiest sections of M4 and M25. This is not acceptable and cannot be allowed to get worse. Pollution is also a major concern and having another few thousand cars trying to cross the bridge but spending most of their time idling will only exacerbate an already unacceptable level of pollution in this area.

I will not lower myself to the approach of the Golf Club - ramming various spurious internet articles into an 83 page document to make my case. However I would sincerely like someone to consider the

objections of the local community – not all of which have been allowed to be heard due to the behaviour of Reading Golf Club in the local plan process. Please do not allow their approach to be the acceptable way of engaging in such an important process which affects the lives of thousands of people.

Allowing CA1B would be the start of development of the entire club which would destroy this area of Reading and would be a hugely irresponsible.

Reading Golf Club have voted to sell the entire land for development and appointed Wates to do it. This is what we should be discussing!! Yet here we are making members of the public like me, who have full time jobs and commitments, have to read 83 pages of nonsense put together to try and get a small number of people rich by destroying my community. I am frankly astonished that they were allowed to do any of this. Please don't let them use the local plan process to do this to us. It would be an enormous disservice to the process and to the community.

CA1B must be removed from the plan as it is not deliverable. That is the simple fact.

thank you

sam

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From: [Bernard & Haydee Hagger](#)
To: [Planning Policy](#)
Subject: THE PROPOSED HOUSING DEVELOPMENT ON READING GOLF CLUB LAND
Date: 06 November 2018 19:16:05

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

I am not in favour of the planned development, as I feel that it is too substantial to fit into the surrounding location.

- The road infrastructure in the area is becoming congested especially in the rush hour. With a substantial increase in traffic on Peppard road recently. Getting into reading in the rush hour is already problematic.
- It will change the whole character of the area.
- The schools and medical facilities could not cope and there is little room for expansion, except on the golf course.

Yours faithfully

Bernard and Haydee Hagger

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Opposition to Proposed Housing Development on the Reading Golf Club Land (Issue 13 CA1b.A)

By

Dr Geoffrey R Harmer

Dated 5 November 2018.

Firstly: At the hearing, Reading Golf Club did not obey the guidelines for making a representation at the hearing and therefore their submission should not be valid.

Primarily, the current government regulation for house building in the UK is that ideally brownfield sites should be used, not open space. Categorically Reading Golf Club is not a brownfield site and RBC should be formally blocking it as our Reading East MP (Matt Rodda) has made clear. There are plenty of brownfield sites in the RBC zone.

The 83 page document provided by Reading Golf Club covers an area greater than that identified in CA1b. That should therefore be rejected as it has not been assessed by Reading Borough Council.

Even more worrying to local people in Emmer Green and Caversham is the fact that the 83 page document covers a plan significantly different and larger than the original plan submitted. It covers 15% greater land area than originally submitted and house numbers have been increased towards 150 houses. Note that the site area at the end of paragraph 1.3 in Reading Golf Club is factually inaccurate since the report does not include the additional area shown on the map in Appendix 2.

The other major concern of those who live in Emmer Green and Caversham is that The Reading Golf Club location is on an extremely narrow road (Kidmore End Road) and anyone buying a house on the RGC site will need to drive along the whole of Kidmore End Road which is full of parked cars 50-100 yards in length at the Emmer Green end meaning only one driving direction is possible at a time.

The statement about buses is very poor since more and more of the buses now have very infrequent times (like 30 minutes gaps) and parents taking children to school will be mainly going by car and travelling to work will be almost totally by cars from such a rural area. The major travel direction for most people who decided to live at Reading Golf Club site new-housing would be into or through Caversham.

RBC measures traffic in Caversham and I can assure you that on Mon-Fri of weeks outside half-term for schools, the traffic in Caversham is a total standstill from about 7:30-9:30 a.m. each day. My wife and I walk 1.5 km into Caversham at 9:00 and traffic on Peppard Road is at a standstill from the hill on Peppard Road to the traffic lights on the junction of Prospect St, Henley Road and Peppard Road. At that time period, the traffic on Prospect St is always totally full and crawling in both directions and Caversham centre's Church Road is at a crawl, too. It often takes 10-15 minutes to drive the length of Prospect St. In addition the traffic queues from Caversham Heights are equally crawling at similar times. The fundamental issue is that the only way to cross the River Thames in the Reading and M4 directions involves Caversham areas. The nitrogen oxide in Caversham is now at a high level because of the mostly engine-on cars, vans and trucks and everyone understands this is a danger to young children. It is true that modern cars have auto-switch-off for the engine when not moving, but

many people override that by touching a button because keep starting every 30 seconds or so damages the engine and battery.

End

From: [Sam Harmer](#)
To: [Planning Policy](#)
Subject: Response to Reading Borough Local Plan - Reading Golf Club site
Date: 08 November 2018 23:30:31

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

Dear Sir,

I would like to again state my objection to any development on the Reading Golf Course site being designated for development in the Local Plan as any development will impact Emmer Green and the wider vicinity of Caversham and Reading by the growth in population and vehicles it is likely to create. It will impact all services, particularly travel in an area already struggling to cope with congestion, health in which services are already full at GP level and combined with the congested roads will make access to emergency services even more difficult. It will impact health outcomes for all. The roads local to the site and any providing access are likely to become even more dangerous and overwhelmed. The majority of people working, whether they work within Reading or not, travel its roads and use its services. Without a third bridge any development north of the river will be a disaster. Please note I would also like to state my objection to the development being designated for development in the South Oxfordshire Local Plan on the same grounds as this will also impact Emmer Green and the wider vicinity of Caversham and Reading.

Therefore, I strongly believe any development on the Reading Golf Course should be REFUSED.

Your sincerely

Sam Harmer

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Historic England

Planning Policy Team
Reading Borough Council
Civic Offices
Bridge Street
Reading, RG1 2LU

Our ref: HD/P6038

Your ref:

Telephone

Fax

5th November 2018

Dear Mr Worringham,

Reading Borough Local Plan - Reading Golf Club site

Thank you for your e-mail of 18th October advising Historic England of the alternative wording for Policy CA1b proposed by Reading Golf Club & Wates Homes.

When commenting on this policy at the Regulation 19 Pre-Submission stage, we welcomed the requirement in the policy for development to take account of potential archaeological significance, as part of the positive strategy for the conservation and enjoyment of, and clear strategy for enhancing, the historic environment as required by paragraphs 126 and 157 of the National Planning Policy Framework.

We are pleased to note that the modified wording suggested by the Golf Club and Wates retains this requirement. We have no other comments on the proposed modified wording.

We hope this is helpful.

Thank you again for consulting Historic England.

Yours sincerely,

Martin Small Principal Adviser, Historic Environment Planning
(Bucks, Berks, Oxfordshire, Hampshire, IoW, South Downs NP and Chichester)



Historic England, Eastgate Court, 195-205 High Street, Guildford GU1 3EH

Telephone 01483 25 2020 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



From: [TandJ Holland](#)
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Reading Golf Club Site
Date: 04 November 2018 14:41:46

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

I am writing in relation to the additional information provided by Wates and Reading Golf Club (together "RGC") in connection with the inclusion in the Local Plan of part of Reading Golf Course. I do not believe the proposal in the Local Plan, which depends on providing new clubhouse and additional holes to replace those lost to the potential development, should be removed and replaced as proposed by RGC.

Reading Golf Club is an asset to the whole community of Reading and should not be lost. Unlike many golf courses, it has the very real benefit to Reading as a whole of being readily accessible to a large proportion of the population by regular and good public transport. To effectively deny many people access to such a good facility would be short sighted and wrong. This would be the effect of agreeing to the revised proposals of RGC and removing the requirement to replace the clubhouse and lost holes.

The revised proposals submitted by RGC include significant changes to those originally put forward. In addition to the removal of the requirement to relocate the clubhouse and holes, the boundaries of the development site are extended to the north and south, making the whole development bigger. This should be rejected as it has not been properly considered.

There were good reasons to for the inclusion of the wording and conditions in the current Local Plan and if they cannot be met then the whole proposal should be removed altogether.

If the revised proposal of RGC is permitted and the clubhouse and holes lost then it must be expected that it will ultimately lead to developers seeking to develop the whole of the golf course piece by piece. The impact on the local community would be extremely detrimental. Such a "Trojan Horse" should not be countenanced.

Regards
Tony Holland

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From: [Bethan Howard](#)
To: [Planning Policy](#)
Cc: [Bethan Howard](#)
Subject: Objection to Reading Golf Club land being included in Draft Local Plan - for the Inspector
Date: 03 November 2018 21:15:16

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

For the attention of Mr M Worringham
Planning Policy Team Leader
Reading Borough Council
Civic Offices
Bridge Street
Reading RG1 2LU

Re Issue 13, CA1b in Reading Draft Local Plan - Land at Reading Golf Course onto Kidmore End Road.

I object to the changing of the wording of the Draft Local Plan and the suggested increase in area of land at this stage in the process, ie without full consultation with the community in line with Planning laws and procedures.

I strongly urge the Inspector to fully consider the proposal to develop the whole site (Reading Golf Course) not just the area of land put forward in the Draft Local Plan as the proposals for the whole golf course site massively affect the community, quality of life, infrastructure, pollution levels and environment in this area of Emmer Green and beyond and are highly material to the decision on approving or not this site in the Draft Local Plan. To look at this submitted area of land in isolation misses the point, I believe.

The use of words like 'certainty' by Reading Golf Club and developer Wates, in their written submission document of 15 October 2018, I would suggest is misleading as it can not be verified at this point in time.

I suggest that this decision on this area of land should be taken on democratic grounds within planning laws and consider the impact on the community and the environment, and it would appear to me nothing to do with a business' alleged financial situation and future aims, whether they turn out to be true or not.

I disagree with the statement referring to "significant net gains for biodiversity" in Section 3.3. on Ecology considering the huge loss of green space and wildlife, as well as the increase in pollution levels, e.g. vehicle exhaust toxins, noise and light.

The whole of Reading Golf Course land in Berkshire is protect by an area-wide Tree Preservation Order (TPO) including any species of any maturity ie including saplings. This protection is in place for good reason and tree removal should not be allowed.

I disagree with the low estimate of increased vehicle movements and believe the impact will be far higher, based on current observed car usage from similar housing in the area.

I disagree with the statement on a Park and Ride scheme. The existing public buses are delayed by significant congestion now, so any other buses would be too and that would deter usage. Park and Ride would not benefit local people only those driving into Emmer Green from outside.

I disagree with the statement about significant benefit from public access to part of the land. The significant negative effects of pollution, vehicle noise and congestion will far outlay any minor benefits of small areas of green space, compared to the 'green lung' effect the current expanse of green space of the golf course delivers for the whole of Reading.

- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.

Section 1.3 of the Reading Golf Club submission states that 'on-site

- facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' Healthcare is a major concern given the substantial increase in demand which a new development would create and considering current problems recruiting staff in this area and recent surgery closure.

The narrow and twisty nature of Kidmore End Road and Tanners Lane make them unsuitable for local development of this nature.

- I understand that not all submissions on the Draft Local Plan were shown to the Inspector, this does not appear satisfactory in light of the high public interest and significant level of objection to this area of land being included in the Draft Local Plan.

- Original wording of CA1b - this is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out community consultation. RGC did not object at the time of their submission of this parcel of land into the Draft Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.

- Lack of the provision of two new holes means CA1b should be removed from the Local Plan as it can not be delivered.

- The Reading Golf Club/Wates submission document provides evidence of a master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed as this allows developers to circumvent the democratic process and their obligations to provide full infrastructure development, pollution control, roads, schools, healthcare, water, sewerage for example. Pollution concerns remain. For this reason CA1b should be removed from the Draft Local Plan.

- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already congested, busy and narrow Kidmore End Road.

- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position. Pollution is proven to cause pain and misery, e.g. cancer, other serious health effects and premature death.

Please acknowledge receipt of this email by 7 Nov 2018. Thank you.

Regards

Ms Bethan Howard

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From:
To: [Planning Policy](#)
Cc: [Worringham, Mark](#)
Subject: Reading Borough Local Plan - Reading Golf Club site
Date: 20 October 2018 12:21:38

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

Dear Ms Gibbons

I am writing with respect to the amendments to the original proposal for the development of the Reading Golf Club site at Kidmore End Road.

I can fully understand the concerns of the Golf club that the proposals could make the club unsustainable in the current economic climate and that an alternative proposal should be considered.

I also understand the requirement for additional housing as promoted by successive Governments.

However the area around Caversham and Emmer Green make planning difficult. Mainly because of the historical nature of Caversham, narrow streets and the restricted access to crossing points over the River Thames. You will be aware that a third crossing has been raised almost every year since I moved to Caversham in 1959! It is still mentioned as a priority in the Reading Borough local plans.

If housing density is increased without improvements to infrastructure then the result would be massive traffic congestion and increased pollution along roads like the Peppard Road (B481). This should be a major concern as we already have some traffic queueing outside the Chiltern Nursery school, Caversham Primary School and Queen Anne's School which is something that needs to be resolved for the health and wellbeing of our children. As local residents we have noticed that the phasing of many of the traffic light controlled junctions in Caversham seem to be wrong with people resorting to "Rat-Runs" down Cromwell Road or through other residential areas and past school entrances to avoid the Prospect Street/ A4155/B481 junction. When these traffic lights fail the traffic often seems to move better. Perhaps this indicates a shift towards roundabouts would be a better option including one for the new residents of this development to access the B481. Traffic builds up in Caversham from junctions such as the Gosbrook Road/George Street Junction (B3345) where a roundabout could keep traffic flowing. It is also worth mentioning that in this area traffic uses the "Rat Run" along Washington Road and South View Avenue again past St Anne's Primary school to avoid the congestion due to on street parking in Gosbrook Road and Briants Avenue. The European system of switching off some traffic lights at night also reduces traffic queueing unnecessarily with a result of reducing pollution.

The proposal for a Park and Ride scheme at the new development and also one at the Henley Road boundary with Oxfordshire in line with Reading Borough Council plans should be a precursor to any development in this area along with a review of other traffic hotspots that would be affected by increased traffic flow from North to South over the two Reading Bridges.

There is to be a new health centre there but I feel this should also include 24 accident cover as every hospital in Reading and its environs is South of the river making access to Caversham and Emmer Green residents to accident units more difficult (until we get the third bridge). The largest medical facility in Emmer Green (Emmer Green Surgery) closes at 18.30 hours on weekdays and all weekends and Bank Holidays when residents are gardening or doing sporting activities. The same is true of Balmore Park Surgery serving Caversham.

It would be very important for the character of the area to retain as much green and public space as possible to continue the benefits of Caversham Park Village and perhaps to help link the green areas of Bugs Bottom and Balmore Park for greater recreational use. A children's playground would also be a valuable addition to the area if a number of houses suitable for young families are to be built.

I also believe that housing density has a great affect on the way in which new developments integrate into existing residential areas with small gardens and lack of off-road parking causing problems and the last thing we want is to create another area of deprivation, notably around Amersham Road as highlighted by the local council in their March 2018 Local Plan.

I hope that you find a satisfactory solution to this application that keeps everyone happy!

Kind regards

Murray and Linda Hyden



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From: [Sandra Ilsey](#)
To: [Planning Policy](#)
Subject: Reading Golf Course
Date: 31 October 2018 14:47:15

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

Dear Sirs,

I wish to record my objection to develop the site at Reading Golf Course on the points below. I have lived in Emmer Green for over 30 years and I understand that Reading has grown over the years and there is a need for housing. However I strongly believe that this is not the right site as the road network, schools, Doctors and supporting services cannot possible cope with such a large development plus the effect it will have on the local environment and wildlife in the area.

Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.

- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a "new plan" for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores

healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.

- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!
- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.
- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage

etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.

- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use. I am a regular bus user at peak times and my journey from Emmer Green when the traffic is backed up from Hemdean Road into Reading can be up to 40 mins. There road infrastructure cannot possibly cope with such a large development without a third breach. The traffic can be dreadful at peak times now.
- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.
- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.
- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

Sandra Ilsley

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

From: [Jack Jackson](#)
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Reading Golf Club Site
Date: 06 November 2018 15:04:33

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

Thank you for the opportunity to provide additional comment on these plans.

1. Reading Golf Club (RGC) have significantly changed their original proposals. The revised proposal should not therefore be accepted as part of the plan.
2. The development considered in the original submission was not suitable on grounds of size for Emmer Green. The issues making it unsuitable were detailed in my earlier submission. The extended area, and consequent scope for additional dwellings, adds further credence to these concerns.
3. Healthcare provision, (a major local issue) is an example of the those referred to in 2 above. It is inadequately addressed in the RGC proposals.
4. The proposal to build a new clubhouse with access from Tanners Lane (in South Oxfordshire) fails to recognise the unsuitability both of this road, and the approach along Kidmore End road, for additional traffic.
5. The RGC proposal represents the first step in the development of a much bigger area by stealth. The local infrastructure is unable to support this and therefore the RGC proposals should be rejected.
6. RGC proposals require the removal of trees that have Trevised PO protection. This must not be allowed and leads to further grounds to reject an already inappropriate development.

Yours sincerely

Mr & Mrs Jackson

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

From: [Nick Jones](#)
To: [Planning Policy](#)
Subject: Reading Golf Club, Local plan comments
Date: 09 November 2018 17:33:09

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

Dear Inspector Gibbons,

Thank you for this opportunity to comment on the Wates' proposal for the land currently occupied by Reading Golf Club but to be developed by Wates.

As a resident of Emmer Green, I would strongly urge you to remove CA1B from the local plan completely and for the following reasons.

1. The proposed Wates/RGC amendments to the wording for CA1B - removing the requirement for the golf club to seek additional holes - mean that there are no plans to maintain a golf club here long term. The club have stated that they will re-locate. The proposal for a 9 hole golf course and a "family golf offer" is only a temporary measure while Wates seek planning permission for the rest of the site. This is outlined in 1.8:

Whilst it is acknowledged that an initial masterplan for the whole golf course has been developed, the acceptability of these very separate proposals will require significant consultation with Reading Borough Council (RBC) and South Oxfordshire District Council (SODC) to determine whether development can be suitably accommodated in a manner that also can contribute to wider infrastructure and services issues.

It is very difficult to comment seriously on the proposals submitted to you when Wates state themselves that they are not their ultimate plan. Their proposal makes a mockery of the purpose of a local plan - and the concept of strategic planning. Their proposal for CA1B is dependent on other parts of the land also being developed, land which is not included in the plan and not designated for housing either by SODC or RBC. This is planning creep. They write in 1.9:

In this regard, the future of land outside of the allocation cannot and should not be controlled at this stage; it is for separate and detailed discussion.

Why should other land within RBC not be controlled at this stage of the Local Plan? Surely that is the purpose of a local plan? Their masterplan would completely transform this area of Emmer Green, currently semi-rural in feel, and impact Caversham and other roads which are already gridlocked. It seems strange to propose a scheme when they admit there is no real intention for that scheme to operate in the long term. It seems arrogant to propose excessive development in an undesignated area at such a late stage in the development of the local plan - and separate from the process.

We urge you, please do not give Wates the opportunity to use CA1B as the backdoor to developing their "initial masterplan" for 700 houses, maybe more. This is neither fair to the community nor what this strategic planning process is about. You have asked for comments on the deliverability of their proposal but Wates/RGC admit that is not the real proposal in hand.

2. It is clear from Wates' request to extend the CA1B area and remove the current access road down the side of the site, that a 9 hole golf course/family golf offering is only a temporary, stop-gap measure. This access road is used by the Green keepers to access their facilities. Facilities which they outline need updating. There is no other road access to this part of the golf course. How will the course be maintained and accessed? Will the facilities still need to be updated with wash down facilities? There is also no access road proposed to the area designated a "family golf offer" without this strip of land.

To sustain a 9 hole golf course and a family golf offer as proposed, with sufficient numbers to make it profitable, there would need to be a significant amount of increased traffic on the upper stretch of Kidmore End Road and Tanner's Lane in South Oxfordshire. (This is beyond the bus route). These are both very narrow country lanes with limited passing places. This impacts SODC. The area of the family golf offering is also a long way from the new car park and club house (on the 7th).

This proposal is poorly thought through because it is not financially in the club's interest to pursue it. The Club membership have been promised payouts in the region of six figures. This will only be possible with the whole site being developed.

There is nothing in the new wording of CA1B to ensure that Wates/RGC keep to this proposal, unlike the previous wording which made the development subject to finding land for two new replacement holes.

3. Transport

The site will be accessed via an enhancement of the existing access on Kidmore End Road, it is considered that this would provide sufficient capacity for the allocated site.

Kidmore End Road is currently a relatively quiet road used by cyclists and children walking to the primary and secondary schools. However there are significant pinch points near to the children's playground where traffic currently backs up and on the narrow junction with Peppard Road. An additional 260(300) cars (two cars per each of the 130 houses or with the extended land of 4.3 ha 150 houses) would cause significant traffic problems and risks to pedestrians safety. Given that Wates are in the longer term proposing 700+ houses for the whole site - resulting in 1400+ cars, the North Reading road network would come to a standstill. There are also environmental considerations to consider with air pollution already at dangerously high levels along Peppard Road and in Caversham.

4. Trees

All the trees on the site in question have TPOs put on them by Reading Borough Council. This is incorrect in the Wates proposal (appendix 2).

5. Appendix 6 - this short email from 2015 is the only evidence provided of any attempts to seek additional land for the golf course. It is hardly exhaustive.

6. Appendix 7 - the proposals put forward to enable the golf club to stay and thrive at Emmer Green were not considered seriously by the Board. The external analysis from Haslams and Jonathan Walton submitted are not objective as both benefit financially

from the sale.

7. CA1B housing - the proposal for 130 houses (150 houses if the area of CA1B is increased and density level kept), even if limited to that, would still have a significant impact on the wellbeing of all residents. There are already limited school places and doctors surgeries. Access to supermarkets is by car into Reading along the already congested roads. This proposal does not fit with RBC's strategy (2.26) to make Reading "better" improving health care, "connect" improving transport and access, nor "smart" improving education.

We would urge you to remove CA1B from the local plan and reject the proposed amendments. It makes a mockery of the local plan. It does not fit with RBC's policy to build housing on brownfield sites close to places of work. The infrastructure is just not in place for a significant development in Emmer Green. It does not prevent planning creep. It creates significant boundary issues with SODC. It is fundamentally dishonest in design and unworkable in practice.

Yours sincerely,

Nick Jones
Emmer Green

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1st November 2018

Richard Jones

Dear Sir / Madam,

Response to "Issue 13 Policy CA1b on behalf of Wates Development, 15th October 2018.

I am writing to object to the proposed housing development of 90 to 130 houses on the Reading Golf Club, as put forward by the Reading Golf Club and the developer Wates in the subject document.

My main objection is that this is only the first stage in the development of the entire golf course. The subject document (Section 4.1) refers to a future "figure of 700 homes across the wider site." Since the subject document is only directed to Reading Borough Council (RBC), I presume that the 700 houses will be on the land in the planning remit of RBC and therefore the total number of houses on the entire golf course, including the land in the planning remit of the South Oxfordshire District Council (SODC) will be significantly more.

Reading Golf Club and Wates are keen to restrict the request for planning permission to the initial development (Section 1.9). Is this to put the concept of the complete development of the golf course out of the scope of the planning review? To allow this to happen would be a major mistake. If the development of the entire golf course is undertaken, then a number of major infrastructure projects (primary and secondary schools, doctor's surgeries, community amenities and road improvements) will need to be incorporated into the RBC budget for many years to come. To avoid this, provision should be made in the planning permission for the housing developer(s) to pay for these, as part of the agreement to permit the development to go ahead. However, I am not certain that this would be achievable as it would be difficult to control the developer(s) to make sure that they honour any agreement. The requirement for the developer(s) to provide the agreed money would also be complicated by the need for RBC and SODC to liaise with each other, to determine how much the developer should pay towards the new infrastructure items and how much money should go each one.

The original and the revised proposals by Reading Golf Club is to sell part of their land in the RBC area for housing to enable them to:

1. Avoid what seems to be an imminent financial crisis if they continue in their current format, according to Appendix 1.
2. Provide the club with the money to buy into another nearby club.
and
3. Develop the remainder of the course for the shorter format (9 hole) game, which (they hope) will be more profitable.

There will be many potential outcomes from this proposal but the two main ones will be:

- a) The planning permission is denied.
and
- b) The planning permission is granted and the housing development (for 90 - 130 houses) goes ahead.

Whichever outcome results, the RBC and the SODC need to work together to avoid the potential pitfalls that exist in each option.

If the outcome is a), planning permission is denied and subsequently the Reading Golf Club becomes financially unviable then, I presume that the club will cease to trade, as it is a Limited Liability Company, to avoid its members becoming liable for its debts. What then happens to the clubhouse and the golf course? Who will be responsible for protecting land from it being used as a dumping ground and the clubhouse from becoming derelict and /or used by squatters? Although denying planning permission is the preferred outcome some thought needs to go into the future of the land if the demise of the golf club is inevitable.

If the outcome is b) and planning permission is given for the 90 – 130 houses, Reading Golf Club will cease to exist as its members will relocate to another golf club or clubs. Nine of the remaining 17 existing holes will be used for a shortened golf course which will be open to the paying public to be run as a profit-making business. Who will own and operate this new facility? If the new business is not profitable will it be a case that: “we have tried everything to make a go of this but nothing has worked, so the obvious thing to do is to use the land for housing, as part of the course has already been used for this purpose.”?

I am concerned that the business plan for the 9-hole golf course has been based on one example from the experience of one board member, with no financial plan to back up the proposal. The proposed 9-hole course would face strong competition from an existing course in Peppard Common which, according to Appendix 4 of the subject document, is “soon to be joined by an 18-hole golf course plus an additional 9 hole academy course and a driving range.” This would make it a far more attractive destination for families as it would cater for the entire skill range of a family group.

In their submission section 1.9, Wates propose that “the future of the land outside this allocation should not be controlled at this stage.” Going along with this, I think, would be a major mistake. It is reminiscent of the development of Bugs Bottom which was taken on by a number of developers with no developer or group of developers being responsible for providing any amenities to serve the occupants of the new houses. Not planning for the future in this case, in conjunction with SODC, could lead to piecemeal housing development on the course, with no builder having the responsibility to provide any of the additional amenities that the full development of the course for housing would require.

I appreciate that there is a need for houses in Reading, but any largescale housing development needs to be accompanied with the amenities required by the people living in the houses such as: primary and secondary schools, a GP surgery, community amenities and improvements to the transport system. If the developers do not provide these amenities then the financial burden will fall on the RBC and SODC ratepayers, which will not be popular. In addition, there was an article in the Reading Chronicle a few months ago about a proposed development for 15,000 houses south west of Reading. This development, which, according to the article, has Government backing, with respect to providing financial assistance for the infrastructure required to support this number of houses. What is the status of this development as, if it is going ahead, it will provide the entire Reading requirement of 700 houses a year for the next 20 years; negating the need for any largescale housing development elsewhere.

Sections 2.2 and 2.3

What was not mentioned here is that, it was suggested to the club members that they could be in receipt of a six-figure sum of £ Sterling if they voted for the golf club to be sold for development.

Section 2.4

Refers to “releasing the Reading Golf Club for development”. What development is being referred to here, is it for the 90 – 130 houses and the 9-hole golf course, 700 houses or development into as many houses as could possibly fit into the golf course as a whole.

Section 2.8

From drawing 6463_002 in Appendix 2, the proposed residential area is increased to 3.3 hectares (ha).

Hence a total of 90 dwellings is based on a housing density of 27 dwh x 3.3 = 89.

However, there is an error in the second calculation as, a total of 130 dwellings is based on a housing density of 39 dwh and not 30 dwh, i.e. 39 x 3.3 = 130.

This error is also repeated on the drawing 6463_002 and should be corrected to avoid confusion at a later stage.

Section 2.11

Out of the 90 – 130 dwellings proposed by Wates how many will be affordable houses and how many will be retirement homes?

Section 2.12

See Appendix 3 below.

Section 2.13

The last sentence is a real legal contortion. What possible purpose could the original requirement to seek land for an additional 2 holes and clubhouse have been other than to maintain an 18hole golf course?

Also Section 2.15 of the document states “..the Golf Club has looked at the practicality of maintaining full golfing provision, typically comprising an 18-hole course, practice facilities and a clubhouse on site and has approached local landowners regarding potential purchase of land in the near vicinity to offset the loss of land associated with the Policy CA1b allocation.” This clearly contradicts the statement that they had “...no specific requirement for an 18-hole course to re-emerge. “I appreciate that the idea of buying land for the replacement 2 holes and clubhouse had not been fully thought through but to dismiss the original idea to maintain an 18-hole golf course in this manner is disingenuous.

See also Appendix 4 below.

Section 2.25

The statement “...pending future consideration of wider development plans by the Council and SODC.” reads like the opening move of the end game to develop of the entire site for housing.

Section 3.3 Ecology

There is no mention here of the Tree Preservation Orders (TPOs) on the golf course trees only “potential veteran class trees”. What is being implied here? Are all trees with a TPO considered to be veteran class trees, or are the Golf Club / Wates implying that they would be the decision makers when it comes to deciding which trees are to be saved?

In addition, I thought that **all** of the trees on the golf course had been provided with a TPO, although the drawings 6467_002 and _003 would require some trees at the existing entrance to be chopped down to provide a two-way ingress/egress.

What is the penalty, for the developer, if any trees with a TPO are damaged or removed, accidentally or deliberately? Is it just a small fine and a slap on the wrist or are the developers forced into replacing the tree with a similar specimen albeit not the same size.

Will an audit, on a plot plan, be made of all of the trees on the course to ensure that if some trees are deliberately removed and the evidence is hidden, the developer will be found out and penalised accordingly.

In this section, the comment is made that, “Indeed, the retention of key areas of the site within green infrastructure provide an opportunity to bring forward significant net gains for biodiversity.” I find this very difficult to believe, as I would imagine that the average rabbit, deer, fox and owl would much prefer a few golfers wandering around the course during the day to 700 houses with fences plus residents plus cars occupying the site 24 hours a day.

Section 3.3 Transport and Movement

The words in this section present a very cosy picture of car usage on the 90 – 130 dwellings development. However, most dwellings in this area have two cars and two working adults. If older children are still living at home and working, until they can afford their own house, some houses could have 3 or more cars, so the 70 return journeys referenced is on the low to very low side. If 700 houses are built then the number of additional cars on the road during rush hours could easily exceed 1000, and more again if the SODC land is built on. These additional cars will also result in an increased level of pollution in Caversham.

Section 3.3 Trees

Sections 3.4 and 3.5

I presume that the full development referred to are the 700 homes mentioned in Section 4.0 on the RBC land

Section 4.3, third bullet point

This bullet point mentions a contribution to leisure provision in the RBC area. I think that they should be much more specific here, after all £5 is a contribution. At the very least they should be contributing a specific percent (to be determined by RBC / SODC) of the sale price of the houses as a contribution for new / expanded schools, new / expanded doctor's surgeries and road improvements as well as for the community amenities. See 4th bullet point below.

Section 4.3 fourth bullet point

Are the Golf Club / Wates intending to make a "contribution" to this? Section 2.16 of the document points out how hard it would have been to buy land for 2 new holes and a replacement clubhouse. So equally difficult to buy land for a park and ride scheme?

I presume that land for a park and ride scheme would be in SODC controlled land. Are they likely to buy into this concept? I doubt that a Park and Ride scheme located on SODC land would entice residents of Emmer Green to Drive out of Emmer Green, away from Reading to park and get into a bus to travel back through Emmer Green to get into Reading.

This bullet point discusses traffic considerations after development. Has any thought been put into the considerable volume of construction traffic during construction? There are only three routes into the main entrance to the golf club:

- Kidmore End Road past the White / Black Horse pubs from the Peppard Road
- Kidmore End Road from Peppard Road / Courtenay Drive
- Kidmore End Road from Kidmore End / Chalkhouse Green

The first two are residential roads with parked cars, pedestrians (including children walking to and from the local schools) and bus stops and the third is a very narrow country lane. Will the Health and Safety of local residents with respect to the volume of construction traffic be considered as part of the planning review?

Appendix 1 Investment Projects.

Fairway Irrigation

If the club has existed for over 100 years without a fairway irrigation system, why does it need one now?

Kitchen Upgrade

The projected cost of £400,000 to 500,000 seems to be excessive. Do they have a quote for this or is it just a figure put down to look impressive, in a negative sense, with respect to future expenditure?

Appendix 2

Drawing 6463_002 which I presume is the option preferred by the Golf Club / Wates, as it is more developed than 6463_003, contains an error. See the comment on Section 2.8 above.

Appendix 3

This is very sparse. It does not include the correspondence from the Golf Club to Abbie Lench (England Golf). So, when she writes in her e-mail of 22/6/2018 "...Based on what you have shared about your vision for the future, England Golf are supportive of the club and its plans to relocate and in turn develop a more comprehensive golfing offer." We do not know what England Golf are supportive of. Can the Golf Club / Wates provide the audit trail for this correspondence?

Appendix 4

With a 9-hole golf course "...soon to be joined by an 18-hole golf course plus an additional 9-hole academy course and a driving range", has this sector of the market already been filled? Is the proposed 9-hole course at Reading Golf Club a loss leader that is expected to fail, such that there is no future for golf anymore, making the land an obvious choice for housing development.

Appendix 6

There is no correspondence trail leading to the reply from Jeremy Brazil, what exactly is he saying no to. The reply was dated 17th January 2015 and a lot may have happened in the past 3 years and 9 months, has this option been followed up more recently?

I would appreciate your comments on all my concerns and comments above and I look forward to hearing from you shortly.

Yours faithfully,

R.W. Jones.

Enc. (pages 8 to 10 of this document).

My letter of the 27th February 2018, opposing the development of Reading Golf Course. My comments still stand.

Dear Sir / Madam,

Opposition and concerns regarding the proposed development of the Reading Golf Course Emmer Green for Houses.

We are writing to you to raise our opposition and concerns about the proposed development of the Reading Golf Course (Emmer Green) for houses.

Our local MP, Matt Rhodda, has already written to you to explain his opposition to the development of greenfield sites around Reading when brownfield sites are already available for regeneration. Using a greenfield site which provides a sanctuary for local wildlife is an irreversible step, once the site is used there is no turning back causing the demise of local wildlife. There will also be a loss of woodland that will never be replaced.

Any development in the Emmer Green area will put pressure on the local schools and doctor's surgeries and on the road system especially Kidmore End Road which runs past the golf course, Grove Road which runs past the Emmer Green Primary School and the Peppard Road running into Caversham which is already extremely busy often being backed up to the Exxon petrol station at the top of the hill during the morning rush hour.

If the local schools cannot cope with the additional pupils that will result from the development then they will need to be driven to or bussed to schools further afield resulting in extra traffic on roads, which are already busy, and an increase in air pollution at a time when we are being encouraged to reduce our

carbon footprint. We are also being encouraged to get our children to walk to school to help them keep fit and well and to reduce the rise in obesity in both adults and children.

The doctor's surgeries are already at or beyond their full capacity and the addition of extra patients will make it even more difficult to get a doctors appointment.

Both Kidmore End Road and Grove Road are very narrow residential roads. Kidmore End Road has parked cars from the existing houses running almost its entire length from the White Horse Pub to the Emmer Green Golf Course leaving only one lane for traffic. Grove Road has a very narrow pavement on the school side of the road and any increase in traffic on this road will significantly increase the likelihood of an accident as this is a busy route for parents who do walk young children to school.

We sincerely hope that this proposed development does not take place as we feel that the initial intention to build one hundred houses is only the first stage of a much bigger development. Reading has already experienced problems resulting from the development of Hemdean Bottom. A significant number of houses were built with no additional facilities provided, i.e. schools and doctors surgeries, which has resulted in over-crowded facilities elsewhere and the need to build a new school, the Heights, which is already long overdue and should have been part of the original Hemdean Bottom development.

The Council / Planning Authorities should have made it their responsibility to ensure that, with such a significant increase in the number of houses the developers should have been made to provide the necessary infrastructure to support the additional people moving into the area, as an integral part of their permission to build the houses. Why was this not done?

If the proposal to build approximately one hundred houses on the Emmer Green Golf Course goes ahead this could equate to another two hundred cars driving onto a narrow road, two hundred new school children needing places at local schools and four hundred new patients for the local doctor's surgeries.

However, as mentioned above we are concerned that this is only the start of the development. The indications are that the proposed 100 houses will

occupy the clubhouse and part of the first and eighteenth holes, once this happens the Emmer Green Golf Club can no longer function as a golf club and therefore the rest of the golf course is no longer viable. If one hundred houses can be built on the area currently occupied by the clubhouse and part of the first and eighteenth holes then the potential development may result in up to nine hundred homes. If these are built piecemeal by different developers, then who will have the responsibility for providing the infrastructure necessary to support nine hundred homes and when will the infrastructure be installed?

Using the same analogy as above, nine hundred homes could equate to another one thousand eight hundred cars driving onto narrow roads around the golf course, one thousand eight hundred new school children needing places at local schools and three thousand six hundred new patients for the local doctor's surgeries. This will have a significant impact on Emmer Green and for traffic trying to get across the river into Reading. Any development of the golf course should take the potential end case scenario into consideration with the developer being made responsible to provide the infrastructure as part of their costs and not leaving it to the council to pay for it out of the rates paid by existing residents.

Yours faithfully,

Richard and Doreen Jones.

[REDACTED]

5 November 2018

Mr M Worringham
Planning Policy Team Leader
Reading Borough Council
Civic Offices
Bridge Street
Reading RG1 2LU

Dear Mr Worringham

READING GOLF CLUB/LOCAL DEVELOPMENT PLAN

As you can see from our address, I am writing as a local resident, who is adversely affected by this proposal.

The revised proposal is so different from the original. The original plan, which in itself, is very speculative, is based on their being plans for 2 replacement holes. This, we understand, has been no longer possible to locate.

Local residents have long held the belief, that the land held by Reading Golf Club, will end up with the developers looking to put in planning for the whole course. In our view, Reading Golf Club should withdraw the current application, and should they so wish to proceed, an application should be sent for the whole course and Reading Borough Council should consider such an application on its merits.

The revised application should be removed, not only for the above reasons but also for the following:

1. The new plans are for a much larger area than the original submission.
2. The proposal for a new clubhouse under SODC location, is contrary to the original plans, and is now being proposed with access, in a narrow country lane (Tanners Lane) for a 16-hole golf course!!
3. Issues such as tree preservation have not been covered and the park and ride into Reading, without a dedicated bus lane is not workable.
4. Pollution levels are already above recommended safety limits.

All the above have not been significantly addressed.

We urge you to reject this proposal and insist on a new application for the whole of the site if they wish to continue with these plans, so that Reading Borough Council can consider it on its merits. We firmly believe this new plan would clearly highlight the impracticalities of such a proposal.

Yours sincerely

[REDACTED]
Denis & Gill King

Reading Borough Council

- 8 NOV 2018

Planning

From: [Lorraine Kitchingham](#)
To: [Planning Policy](#)
Subject: Response to Proposed changes for Reading Golf Club.
Date: 08 November 2018 20:55:21

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

- Dear Sir/ Madam,
- I am in support of all points made below regarding the proposed work on Reading Golf Site.
- Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.
 - Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
 - The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
 - The 83 page document provides a "new plan" for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
 - The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
 - Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.
 - The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
 - The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
 - Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
 - No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!
 - The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.
 - There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
 - There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
 - The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.
 - Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
 - Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
 - Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.
 - Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.
 - Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

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Best Regards

Lorraine Kitchingham

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From: [Nick Lamb](#)
To: [Planning Policy](#)
Subject: Reading Gof club site
Date: 25 October 2018 11:54:37

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

Dear sir or madam,

I am writing to object to the 'back-door' planning and 'change of mind' policy that you are adopting at the Reading Golf Club site.

The original plan was to keep the golf club in business, provide a new club house, build 90 to 130 new dwellings as well as providing healthcare and community assets.

I am led to believe that there will be nothing of the sort and the possibility of the whole site developed to build around 700 new dwellings.

I am also told that the Reading Golf club members are fully behind this as they stand to inherit large sums of money if it goes ahead.

Please explain to me how this benefits the residents of Emmer Green who already put up with traffic congestion, overfull schools and long waiting times at doctors surgeries.

The impact on Emmer Green will be catastrophic - hundreds of houses on green land and cut off from the surrounding countryside in South Oxfordshire.

Regards,

Nick Lamb

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From: [Graeme Lang](#)
To: [Planning Policy](#)
Subject: Proposed development of Reading Golf Club
Date: 27 October 2018 13:46:09

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

Dear sir,

Firstly, I object to allowing Wates to submit an alternative plan to that originally in the Reading Borough Local Plan.

I think we are mixing up a commercial position with respect to Reading golf club and their inability to meet the plan. Suddenly, because they cannot meet the plan (I am not sure how much real effort was put into achieving it. For example did they look into leasing the land for the additional 2 holes.) they are now trying to recover what has possibly been mismanagement over a number of years. In the last few years an inordinate amount of money has been spent on upgrading some greens, I would argue they were as good as any in the area prior to the unwarranted expenditure. Also, an indoor driving facility has been installed, I believe at great cost, probably one of the few in area. Also, the projected cost of the new greenkeepers facility looks very expensive, has anyone questioned the figures presented by Reading Golf Club. In this regard I would question the need for the 3 items in the Golf clubs presentation.

Watering fairways- very very few clubs have this facility. Resurfacing of car park not really required. Kitchen facilities looks very expensive !

With respect to the golf clubhouse, it is not sub standard and is comparable with a number in the area, eg Temple, Henley and Huntercomb to mention three.

I do not see the provision of a 9 hole golf course the answer to their problems, if it were a success and provide additional income streams, presumably this would be from increased membership and functions etc. This would increase the traffic in Kidmore End Road. Also there is the potential for more noise at night with people leaving functions.

If houses were built on the golf course then this would also be an additional increase in traffic. The document mentions 70 two way vehicle movements. I suspect this is based on the lower density 90 units and would be increased by over 40% if based on 130 units.

Kidmore End Road is already a difficult road to manage your way through, any additional traffic will only exacerbate the situation.

Sect 1.3 Health care facilities seems to have disappeared. Such facilities are badly needed with the recent closure of one surgery in Caversham.

What is meant by 'community provision.'?

Sect 1.9 I do not understand the term self contained manner, would the new residents not need to use all the facilities of an already overloaded infrastructure in Caversham eg roads, shopping, schools health care. In addition there would increased traffic trying to cross the bridges into Reading. There would also be an increase in pollution.

In summary I object to any development on Reading golf course.

Please confirm receipt of this e mail.

Regards

Graeme Lang

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

From: [Jane Lawson-Mudge](#)
To: [Worringham, Mark](#)
Subject: Re: Reading Borough Local Plan - Reading Golf Club site
Date: 21 October 2018 09:31:34
Attachments: [image003.jpg](#)

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

Dear Mark,

Thank you for the opportunity to comment on the amendments to the local draft plan. I have spoken to various recipients of this email and there appears to be a general consensus that the substantial report submitted by Reading Golf Club and its chosen developer Wates (80+) pages, has only served to create significant confusion as to exactly what we are now being asked to comment on.

If you could please clarify any re-wording, that has been allowed, that would be appreciated by many.

If RGC have also been allowed a re-wording of their submission- beyond the original deadline of local draft plan submissions-should the same entitlement to comment, not also be extended to the general public?

There are individuals who commented outside of the original allotted deadline who have not yet received your email and would like the opportunity to comment, as a point of equal entitlement.

The reasons for much concern are the repeated references in this report to a 'master plan' for the development of the 'entire site' which makes the suggestion of this initial inclusion for the development of 90-130 houses, a blatant foot in the door to later develop the S.OXON land totalling 700 houses.

If RGC have used the promise of introducing 'adventure golf' and a 9 hole course, in lieu of finding the additional 2 holes on another site, their master plan reveals that this promise to return sport and green spaces to the community by creating a family 'adventure' golf option and a 9 hole course (on the S.Oxon land) and enhancing biodiversity are nothing more than a Trojan Horse- a gift of short-term enticements; delivered to mask, their true intentions.

Your advice would be greatly appreciated at this critical juncture.

Sincerely,
Jane Lawson-Mudge

From: [Jane Lawson-Mudge](#)
To: [Worringham, Mark](#)
Subject: Re: Reading Borough Local Plan - Reading Golf Club site
Date: 23 October 2018 14:04:56
Attachments: [image003.jpg](#)

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

Dear Mark,

Further to my last communication, I have now had time to carefully go through all details of the report provided by RGC and Wates:

My understanding is that Reading Golf Club shareholders have voted to leave the Kidmore End Rd site.

The inclusion in the CA1b draft plan is the first stage of a 'masterplan' to later develop the remainder of the Bekshire land and S.Oxfordshire land.

Stage 1 would be the development of 90-130 houses; the relocation of the clubhouse and car park to the Tanners Lane entrance.

Provision would be made for 'adventure' golf and a 9 hole on the remaining course until a time when planning permission could be sought for the development of the entire site totalling 700 houses.

I state below my strongest objections and reasons why this

- Whilst it is acknowledged that *an initial masterplan for the whole golf course has been developed*, the acceptability of these very separate proposals will require significant consultation with Reading Borough Council (RBC) and South Oxfordshire District
- **JLM: details of the 700 house development were handed out by Wates/RGC at the recent public meeting held by KEG at Barnabus Rd . These clearly stated the future intentions of RGC/Wates to develop the entire site so this is NOT a stand alone proposal.**
-
- the proposals relate solely to land associated with Policy CA1b, which includes Wates proposed changes to the wording of this policy, as well as thoughts regarding the site area currently identified for allocation.
- **JLM: If the proposals solely relate to the land associated with CA1b, why have RGC/Wates been invited to provide an 80+ page report detailing the master plan as detailed above and those of us who previously commented/objected, to read its contents? It clearly states that this land is the first stage of a two-stage development (masterplan) starting with CA1b?**
-
- **Appendix 2.** To summarise, as shown on drawing number 6463_003 within the policy allocated area of 3.75ha, there is potential to provide 90 dwellings at 30 dph or 130 dwellings at 43 dph, alongside required community infrastructure.
- **JLM RE: Community infrastructure.** There are already local surgery closures due to a lack of GPs - there is mention of a health centre without any proof of how it would be funded or staffed etc
- **JLM:Emmer Green Surgery has no intentions of relocating so consultation/feasibility has not come from that source.**
-

JLM: School places are already over-subscribed and this would, not only, put additional strain on those places but would force existing Emmer Green and Caversham residents children further OUT of priority catchment, potentially forcing more parents into cars transporting their children to more distant schools. The suggestion that land would be made available to EGPS is again without agreement or consultation.

-
- the quantum of development envisaged can also be brought forward at **lower densities**: 27 dph for 90 dwellings and 30 dph for 130 dwellings.
- **JLM: Surely this is HIGHER density- not lower**
-
- *The Golf Club is not seeking allocation for further land within the RBC administrative area at this stage*, as it recognises that it has further environmental and technical due diligence to undertake to fully understand issues relating to *transport, ecology, heritage, landscape, trees, utilities and services provision*
-
- **JLM: Why then, has a report been provided which repeatedly refers to the masterplan and development of the entire site which would require additional RBC/S.OXON land?**
-
- provide significant benefit to a Council administrative area that is constrained by geography and which therefore has less ability to deliver the **larger family accommodation** required, houses in particular.
- **JLM: Larger family accommodation inevitably results in more school-age occupants and 2 car households, which belies the 70 car suggestion. With young adults now staying at home for longer- there can be as many as 3 cars at some working households.**
-
- the Golf Club's plans for the site allocation, provision is made for a *clubhouse on land by the 7th green (in the SODC area)*.
- **JLM: Access to a new commercial clubhouse in the SODC area (as a direct result of the development of CA1b) would create significant transport issues along narrow country lanes, including Tanners Lane- no reference has been made in this report to the impact of associated traffic.**
- It is contended that the wording of Policy CA1b can be largely retained, given that *planning applications for residential development on the land subject to allocation and a clubhouse can be made on land within the Golf Club's control and provision for community infrastructure identified within this*
- **JLM: How does RGC propose to control highways issues and provide community infrastructure?**
-
- the wording '*subject to additional land in South Oxfordshire being secured for replacement holes*' is onerous, as the allocation as worded would rely on land both outside of the Golf Club and the Council's control.
- **JLM: Is approval not then required from both Councils as the relocation of the clubhouse is from Berks to S.Oxon encompasses two authorities.**
-
- .It is also considered that allocation on the basis of current wording would most likely lead to the Golf Club facing increased costs associated with purchase of additional adjacent land (assuming this could be found which in itself is considered unlikely in light of previous work undertaken, as evidenced in Appendix 6
- **JLM: RGC suggest they are being held to RANSOM by the wording in the current LDP submission but they only provide evidence of one communication in Jan 2015 re an attempt to purchase additional land for the required 2 holes. Surely if land cannot be secured for 2 additional holes, where is the available land for a park and ride scheme they offer as a solution to their masterplan development.?**
-
- .2.25 It is conjectured that changes to the wording would not provide any tacit support for the wholesale redevelopment of the Golf Club, they would simply recognise the unworkable nature of the current wording and instead *provide a more practical version that would allow the retention of the majority of golfing activities on-*

site, pending future consideration of wider redevelopment plans by the Council and SODC.

- **JLM: Pending future consideration of wider redevelopment plans by the Council and SODC- the true intention of RGC/Wates.**

-

. 3.2 The Council's position in respect of development of the full site (EC015 – pages 4 and 5) is also understood: it is recognised that any scheme progressed would require significant consideration either through the Local Plan process (which is not requested) or via means of later detailed planning applications to both RBC and SODC.

- **JLM: Clearly, this inclusion in CA1b is intended as one thing: a foot in the door to develop the entire site and not a return of green space to the increased residents resulting from each stage.**
- **Stage 1 CA1b a conservative 300 more residents increasing to 2000 residents with the masterplan development.**
-
- Should mitigation be required, it is likely that this would be for a *relatively small number of dwellings* in order to maintain acceptable noise amenity. No sources of potential vibration impacts, other than vehicle movements along closest existing and proposed roads, have been identified in the surroundings.
- **JLM: This is not an HONEST representation of RGC/Wate's masterplan. 'Relatively small number of dwellings' followed by how many more years of noise and vehicle movement- especially if vehicular access and site buildings are allowed to be positioned/travel along the perimeter backing on to Brooklyn Dr**

JLM: The below archaeological/ecological issues speak very much for themselves.

- Berkshire and Oxfordshire HER's suggests that there is an archaeological potential that will need to be assessed, evaluated and (possibly) mitigated.
- Ecology - A number of ecological constraints are identified within the site, with potential veteran class trees representing the most notable constraints along with the local plan policy zones. Additional habitat and faunal constraints in the form of Priority Habitats and potential for protected faunal species are identified, which will require consideration as part of a planning application. However, it is considered that these potential constraints could likely (subject to confirmation from Phase 2 ecological survey work) be accommodated within an appropriately designed mitigation strategy, alongside a sensitively designed masterplan. Indeed, the retention of key areas of the site within green infrastructure provide an opportunity to bring forward significant net gains for biodiversity. Accordingly,
- **JLM: How can the shift from park and woodland to a short-term 90-130 homes, rising to an intended 700 homes, EVER result in SIGNIFICANT net gains for biodiversity?**

with careful planning and the inclusion of embedded mitigation within the design of any emerging masterplan, the site is considered to be highly deliverable in ecological terms.

- There is no flood risk
- **JLM: There is already localised flooding on roads in this area-any increase in housing can only exacerbate these existing problems.**
-
- There is the *potential for further mitigation* to reduce landscape and visual effects. Existing trees **could** be retained and new woodland, and other tree and shrub planting, **could** be introduced.
- **JLM: And how exactly could this be achieved? Tree growth and in particular ancient Woodland (as is the case on RGC land) takes centuries to evolve and the GREEN LUNG this area provides to counter the pollution and failing air quality in Reading & S. Oxfordshire is irreplaceable.**
-
- Transport and Movement - A connected and walkable safe neighbourhood will be created with high quality links

between the site and existing facilities in the local area, such as *Emmer Green local centre*, so that active travel is an attractive choice.

- **JLM: Emmer Green local centre, comprises of Budgens; 4 take-away food establishments; 1 restaurant; 1 cafe; a newsagent; off-licence; pharmacy; betting shop and hairdresser/beauty salon. It is not where industry and the majority of residents travel for work.**

-

.The **masterplan** will be designed to accommodate necessary movements by car and service and emergency vehicles but prioritise active modes where possible. Such measures as car clubs offer the ability to minimise car ownership and therefore car use and are a growing means of mitigation for larger sites.

The site will be accessed via an enhancement of the existing access on Kidmore End Road, it is considered that this would provide sufficient capacity for the allocated site.

- **JLM: Car clubs? I think this reveals just how Utopian and unrealistic a proposal this is. Car Clubs can not be imposed.**

-

.The number of peak hour car trips that could be generated by the allocated development could be in the region of around *70 two-way vehicles during the peak hours* based on current trends. It is likely that this could be reduced through effective travel planning targeted at informing new residents of the site the travel options available to them.

- **JLM: Again, this short-term vision is based on wishful thinking and not solid facts given the longer-term masterplan and the associated car ownership. Nor does it take into account the traffic generated by the public golf offerings.**

-

This relatively low number of trips would disperse on the local highway network and traffic flows generated by the development travelling over Reading and Caversham bridges will be low and within daily variation percentages and therefore *will not significantly impact traffic congestion.*

- **JLM: What about the level and direction of traffic travelling to the family golf options and 9 hole course sited on the relocated clubhouse?**

-

- *Proposals for the redevelopment of the full site have not been formally submitted for review*, as noted by Council Officers, although an approach was made at the Local Plan Review consultation in 2017 and subsequently by way of meeting in November 2017 to help understand potential structural issues, which were then built into the bid process brief to ensure that a site-wide solution, taking into account the cross-boundary nature of proposals could be found.

- **JLM: If this intention isn't relevant to CA1b- why has it been included in the report for our consideration?**

-

- 3.5 The issues raised by Council Officers and Members during earlier consultation are very similar to those set out in the Council's response to Issue 13 (EC015 – final paragraph) and *Wates therefore recognise that any move to redevelop the entirety of the Golf Course will require these wider issues to be resolved to the Council's satisfaction out with the Local Plan process.*

- **JLM: The proposals made now, are only a stop-gap to 'redevelop the entirety of the Golf Course'.**

-

- 4.1 Looking at responses to Issue 13 provided by third parties, **the figure of 700 homes across the wider site**, as submitted by Trevor and Sigi Teer **is correct**. The Teers are Golf Club members and have been kept informed of developments, including detail of all options which include **the 700 homes masterplan**, the family golf offer as evidenced in Appendix 4 and intervening positions. This detail was presented to Golf Club members on 11th September 2018.

- **JLM: THE FIGURE OF 700 HOMES ACROSS THE WIDER SITE IS CORRECT- proving that this inclusion CA1b is an essential step to deliver the intended masterplan.**

-
- The 700 homes figure is based on the environmental and technical due diligence undertaken to date, which has identified a developable area, following which consideration has been given to land uses, location of these together with density and mix, based on policy (and SHMA) requirements.
- *The Golf Club is committed to providing a clubhouse whilst golf remains at Emmer Green.*
- **JLM: Accessed via dangerously narrow country roads.**
-
- The proposals seek to open up what is currently privately-owned land for public use. *Longer-term*, should a planning consent be secured for larger-scale development,
- **JLM: Longer-term larger-scale development speaks the TRUTH.**
-
- It is recognised that the traffic associated with the development will require appropriate mitigation. Depending on the quantum proposed, a range of access and highways enhancements are proposed. It is also considered that *should larger-scale development come forward, this will lever a park and ride scheme*, which it is considered will provide benefits to traffic flow in the locality of a similar scale to that seen in South and East Reading, where a series of Park and Ride Sites have been implemented by the Council in recent years.
- **JLM: Park and Ride- more hard-standings on previously GREEN spaces creating more loss of habitat and increased flooding.**
-
- In terms of flooding, a series of SUDS measures will be incorporated into any development coming forward, helping to provide additional flood capacity and significantly reducing surface water runoff rates to the satisfaction of the Lead Local Flood Authority.
- **JLM: The report earlier refers to NO flooding risk. The area and the roads in particular are subjected to flooding on a yearly basis. Any development will impact this.**
-
- The intent is to provide a very sustainable, open and usable site that is a benefit to the local community in line with the Golf Club's desire to be a responsible steward of its site and the stated commitment of Wates to sustainability and 'being a good neighbour'.
- **JLM: If this is the case- why has RGC not engaged any of its immediate neighbours or its local community in any consultation or discussions in the last 12 months as far back as 2015 (as referred to in this report). It is a FALSE claim that KEG put forward an option requiring the removal of trees. RGC have never met with KEG and these comments should be struck from this report.**
-
- READING GOLF CLUB-THE FUTURE

'Whilst work is likely to continue to investigate opportunities for housing across the site in the future the club are, as they have always been, keen that the land is managed in a way that is beneficial to the local community and for the club'.

JLM: HAVE YOU CONTACTED YOUR LOCAL COMMUNITY EVEN AS A MATTER OF COURTESY?

'the Board of Reading Golf Club and its members have been *focussed on leaving an appropriate legacy*. One of the main attractions for selecting Wates as its development partner was that from the first meeting, their focus was on *what the local community required by way of infrastructure and community facilities*'. **JLM: WHEN DID YOU ASK THE LOCAL COMMUNITY THESE QUESTIONS? I know of no-one in the community who has been approached on these matters by RGC or Wates.**

'On our remaining SODC land a small clubhouse facility with toilets, refreshments and a quality 9-hole golf offering will not be crippled by the overwhelming operational costs of operating a traditional members clubhouse.

he golf holes and machinery compound are currently operational and therefore no construction costs will be necessary other than additional car parking and the small clubhouse/reception building'. **JLM: WILL THE ROAD BE**

WIDENED FOR ACCESS TO THE CAR PARK AND CLUBHOUSE?

'Responsible management of our land going forward has always been at the forefront of our thoughts and using the land

available to further promote our sport, enhance the local leisure offering and give back some public green space to the community is just that. JLM: **THIS REPORT SUGGESTS THAT THE SPORTING FACILITIES AND GREEN SPACES ARE BEING GIVEN WITH ONE HAND INITIALLY AND THEN TAKEN AWAY BY THE OTHER.** Having these additional facilities managed by our club over the next few years and possibly longer can only help sustain Reading GC and offer the local community additional recreational facilities'.
JLM: SHORT-TERM recreational facilities.

The counter argument for the sustainability of a 9 hole as provided in this report:

- The idea of a 9-hole course at Emmer Green is dubious because initial costings show it to be probably loss-making and Wates' options mean that they would have the legal right to kick us off the land at any time in the next 10 years. **JLM So are RGC/WATES creating a model designed to FAIL?**
- *'we believe we have the been good neighbours and responsible custodians of our land. We are very proud of the work the Board and FIST team have carried out to ensure we leave a proud legacy here for Emmer Green. Staggeringly we will be adding in excess of 40% of our land to public green space, land that has been for so long inaccessible to the local community.*

JLM: In light of this report- provided by RGC/Wates: this statement of returning 40% of the land lacks sincerity and accuracy.

RGC/Wates intended MASTERPLAN is to increase the population generated by 700 additional homes with no model showing how an infrasture can be realistically developed to support it.

Sincerely,
Jane Lawson-Mudge
on behalf of myself; Philip Mudge and Luke Lawson-Mudge

From: Worringham, Mark <Mark.Worringham@reading.gov.uk>
Sent: 18 October 2018 16:57
To: Planning Policy
Subject: Reading Borough Local Plan - Reading Golf Club site

Chance to comment on additional information on the Reading Golf Club site to inform the Local Plan

Earlier this year, you gave us comments on the Reading Borough Local Plan, which identified part of the Reading Golf Club site at Kidmore End Lane for development for housing and a new clubhouse. The Local Plan is on our website [here](#), and the relevant page is p199.

A public examination with an independent Inspector, Louise Gibbons BA(Hons) MRTPI was recently held to discuss the Local Plan. The Golf Club site was discussed on Thursday 4th October, and the Council, Reading Golf Club & Wates and a number of local residents gave their views on the proposal. The view of Reading Golf Club & Wates was that the proposal in the Local Plan, which depended on providing a new clubhouse and additional holes to replace those

lost to development, could not be delivered, and that there should therefore be changes to the wording of the policy.

The Inspector therefore allowed Reading Golf Club & Wates to provide additional written information to support their view, on the condition that those who had commented on the Local Plan site should also have the chance to comment on this additional information. Therefore, we are asking whether you have any comments on the new information, focussing on whether the proposal can be delivered, and on the Golf Club & Wates' proposed wording changes.

The information from Reading Golf Club can be seen on the Council's website here:

http://www.reading.gov.uk/media/9599/EP043-Additional-Information-from-Reading-Golf-Club/pdf/EP043_Additional_Information_from_Reading_Golf_Club.pdf

Please send any comments **by Friday 9th November** to planningpolicy@reading.gov.uk. Your comments will be provided to the Inspector for her consideration.

Regards

Mark Worringham

Planning Policy Team Leader

Planning Section | Directorate of Environment and Neighbourhood Services

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From: [Jan Lawson](#)
To: [Planning Policy](#)
Subject: RE :- OBJECTION TO PROPOSED HOUSING DEVELOPMENT ON READING GOLF CLUB LAND IN EMMER GREEN
Date: 07 November 2018 11:15:48

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

Dear Sir

I am a resident of [REDACTED], my home [REDACTED] and would be blighted if the land was developed for housing. The Course is an historical asset of the Reading area and has been held in trust by its members since it was constructed over 100 years ago. The present members subscriptions to the club bear no relationship to the value of the land and has led the club board to manage the company to the point of closure. The present members are wrongly tempted to take the money and run thus depriving some present and any future members of a wonderful asset and blighting the area with over development, when none is actually needed.

In addition I make the following further reason for objection:-

- Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.
- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a "new plan" for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community

infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.

- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!
- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.

I urge the committee to reject the application

Yours faithfully

Ian D Lawson

From: [THOMAS LYNCH](#)
To: [Planning Policy](#)
Subject: Policy CA1b Part of Reading Golf Course
Date: 05 November 2018 10:53:17

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

Thank you for the opportunity to comment on the additional information provided by Wates/Reading Golf Club in respect of the Local Plan.

While I understand that RGC has voted to sell, I do feel that the additional information provided is in many respects irrelevant to the issue of planning, so I will only comment briefly on that. Firstly, Landlocked, I fail to see why that is an issue. The quality of clubhouse and practice facilities. The question is are they sufficient for the membership. In short these are reasons to move, not to develop

The additional information provides evidence of the investigative work to find new land. In Fact it was a copy of an e-mail from a land owner saying they were not interested in selling, that was 2 years ago, before the current proposals were put forward, hardly extensive. Similarly the correspondence with England golf, effectively says, "What you tell us suggests that there will be adequate golfing facilities in the area, but we won't get involved". Again hardly a ringing endorsement.

I will say no more about the Golf Club and its decisions as that is for the Board and the Members.

So far as the plan is concerned, I am still against further development north of the Thames until there is a third crossing. The Wates proposal suggests that there will only be an additional 70 peak hour car journeys. Given that the homes being planned appear to be "family homes". It is likely that each home would have at least 2 cars, so the initial potential is 260 cars. And the traffic in and around Caversham has increased considerably over time, so that now there are few "quiet" times. It is pointless to assume in these days that people will give up their cars for "active travel". Even if someone "actively travelled" or walked/cycled as I would prefer to say, into Caversham, they would be very unlikely to walk back, it is a very steep hill, even getting a bus would be a struggle with a weekly shop. Traffic is already a big locally issue, a park and ride is impractical given the narrow roads, and the need to drive along limited routes to board a bus for which there is no dedicated bus lane. Also many cars will pass through Reading rather than Reading being the final destination.

Mention is also made of enhancing the entrance to Kidmore End Road, I assume the plan would be to widen the road, which in turn would mean taking land from the playing field. This field is well used for football and the Goal posts are not far from the boundary, nor is the children's play area shortening the field therefore would have a serious effect. To avoid more balls flying over the fence, a high barrier would need to be erected which would have a detrimental effect on the character of the neighbourhood. In any event there are buildings either side of the park which would simply leave the pinch points!

Finally, the further "information" seeks to increase the area to be inserted in the plan, essentially to reduce density and therefore increase profits for the developer, and is potentially detrimental to the adjoining residents.

In view of the above I would like to see all of the RGC land removed from the Local Plan. However, if that is not possible I can see absolutely no justification to increase the area of land available for development.

Thank you for your consideration

Tom Lynch

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From: [Ashleigh Macfarlane](#)
To: [Planning Policy](#)
Cc: [Tim](#)
Subject: Reading golf club development
Date: 03 November 2018 11:40:09

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

As a resident of Emmer Green for 12 years I object to the proposed building of houses on reading golf club for the following reasons. Please could you confirm receipt of this email.

Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.

- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
- Section 1.3 of the Reading Golf Club submission states that ‘on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...’ However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.
- The Site area stated at the end of paragraph 1.3 does not include

the additional area shown on the map in appendix 2 and is therefore factually inaccurate.

- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!
- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.
- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700

houses on RGC. For this reason CA1b should be removed from the Local Plan.

- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.

- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.

- Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.

- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.

- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

Regards, Ashleigh Macfarlane

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From: [Ashleigh Macfarlane](#)
To: [Planning Policy](#)
Subject: Reading golf club development.
Date: 21 October 2018 17:01:43

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

I am wanting to show my concern for development of reading golf club with residential houses.

Emmer Green cannot support such a development as it does not have the necessary amenities- schools especially are already over subscribed. Also the road infrastructure will not support extra traffic. With only 2 local bridges over the Thames traffic in Caversham is already bad and any plan to increase traffic is ill thought.

Building north of the Thames in this area I do not believe is the answer to the housing shortage in Berkshire, and I strongly disagree with the proposed plan of developing reading golf course.

Ashleigh Macfarlane

From: [Ian Macro](#)
To: [Planning Policy](#)
Subject: Caversham
Date: 21 October 2018 15:35:19

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

My only comments at this stage relate to and repeat further strains on the already difficult situation re Dts Dentists Schools and parking at the shops in Caversham and at peak times congestion. I can see and support the family sports area which would be of I think great benefit. However would this be agreed without any let out in the future. There must be very strong control of developments in this area. Park and ride has been talked about for years. It does not help people living in the area. Also the third Reading Bridge it seems as far away as ever!!

Ian Macro

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From: [Richardjmitland](#)
To: [Planning Policy](#)
Subject: objection to revised Reading Golf Club plan
Date: 06 November 2018 18:12:46

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

Dear Sir / Madam,

I have looked over Reading Golf Club (RGC) original proposal CA1b and the alternative proposal recently submitted.

There are many concerns with the amended proposal,; my main issues are as follows :-

- Reducing the golf course to 9 holes will reduce membership hugely; as a golfer myself I can say that no one wants a 9 hole course. Membership will fall at RGC and they would soon end up in receivership.
- There has been an increase in the size of phase 1 and hence we all know that will result in more houses in that area than the initial plan.
- When RGC were asked about provision of local infrastructure i.e. healthcare centre this was not discussed. Surgeries in Emmer Green / Caversham are way over subscribed at the moment. Any new large development must cover this issue and must be implemented first.....before building houses starts, otherwise we will have the same situation as happened at Bugs Bottom where surgery was suppose to be build but never was.....Higgs and Hill somehow managed to get out of that !!
- The same applies to local primary school.....these additional houses cannot be built without the council making for places available. This involves building a new primary school and not just increase class size or put kids in pre-fab buildings !!
- Can a new club house really be built up in Tanners Lane area ??.....have you driven up there !! There are many places where the road is only wide enough for 1 car. Who will be responsible for additional crashes that happen along that narrow road....because there will be more crashes if the plan goes ahead ??
- I am concerned about the trees on the golf course, many have recently had preservation orders placed on them but the building plan has some of them removed.....that should not be allowed as it makes a mockery of tree preservation orders and the council placing these orders. Note that there are several red kite nests in these trees.
- Also , as we all know, once the council allows the initial building of say 100 houses; then gradually more and more parts of the remaining golf course will be sold off and housing applied for. This could result in say 700 houses being built and the builders have not contributed to ANY infrastructure projects. We know this from experience with Bugs Bottom and how the council let the builders off the hook in providing any infrastructure upgrades.
- At the moment traffic congestion is a huge issue with back logs of about a mile up the Peppard Road each morning....more houses, more traffic, longer queues....more pollution etc etc.....suggestion of a park and ride is ridiculous as the buses would just join the long queue down the Peppard Road as not wide enough to put in bus lane. Also where would people park their cars for park and ride.

These are just a few of my concerns; please take them into consideration

Richard Maitland
Emmer Green resident

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From: [Andrew M](#)
To: [Planning Policy](#)
Cc: [Grashoff, Clare \(Councillor\)](#); [John Gault](#); [Helen Lambert](#); [Emmer Green Residents" Association](#); [Elma and Allan Grant](#); [Natasha & Kenneth Grant](#); [June Matthew](#)
Subject: Local Plan CA1B, Reading Golf Course Development
Date: 19 October 2018 05:37:29
Attachments: [LocalPlanCA1BGolfCourseDev.pdf](#)

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

Dear Sir/Madam

Mr Worringham's email dated 18 Oct refers.

I was asked for comments on the submission by Reading Golf Course and Wates for changes to the wording of the CA1B section of the Local Plan concerning the proposed development of Reading Golf Course for housing. My comments are attached.

Yours faithfully,

Andrew Matthew

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1. Summary of Response

The documents we have been asked to comment on are very confusing with the sole exception of the CA1B section wording that is apparently the point at issue for the Inspector.

There seems to be a proposal, which Reading Council support as part of their Local Plan, to develop 90-130 houses alongside a reduced golf course. There also seems to be an indication that such a golf course does not have long term viability and that funds need to be raised to allow a complete move to a new site. Under the unexplained heading 'Issue 13' there is discussion of the wider site and 'masterplan' capable of sustaining a development of 700 houses and an assertion that current discussion should not constrain future consideration of this wider development.

My position as a neighbour to the Club is that the 90-130 homes development has not been thought through and cannot be delivered without major adverse impact on the community, especially during the building phase. I do not pretend to understand the stages, finances and agreements needed to make the bigger leap, but a development of 700 homes would be obscene and nonsensical given current infrastructure and environmental issues, and if one somehow paves the way for the other this whole proposal makes no sense to those that matter, the local community.

As to the CA1b wording, I think the whole section should be deleted as at this stage there is no evidence that a viable development acceptable to the local community is possible. If the Council insist on some mention of a possible development the wording should place an absolute responsibility on any developer to consult on and agree with impacted local residents a plan to manage all the negative impacts of the development work. Provision of parking for the new residents (two cars per household) and visitors should also be mandated such that there is no impact on surrounding roads.

2. The Kidmore End Road

Given that access and use of this road is critical to any development its issues need to be considered in detail.

It is a bus route. The road starts narrow, with a junction with Peppard at Emmer Green that is difficult and sometimes hazardous to negotiate at peak times. The initial 100 metres is single track due to parking provision for the adjacent Victorian terraced houses. There are two public houses at the junction with Grove Rd, one of which has no car park and some of its customers park wholly on the pavement opposite (as there are double yellow lines as well as residents' parking) causing an obstruction to pedestrians. There is also a heavily used recreation park with no parking provision along the same stretch of the road.

From the golf club onwards for say 800 metres the road is adequate for current usage but lacks a pedestrian pavement on much of the right hand side. Residents of what are mostly newly developed houses on that side leave their refuse bins in the road for collection and any on street parking causes issues on all but small stretches due to the bends, buses and narrowed sections.

From the water pumping station onwards, for several miles, the road becomes single track, derestricted, undrained, pot holed and fraught with blind bends and inadequate passing places. This section of the road runs alongside the more distant parts of the golf course.

As a road on to which to add:

- anything from 200 to 1400 more residents' vehicles
- provide site access to large numbers of heavy vehicles for several years
- increased school run traffic and commuters heading to Reading
- carry out extensive and protracted infrastructure work on gas, electrical, sewage, water, drainage, communications
- build junctions to new access roads to service the new homes

it could hardly be worse.

3. The Environment and Infrastructure on the Oxfordshire Side of the Proposed Development Site

The Oxfordshire side of the course leads out on to a rural area with a cluster of small villages, many subject to small scale housing development themselves. Most roads are single track and poor. Infrastructure provision varies considerably. Fast broadband is now being installed but many houses lack mains sewage and gas. There is little or no public transport to many of the villages. There is a primary school at Kidmore End that has many pupils from Emmer Green and Caversham which generates traffic and parking issues given the environment. Suffice it to say, the demands on roads, infrastructure, schools, health care, etc of any development of the Golf Course are mostly going to fall upon Reading/Emmer Green.

4. Parking and Peak Hours Traffic Flow

Parking around Emmer Green, central Caversham and the older residential areas can be a challenge. Parking wholly on the pavement is common. Enforcement of yellow line restrictions is almost absent. The area other than the Kidmore End Road and Peppard that would be most impacted by any significant new housing development is the 100 metres or so of adjacent roads which contains the Emmer Green Surgery, an NHS clinic, and the entrances to Emmer Green and Highdown Schools. Traffic and parking in this area at peak times is best described as already frantic.

5. Public Transport

Despite the significant building work in Sonning Common and other nearby villages, and plans for such in Emmer Green and Caversham, Reading Buses, the monopoly supplier of public transport, has seen fit to degrade the bus service on several recent occasions. Car usage for school runs and commuting is very high and as a consequence Peppard, Hemdean and the A4074 are often gridlocked for a mile back from central Caversham. When the Caversham Heights school relocates to Mapledurham playing fields this will worsen, as it will with every housing development from Emmer Green and outwards in to Oxfordshire villages.

6. Schools and NHS

The fluctuating pressures on local schools are well known. Even with the new primary and high school planned, meeting parental choice in the Caversham and Emmer Green areas will be challenging. It is not clear to me how Local Plans for Reading and Oxfordshire will turn predicted demand for school places in the light of housing developments in to concrete appropriately located school places at primary and high school level.

Similarly with GP practices, Emmer Green is oversubscribed and Caversham has its challenges. Adding a new building will not solve this. It is the staffing and running costs that are the issue. How will bricks and mortar be turned in to real services. Wates will not be supplying the answer to this. There are also knock ons for RBH, etc, which in terms of the Local Plan as a whole must be very significant. Have the NHS been consulted and agreed financed plans?

From: [AlanMcMahon](#)
To: [Planning Policy](#)
Subject: Reading Golf Club
Date: 06 November 2018 12:35:36

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

We agree with all the points raised by KEG in their recent circular and the fact that the Golf Club and Developers missed a strict deadline which should have been applied. In addition:

1. We would like to know where the additional school places and teachers (see the desperate government adverts for recruitment) will come from in an area where primaries are full and access to Highdown is already impossible to achieve for some local families.
2. Emmer Green surgery is 'closed' to new patients except those transferring from the recent closed Priory surgery.
3. Covering the 1st and 18th fairways with houses, roads and driveways will increase the possibility of rainwater flowing down Kidmore End Road to collect in the dip and flood by the 14th green. Already tried to solve this ongoing issue.
4. Kidmore End Road is narrow, especially where parking is allowed outside the cottages by the childrens' playground. More congestion will affect families safety in this area. Moving the parking to the opposite side of the road will make residents vulnerable having to cross the road and reduce, even further, our valuable green space in Emmer Green.

Alan and Pat McMahon

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From: [Tuhin Miah](#)
To: [Planning Policy](#)
Subject: Reading Golf Club Site
Date: 28 October 2018 13:54:44

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

Dear Sirs

Thank you for the update on the site.

The new information does not, I'm afraid, allay my fears regarding the development of the site.

Emmer Green is a small community and such a massive development will be greatly damaging to the area.

Unmanageable stresses on resources, greater pollution and increased traffic. All of this will reduce the quality of life for me and my family.

Kind Regards

Tuhin Miah

From:
To: [Planning Policy](#)
Subject: Mark Worringham - Reading Golf Club
Date: 09 November 2018 16:02:44

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

Dear Sir

Here are my comments on this matter. I am Reading Golf Club appear to have abandoned their proposal to apply for Cab1 as it was originally put forward for the land from the clubhouse to half way up the 1st hole and the 18th hole. They were proposing to find and acquire land elsewhere to make up for the two lost holes. This would have had a serious effect in terms of wildlife and green land. If this land was acquired for the two holes and space for building a new Clubhouse the most suitable and available land is at the top of Tanners Lane where the road access is narrow.

The new proposal is for an even larger area proposed for housing and would eventually cover the whole land owned by Reading Golf Club. This would allow many more houses to be built with the effect of many more vehicles using the already overcrowded road system. There are very few jobs available in Caversham and Emmer Green so most of the homeowners will have to cross either Caversham or Reading bridges which are badly congested already.

This proposed development would mean heavy equipment and large vehicles using Kidmore End Road which has a section that is effectively 'one way'. Otherwise the access to Peppard Road would have to be from Courtenay Drive, also a narrow road.

The proposed park and ride wouldn't work unless bus lanes were created and the already congested traffic problems in Caversham over both Caversham and Reading bridges would increase even further. There would be an even greater effect on pollution.

RGC say that any development would include healthcare facilities as the current GP surgeries are also over crowded. However, staffing this would be difficult because of the lack of suitably qualified staff.

I hope that you will consider my comments in a favourable way.

Briony Morley



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From: [David Morley](#)
To: [Planning Policy](#)
Cc:
Subject: Mark Worringham - Reading Golf Club
Date: 09 November 2018 14:21:04

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

Dear Sir

I would like to state at the start of this email that I am completely and totally against any proposed development at Reading Golf Club (RGC). Clearly, this initial proposal in the draft local plan should be rejected and that any further development on the course be vigorously opposed.

Also, I think it is a complete disgrace that RGC were allowed to submit a 'revised' proposal of some 83 pages. I believe from those who attended the Inspector's meeting in early September the inspector requested a 'brief' document, well do you think 83 pages is a brief document? The document achieves the goal for RGC/Wates – no need to build a new clubhouse and add two extra holes, quite conveniently.

As some background, I think the revised proposal is just the stepping stone to the desire of both RGC and Wates to develop the entire golf course; there has been a document circulated at a public meeting by a member of RGC that states their plan to build 700 houses on the course. Let's review the impact of this initial proposal CA1b – it seems that about 103-150 houses are now planned, this alone will have a major impact on the area that is already suffering with severe traffic congestion, air pollution issues, schooling that is already near capacity and finally the doctor surgeries also at the limit of their resources. Having spoken to some residents, I believe that the school does not want to expand and the surgeries cannot get the doctors and support services even if they had a larger surgery. So nice new facility with nobody in it, unless the developers can now find and train doctors!

Let's now look at how these houses will be built; there will be a massive impact on the residents of Kidmore End Road and Courtney Drive, cars, vans, lorries, articulated vehicles and cement lorries etc. will all have to use these roads for access from early in the morning and until late in the afternoon adding more pollution into a residential area, unless Wates intend to airlift all the materials onto the site! I would also like to see an articulated lorry trying to negotiate the corner by the White Horse into Kidmore End Road.

I would like to back track to the congestion issue, it seems that a park and ride is being proposed, let's be serious does the council really believe that this is a solution to the problem, well from my point of view it is totally ridiculous and it will have little or no impact on alleviating the traffic problem, and there will always be a bottle neck at the traffic lights at the end of the Peppard Road in Caversham. Now I hear that the third bridge is back on the agenda. I've lived in the area for over 58 years, and I will die of old age before this happens. Even if this option were to come to fruition in the next ten years, where will the traffic go – a motorway link to the M40, through Sonning Common, Rotherfield Greys, Nettlebed and up to Watlington, well good luck with that one.

I would also now like to state that I am a member of RGC and have been for many decades, I met my wife at the club, and my entire family have played at the club. I think that some of the data that appears in the document requires further scrutiny as it indicates a decline in membership and the financial position of the club. The membership has I believe increased in recent years and it the reprofiling of the members that shows a decline in some categories. I'm not privy to all the data, but I have it on good authority that the situation is not as bad as indicated. Let's be serious we can all manipulate numbers to show whatever we want. Within the 'brief' 83 page document RGC and Wates have shown that the land will be repurposed for the benefit of the community. This is clearly designed to placate the Inspector and the Council into thinking that that they are being generous to the community. The reality is that the only way the members are going to get their 'six-figure' windfall will be by selling the rest of the land. In addition, the club has stated that it wants to take the spirit of the club to a new location; the spirit of RGC lives and will only live in its current location in Emmer Green as it has done for over 100 years, it is a beautiful James Baird designed course and if it was a building it would have a preservation order on it, not a proposed housing development.

Finally, I appreciate that as one of circa 200 local residents that put in a complaint earlier in the year I am able to have a voice, but I do believe that all the local residents should have been allowed to comment on the 'new' 83-page proposal that RGC/Wates submitted to the inspector. I do hope that common sense prevails and that this revised proposal is rejected by the inspector and the council.

Sincerely

David Morley



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From: [PHILIP MORLEY](#)
To: [Planning Policy](#)
Subject: Mark Worringham - Reading Golf Club
Date: 08 November 2018 20:46:53

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

Dear Mark,

It is extremely disappointing that Reading Golf Club have been allowed to present an alternate 83 page document and have been allowed to ignore the guidelines to making a representation at the hearing and their submission should be rejected. RGC have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late 'written submissions' were not placed in full before the Inspector, only a composite summary of them! The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process, therefore the policy CA1b should be removed from the Local Plan.

The RGC plan is to develop the whole course this is the only way the club can deliver the "significant six figure sum" that the members/shareholders now expect. Members can view the plan to see the whole course development by appointment with the manager in the club office.

England Golf has an extraordinary profile in the presentation, their is concern within the England Golf's board to the level of involvement and the relationship between the parties. England Golf claim to grow the game of golf, allowing building on green belt land with the loss of a golf course / recreational facility does not seem to fit this brief, this project will certainly lead to less golf club members and people playing golf. Do England Golf fully understand the plans Reading Golf Club have to sell the whole course for development.....

Issues with the content :-

- The "new plan" for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses. The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.

- The use of 'gifted' land is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC this is inaccurate as the plan is clearly to develop the whole course.

- The Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully

ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.

- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.

- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time. Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.

- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan. Replacement land was available during the time CA1b was in place, the opportunity was missed to purchase and deliver CA1b as it is submitted, therefore CA1b should be removed from the Local Plan.

- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.

- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use. Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road. Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.

Sincerely,

Philip Morley

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From: [elaine_murray](#)
To: [Worringham_Mark](#); [Planning Policy](#)
Subject: Re: Reading Borough Local Plan - Reading Golf Club site
Date: 07 November 2018 18:25:54
Attachments: [image003.jpg](#)

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

Dear Mark

Thank you for your email of 18 October 2018 inviting further comments for the CA1B development of part of Reading Golf Club for the Local Plan.

Please consider:

1. The plan of Reading Golf Club is not to sell part of its land (currently holes 1 and 18) for development of 130 houses – but to sell the WHOLE golf course, for development of 700 houses. The Council, local MP and immediate neighbours are all aware of this objective.
2. Wates (development partner) / Golf Club members during meetings have said that access to the new housing development will be along Kidmore End Road – which is essentially a one way road due to residents' cars being parked outside their terraced properties. Access along this road cannot be widened as Emmer Green Recreation Park has been identified by the Council as a local green space (site code EN7NK) and development is not permitted.

Including part of Reading Golf Club in CA1B does not tell the full story – the Golf Club ultimately wants the WHOLE Golf Course to be sold for development. Please can the Council and the Inspector consider this when appraising the new wording of CA1B in the Local Plan when determining if the Plan is “sound”.

As a woodland course, the land at Reading Golf Club positively contributes to the provision/protection of trees and provision of quality leisure facilities in Reading – making it a place that residents want to live in and continue to live in. Shareholder members of the Golf Course have twice voted to sell the land for development – after being promised a cash windfall in excess of six figures. The Golf Club is facing a number of pressures in terms of declining cash and membership numbers so I understand they face a difficult position – but the Council cannot, in my view consider CA1B in its current form – the WHOLE course has to be validated as a potential major development. Therefore is it appropriate to have the current CA1B even with the proposed revised wording – because that does not describe what the Golf Club wish to achieve before the expiration of this current Local Plan.

Yours sincerely

Elaine Murray

On Thursday, 18 October 2018, 16:58, "Worringham, Mark" <Mark.Worringham@reading.gov.uk> wrote:

Chance to comment on additional information on the Reading Golf Club site to inform the Local Plan

Earlier this year, you gave us comments on the Reading Borough Local Plan, which identified part of the Reading Golf Club site at Kidmore End Lane for development for housing and a new clubhouse. The Local Plan is on our website [here](#), and the relevant page is p199.

A public examination with an independent Inspector, Louise Gibbons BA(Hons) MRTPI was recently held to discuss the Local Plan. The Golf Club site was discussed on Thursday 4th October, and the Council, Reading Golf Club & Wates and a number of local residents gave their views on the proposal. The view of Reading Golf Club & Wates was that the proposal in the Local Plan, which depended on providing a new clubhouse and additional holes to replace those lost to development, could not be delivered, and that there should therefore be changes to the wording of the policy.

The Inspector therefore allowed Reading Golf Club & Wates to provide additional written information to support their view, on the condition that those who had commented on the Local Plan site should also have the chance to comment on this additional information. Therefore, we are asking whether you have any comments on the new information, focussing on whether the proposal can be delivered, and on the Golf Club & Wates' proposed wording changes.

The information from Reading Golf Club can be seen on the Council's website here: http://www.reading.gov.uk/media/9599/EP043-Additional-Information-from-Reading-Golf-Club/pdf/EP043_Additional_Information_from_Reading_Golf_Club.pdf

Please send any comments **by Friday 9th November** to planningpolicy@reading.gov.uk. Your comments will be provided to the Inspector for her consideration.

Regards

Mark Worringham

Planning Policy Team Leader

Planning Section | Directorate of Environment and Neighbourhood Services

Reading Borough Council

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From: [Ben Neo](#)
To: [Planning Policy](#)
Subject: Response to Reading Golf Club/Wates revised Planning submission
Date: 02 November 2018 12:09:47

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

FAO Mr M Worringham
From: Ben Neo

Dear Sir

I am writing with comments on the amended planning submission on Reading Golf to express my concerns about the process, the submission itself and the impact it will have on the local community.

To be clear, I am 100% against the building of houses on the Reading Golf Club as the application doesn't provide the correct infrastructure to accommodate this, it doesn't take into account the green environmental impact nor does it appear that Reading Golf Club have been honest in their approach to convincing members with the lure of "six figure sum" payments once this goes through.

This is a developer trying to capitalise on an opportunity to make millions with complete disregard on the impact on the local community.

The following are areas of huge concern with the revised application:

- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a "new plan" for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section

which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.

- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.
- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.

- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.
- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.
- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

The local infrastructure of schools and health services is already at breaking point and there is complete disregard as to the knockon impact onto these services with the addition of another 700 houses.

Thank you

Ben Neo and family.

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From: [jim nutley](#)
To: [Planning Policy](#)
Cc: [Margaret Nutley](#)
Subject: Proposed development on Reading Golf Club site.
Date: 05 November 2018 10:23:17

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

Thank you for forwarding the comments from R G C regarding the proposed development and sale of land to Wates. Having read the communication from the club and their various pleas of poverty ,it still appears they have little intention of doing anything but pressing on with the project to feed the avarice of a majority of the members .I have ongoing contact with a few of the existing members who tell me for years the club has been purposefully run down , refusing to allow outside events in the clubhouse which could have provided additional finance and generally taking a negative stance on anything that might thwart their sole aim of the eventual sale of the land.Given the fact that a fair number of the members are experienced in property matters in their daily professions I can't imagine the possibility of individual financial gain escaped their notice!

That having been said there will be undeniable impact on the village and surroundings , most noticeably the impact of further housing on the cross Thames traffic . My wife undertakes the daily 4 mile journey to Green Park and it regularly takes an hour each way , the toll on the Reading residents is becoming more onerous and the town is becoming a less attractive place to live ...all in the pursuit of unbridled growth !

Given the circumstances I would not think it unreasonable to maintain a complete moratorium on all residential development North of the Thames until at least one [and possible two] further bridges were in place!

yours Jim /Margaret Nutley

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From: [Clive Orr](#)
To: [Planning Policy](#); [Worringham, Mark](#)
Subject: Re. Proposed housing development on Reading Golf Club land
Date: 29 October 2018 20:38:34

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

Dear Sir,

I am being in touch with regard to the above proposal and the further submission which has been made as this does not address the very serious concerns regarding the lack of infrastructure and capacity in the local area of Emmer Green and indeed north Reading to support such a development.

- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service is often unable to maintain the timetable owing to traffic congestion.
- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. Existing surgeries are running at full capacity and staffing any new healthcare facility may well prove difficult given the current shortage of suitably qualified staff.
- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.

Yours faithfully

Clive Orr

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From: [Michele Page](#)
To: [Planning Policy](#)
Subject: Proposed amendment of CA1b with regards to development of Reading Golf Club land
Date: 03 November 2018 14:46:51

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

I am writing in response to the proposal by Reading Golf Club and the developers Wates to amend the local plan to include development of the whole of the golf club site instead of the initially proposed land where the clubhouse and car park are currently sited.

I am fully aware that Reading Borough Council is under pressure to fulfil their housing quota as per central government demands however, I object to the inclusion of the golf club site in the local plan for several reasons.

Rather than making amendments to the Local Plan, policy CA1b should be removed from it as Reading Golf Club failed to follow the guidelines to make a representation at the hearing and therefore this submission should be ignored. Reading Golf Club have also confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. We have been shown no proof that any attempt has been made or landowners approached to purchase alternative land.

Surely the alternative proposal submitted by Reading Golf Club has first to be scrutinized by Reading Borough Council and deemed acceptable before such an area greater than that identified in CA1b (see appendix 2) can be accepted. It feels like Reading Golf Club are making surreptitious changes which would vastly affect the local infrastructure without any prior approval from Reading Borough Council. The 83 page document provides a "new plan" for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.

The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made. Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.

The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc..

Reading Golf Club is the "green lung" of North Reading and provides an important habitat for both flora and fauna, as well as an opportunity to exercise and escape into the countryside from the increasingly built-up Reading borough. Tree preservation orders exist on all trees of any size and species in the area covered by Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees. This would be an absolute tragedy. At a time when obesity and mental health issues are at the forefront of government

policies, we should surely be protecting these green spaces that enable us to escape the over-populated towns for a while and provide an opportunity to exercise. It would be more beneficial for Reading Borough Council to work with Reading Golf Club to increase the opportunities for the land to be used for other leisure activities besides golf. It would be a perfect location for a new swimming pool, in light of the loss of Reading Central Pool, for example, or an outdoor green gym to encourage exercise or a country park.

The North of Reading is already crippled by poor infrastructure and the roads in and out of Reading are gridlocked at key times most days. Any additional traffic created by the proposed development of the Golf Club land would exacerbate this problem and lead to an increase in traffic trying to cross the Thames. The buses would struggle to keep to timetable with additional time needed to be factored in for every journey. Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position. Park and Ride would be useless without dedicated bus lanes into Reading and as you know this is an impossible measure to put in place through the centre of Caversham or down Westfield Rd. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use. In addition, the proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.

The local school, Emmer Green Primary has already had to increase capacity with two "bulge years" of a three-class intake. This has placed many constraints on the school which already struggles to seat all children to eat lunch in the school hall and cannot hold "all school" assemblies due to the number of children currently attending and the size of the school hall. If the school had to cope with an increase in admissions due to the proposed development, Reading Borough Council would have to invest a significant amount of money to improve the current facilities to accommodate additional children. In addition, the school catchment area would be affected and many children or siblings who are currently within catchment would be forced to attend primary schools further away adding to the number of cars on the road.

With regards to increased pressure on services the submission by Reading Golf Club conveniently chooses to ignore the issue of healthcare in Section 1.3 . It states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include does not mention healthcare which is of major concern given the substantial increase in demand which a new development would create especially since the local surgeries have already had to take on additional patients after the closure of Priory Ave surgery in Caversham. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.

Any amendments to CA1b of the Local Plan has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.

It seems to me that the six figure sum used to tempt the Golf Club Members into agreeing to this ludicrous plan has clouded their judgement and at no point have they considered the impact on the local community around them or the effect

that the closure of the club will have on those who enjoy playing golf and will now have to travel further afield to enjoy the game. It seems to be a very short-sighted decision based on greed and they should instead use their energies to explore new ways to increase membership and use of club facilities to generate an income rather than giving in to the bullish tactics employed by property developers.

It is my opinion that CA1b should be removed from the Local Plan altogether as the new proposal put together by RGC and Wates bears no resemblance whatsoever to the original scheme and needs to be considered at length by Reading Borough Council especially as any development north of the River Thames is fraught with infrastructure problems.

Michele Page

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From: [Rob Page](#)
To: [Planning Policy](#)
Subject: Proposed Changes to Reading Borough Local Plan
Date: 08 November 2018 19:10:59

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

I am writing to express my opposition to the proposed changes to the Local Plan for the following reasons -

- Reading Golf Club have failed to follow the guidelines to make a representation at the hearing and their revised submission should be ignored.
- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So that would imply a de facto increase from 90 - 130 houses to 103 - 150 houses.
- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
- Section 1.3 of the Reading Golf Club submission states that ‘on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...’ However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.
- The proposal fails to make adequate provision for the additional school places (Primary and Secondary) that would be required in case of expanded development. For this reason it is not deliverable and should be rejected.
- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions

for inclusion are not acceptable then CA1b should be removed from the Local Plan.

- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their plan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- No other party(ies) were extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them
- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues that exist with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan
- A Park and Ride scheme would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
- The proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road
- Pollution in the area is already above safe limits and any planned development will

only exacerbate an already unacceptable position.

- Tree preservation orders exist on all trees of any size and species in the area covered by Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees. This is clearly unacceptable and not deliverable.

Kind regards

Rob Page

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

From: [Palarczyk](#)
To: [Planning Policy](#)
Cc:
Subject: Objection to the proposed housing development on Reading Golf Club land
Date: 04 November 2018 17:49:50

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

Dear Mr Worringham

This letter, against the proposed housing development on Reading Golf Club, is in addition to my previous letter dated February 2018 to Reading Borough Council.

My objections to the development are as follows:

The proposed exit from the proposed new development into Kidmore End Road will cause excessive traffic into what is already a very busy and narrow road. It is already incredibly difficult to drive down the upper end of Kidmore End Road into Peppard Road. It may well necessitate the re-routing of the existing bus service, which would cut-off bus services to residents in lower Kidmore End Road, Courtenay Drive, Crawshay Drive, etc. Residents have already had to fight a hard battle to retain a bus service to this area and, until very recently, were set to lose the bus service to that area altogether, thus taking away access to GP practices and the town centre. Even a temporary re-routing would cause a lot of problems.

Peppard Road is one of the major routes from South Oxfordshire into Reading Town Centre. It is already an extremely busy road and often there is a large tailback from the junction of Peppard Road, Prospect Street and Henley Road. That junction is a pinch-point already and there is no way of widening Peppard Road to take more traffic. The same applies to Henley Road which is another major route into Reading from the A4 via Sonning and Henley and which crosses Peppard Road as just mentioned. A Park and Ride would not alleviate this problem as it would not make getting into Reading any faster and, as there is no room for a dedicated bus lane, could potentially cause even more congestion. The mooted site for the Park and Ride at Reading Rugby Club makes no sense, as it would mean people living in the proposed new development would have to drive out of Emmer Green along the already busy Peppard Road to it and back and so, there would be no easing of traffic. Anyone coming from outside the area would not benefit from a Park and Ride because they would be stuck in the extra traffic. Car clubs would still mean more cars going down already congested roads. Any traffic trying to use alternative routes such as Hemdean Road or Kidmore Road would find themselves in the already heavily congested Church Street. In addition, air quality is already poor in the Emmer Green/Caversham area and pollution is above safe limits. Building more homes will only exacerbate this.

Caversham and Reading bridges already operate at full capacity. There only needs to be a little trouble on the M4 to cause gridlock from traffic streaming in from the motorway. There only needs to be a little hold-up in town to cause traffic standstills. We cannot take more traffic coming into Reading from the north on these bridges.

The golf club is home to much precious wildlife. The reintroduction of the red kite is one of the great success stories of recent decades. One of the great delights of playing on this course is seeing the large population of red kites that live on the course. You can easily see about 30 on the course during a round. This is a bird that was reintroduced to this area not too long ago and

they are thriving in this area. Reading Golf Club offers them a habitat which allows them room to breed and prosper. The red kite has been listed as "near threatened" in the IUCN Red List (2008). Red kites breed in woodland, usually within open landscapes, mixed with farmland, small patches of woodland and isolated trees can be used for nesting, i.e. all the conditions that are met within the boundaries of the Club and surrounding countryside. We should be proud that Reading Golf Club is home to these beautiful creatures and we are helping in their conservation. I dread to think how the kite would survive if developers get their hands on the course. What is the point of the kites' reintroduction if we take their habitat away? There are also other species that will be forced out such as the nesting pair of tawny owls we have had for years in this area, the nuthatches that are here, the mistle thrushes, not to mention deer, etc. We have seen bats flying at dusk and some of these probably roost within the course. We are not the only residents here to be considered whose rights need protecting.

In 2015, the Woodland Trust donated over a 1,000 saplings to the Club to enhance the beauty of the course and members were asked to donate a tree themselves. I was one of the members to do so. I cannot believe that the Woodland Trust would donate trees if they had not had some assurances that the trees would be there for the long-term.

Response to Issue 13, Policy CA1b (Q3 from Matters and Issues) on behalf of Wates Developments Ltd and Reading Golf Club states "Existing trees could be retained and new woodland, and other tree and shrub planting, could be introduced." But note the word "could" - there is no compulsory requirement for WATES to do so. We already have seen promises by developers, ie a bus service for Bugs Bottom and new school and GP practice, that never came to fruition.

"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". Looking at their plan, the green link does not seem all that generous a provision for wildlife. It won't support the current density of kites, for example. What about the population of bats? The Bat Conservation Trusts states "All UK bats eat insects, so they need to find roosts near good foraging habitats such as pasture, woodlands or water. Bats also need good commuting habitats to help them travel safely between their roosts and foraging grounds. Because bats use echolocation to navigate, hedgerows, treelines or rivers can help them find their way more accurately – as well as sheltering them from predators. Busy roads can sever bat commuting routes and cut bats off from their preferred foraging habitat."

Ditto with "Longer-term, should a planning consent be secured for larger-scale development, the intent is to bring forth a landscape-led scheme with significant (c.21ha) open and play spaces alongside contributions towards leisure provision in the RBC area. As such, the proposals, whether solely via the allocation or as part of the wider scheme, will significantly improve access to leisure provision within the locality." Yes, we've heard it all before. Even if a new or extended GP practice were physically possible, the medical and nursing staff to staff it just won't be there.

"Currently the site is private and offers very little benefit to the locality, including in terms of access to views." That is incorrect. In fact the site is open to the public to walk around the golf club and in fact, many people do so. In the winter if it snows, children and adults often toboggan in various locations on the course. They have always been allowed to do so.

"The intent is to open up the site for public use, first for family-orientated leisure uses and

potentially as a series of linked open and play spaces across the wider site which will provide very significant benefit to the locality.” We already have a playing field and playground in Kidmore End Road which are sufficient for local needs. In terms of pollution control it already does provide a very significant benefit to the locality.

CA1b identifies land for a replacement clubhouse and a much larger car park in the SODC area accessed via Tanners Lane. The section of Kidmore End Road which leads to Tanners Lane is extremely narrow and completely unsuitable for heavy traffic. Tanners Lane is also a very narrow road.

If Wates buys the land and is not given planning permission, what will happen to the land? It will degrade if it is not maintained and will be a focus for vandalism and illegal dumping, thus causing a nuisance and will be entirely detrimental to this area. Their document mentions the past arson attacks on the land and they claim “appropriate security” would deal with this. Having land sitting around unused will be a focus for more such activity.

There is plenty of more suitable brownfield land in Reading for development rather than putting up buildings in the open countryside. Emmer Green is almost purely a residential area. We have no employment opportunities within Emmer Green so we will be putting more traffic onto the already few, narrow and congested roads into the centre of Reading. The GP surgeries within this area are already full, as are the schools and there is only one small shopping area within Emmer Green itself, with a limited selection of shops and a small car park.

The CA1b is a red herring. It is clear that the intention is to sell the whole site to Wates for the building of up to 700 unsustainable homes.

Yours sincerely

Andrew Palarczyk

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

From: [Richard Parry](#)
To: [Planning Policy](#)
Subject: Reading Golf Club/Wates re local plan issue 13 CA1b
Date: 31 October 2018 16:17:33

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

Dear Sir,

I have written before about this issue and am doing so again as a result of the initial response to the Inspectors meeting recently.

I have lived in [REDACTED] for 30 years. I am both a member of RGC and the group known as Keep Emmer Green.

There seem to be a number of problems and dubious motives associated with the golf club's alternative plans for the course but in my view the principal concerns are as follows:

1. Two years ago the members of the club were assured that the finances of the club were sound. In August last year we were told that, as a precaution the Board were exploring ideas to address the financial implications of reducing membership numbers and the need to improve amenities on the course. By mid 2018 we were being asked to support the Board in their decision to sell the club and relocate elsewhere. This latter proposal was accompanied by the suggestion that this sale could release "a six figure pay out to each member". The speed with which this plan has progressed is breathtaking.
2. The Club's plan is for Wates to develop the whole site both the part in Reading and that in South Oxfordshire. In total we are looking at at least 700 houses and all the purchasers will be relying on Reading for their services be they medical, educational or communications. The request to relax the wording of the original RBC directive re the initial piece of land is the first step in this overall plan.
3. In its submission to the Inspector the Club confirmed that it have been unable to acquire the additional land (adjacent to Tanners Lane) but as a member of the Club I have seen no evidence of these discussions or the size of payments that may or may not have been offered. Given the amount of money that Wates are prepared to pay for the first piece of land, the Club should have been in a strong bargaining position to acquire such additional land.
4. In its submission the Club also suggested that the remaining area of the course would be maintained as a 9 hole golf facility and as recreational parkland for local people. However the area behind Eric Avenue and across the second, third and seventeenth fairways looks as if it will be left unattended pending perhaps the rapid request for planning on a second and third phase of housing.
5. With regard to this initial and then possible subsequent developments on the course, the impact on the road network, the increase in traffic movements of at least 2 to 3 each day would be disastrous for the air quality in Caversham proper. It would also put even more stress on the narrow roads that lead into Reading town centre and there is certainly no scope for an effective park and ride facility with bus lanes.

Aside from these observations there are many other more technical issues re the Club's request not least its seeking to enlarge the area covered by CA1b and the location of a temporary clubhouse on SODC land near Tanners Lane.

In total I feel that this strategy for the golf course is poorly prepared and begs more questions than it answers. Please refuse the request to relax CA1b.

Regards
Richard Parry
Sent from my iPad

From: [Tristan Plum](#)
To: [Worringham, Mark](#); [Planning Policy](#)
Cc: [Planning Policy](#)
Subject: Re: Reading Borough Local Plan - Reading Golf Club site
Date: 20 October 2018 08:38:41
Attachments: [image003.jpg](#)

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

Thanks

If you speak to anyone locally they are in utter disbelief that so many houses could be built in that location - it's obvious that the current infrastructure could not cope with influx of so many people! Roads are already busy, Doctors stretched & schools full.

Also there is a safety concern because so many kids play at the park by the white horse pub & that would become one of the main approaches to the site - only a matter of time before an accident will happen.

Utterly selfish on behalf of the golf club members that have decided to sell - rumour has it that they will be paid £100k each as a result of their decision which stinks of bribery - no wonder they unanimously voted to sell. They are putting their financial positions ahead of the impact on local community. Disgusting that they do this & disgusting that it's allowed to happen so blatantly.

Sincerely

Tristan

Sent from my iPhone

On 18 Oct 2018, at 16:58, Worringham, Mark <Mark.Worringham@reading.gov.uk> wrote:

Chance to comment on additional information on the Reading Golf Club site to inform the Local Plan

Earlier this year, you gave us comments on the Reading Borough Local Plan, which identified part of the Reading Golf Club site at Kidmore End Lane for development for housing and a new clubhouse. The Local Plan is on our website [here](#), and the relevant page is p199.

A public examination with an independent Inspector, Louise Gibbons BA(Hons) MRTPI was recently held to discuss the Local Plan. The Golf Club site was discussed on Thursday 4th October, and the Council, Reading Golf Club & Wates and a number of local residents gave their views on the proposal. The view of Reading Golf Club & Wates was that the proposal in the Local Plan, which depended on providing a new clubhouse and additional holes to replace those lost to development, could not be delivered, and that there should therefore be changes to the wording of the policy.

The Inspector therefore allowed Reading Golf Club & Wates to

provide additional written information to support their view, on the condition that those who had commented on the Local Plan site should also have the chance to comment on this additional information. Therefore, we are asking whether you have any comments on the new information, focussing on whether the proposal can be delivered, and on the Golf Club & Wates' proposed wording changes.

The information from Reading Golf Club can be seen on the Council's website here:

http://www.reading.gov.uk/media/9599/EP043-Additional-Information-from-Reading-Golf-Club/pdf/EP043_Additional_Information_from_Reading_Golf_Club.pdf

Please send any comments by Friday 9th November to planningpolicy@reading.gov.uk. Your comments will be provided to the Inspector for her consideration.

Regards

Mark Worringham
Planning Policy Team Leader
Planning Section | Directorate of Environment and Neighbourhood Services

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0118 937 3337 (73337 internal extension)
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<image003.jpg>

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From: [Jane Purnomo](#)
To: [Planning Policy](#)
Subject: Reading Golf Club site
Date: 09 November 2018 22:04:31

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

Dear Sir, Madam,

As a local resident, I am writing in relation to the deeply worrying proposal to develop Reading Golf Course. A proposal which has become even more concerning with the golf course continuing to express an interest in including the entire site in the Local Plan. I understand the proposed change of wording to the Local Plan does not currently include the entire site but an interest has clearly been shown in developing the entire site and there are mentions of "initial development of up to 130 homes.." etc in documents provided.

Emmer Green simply does not have the potential to support 700 more houses. The schools and doctors are already heavily oversubscribed.

As illustration of this, this year large numbers of children have been refused places at any of their preferred secondary schools, in some cases being allocated other schools on the other side of Reading instead. Emmer Green primary is also already oversubscribed. Balmore Park surgery, one of the largest in the area, has only just reopened its list to new patients. Every time there is a set of traffic lights in lower Caversham, traffic backs up across town causing hour long queues. There is simply no way Emmer Green and Caversham's schools, doctors and roads have any further capacity.

I'm also extremely concerned that a green space such as this that's been there over 100 years would be built on and the heritage of the landscape destroyed. Spaces such as these have been the reason why Red Kites which were close to extinction have been able to grow in numbers. We need to maintain green spaces such as this to maintain pollution levels at levels that are safe for us all. Recent figures have shown Caversham's air quality is already dangerously low.

Based on the above, I would ask you to please very carefully consider the impact on the infrastructure of the area and the green space that would be destroyed, and reject any proposals to redevelop the golf course.

Thank you for your time

Jane Purnomo

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

Mark Worringham
Planning Policy Team Leader
Civic Offices
Bridge Street
Reading
RG1 2LU

8 November 2018

Dear Mr Worringham,

Chance to comment on additional information on Reading Golf Club site to inform the Local Plan

Thank you for the opportunity to comment on the additional information.

We wish to start by stating our support for additional housing in Emmer Green (particularly where that housing is low-cost) and our understanding of the council's legal requirement to deliver new developments. However, such additional housing and new developments must be provided with appropriate local facilities and infrastructure to ensure that there is not a serious and adverse impact on the local community. We remain severely concerned that facilities and infrastructure have not been adequately addressed by the proposed development of the Golf Club.

Before commenting on the additional information provided by Wates Development Ltd and the Golf Club (the "Additional Information"), we would like to highlight what we believe is a key omission from Policy CA1b of the Local Plan. While on-site facilities for healthcare are expressly included, there is no express mention of schooling. The provision of sufficient primary school places in the local area is already a difficult challenge and under significant strain. This development will only make that much worse and therefore it is critical that additional school places or an additional primary school is provided for. We live only a 5-minute walk from Emmer Green Primary School and yet in recent years a number of children on our road have failed to be awarded a place due to over-subscribed classes. Instead, they have been forced into a 10-15 minute drive to Sonning Common Primary School in a different county. This runs completely counter to efforts to improve children's health and combat child obesity by encouraging children (and parents) to walk to school. An additional 90-130 houses in the family area of Emmer Green will almost certainly result in a large influx of additional children (Emmer Green is, after all, a strong family area); potentially in excess of 100 depending on the size of the housing that is proposed to be built. That means an extra three to four classes of children, and yet no mention is made of additional school places. You will be aware that Mapledurham Primary School remains in temporary classrooms on Gosbrook Road due to difficulties in finding a permanent location for that school, which both limits additional school places in that direction and demonstrates the importance of requiring developers to include schooling infrastructure as well.

Turning to the Additional Information, we have tried to address our comments to the relevant Section as requested and in the order that the issues are addressed in the Golf Club's submission. In terms of priority, our biggest concerns (in addition to the schooling issue raised above) remain (i) increased traffic in a quiet residential area and significantly increasing the current traffic congestion (see Section 3.3 – Transport and Movement) and (ii) that the proposed change to the Policy CA1b would amount to tacit approval of development of the wider Golf Club site by making a future golf club on the site unsustainable (see Sections 1.9, 2.16 and 2.25).

1. Section 1.9 – We strongly disagree with the statement that land outside the allocation is for separate and detailed discussion. By raising the proposed change to the wording of Policy CA1b, the Golf Club is bringing its wider plans for the golf course as a whole into question. If the Council were to permit the change in wording, it could very likely make the long-term survival of a golf course on the site unsustainable, in that there will be insufficient land remaining without the purchase of additional land. This decision therefore has a direct impact on the land outside the allocation and should be taken into account.
2. Section 2.3 – It is widely known that the Golf Club is a cooperative and therefore monies received by the club will, at least in part, be capably of distribution to the members. It is therefore little surprise to hear that 83.3% of Golf Club members voted in favour of the development proposal and we ask that the Council place little (if any) importance on this statement. A windfall for today's members is not a reasoned ground for determining changes to the Local Plan.
3. Section 2.5 – The factors highlighted by the Golf Club in this Section can be largely traced back directly to an aging and declining membership. As local residents, we can attest to the fact the Golf Club has made little efforts to improve on that position and ensure a financial future for the club. Not once have we seen advertising for new members or received flyers notifying us of events at the club. Our concern here is that in granting the
4. Section 2.14 – The Golf Club raises its “failing financial position” on a number of occasions, most obviously here in this Section. Whilst this may indeed be true, it is clear that there is little incentive for current members to invest in the Golf Club when plans exist for a sale of the land to the profit of all members. We therefore ask that the Council does not consider the Golf Club's financial position as part of its deliberations. If this change in Policy CA1b is denied and development does not proceed, it is entirely possible new owners may see an opportunity to refresh the club. There is also the possibility of community ownership (since so many of the Golf Club seem keen to sell their interest) at a future date if the current operations cease for lack of funds. Ultimately, the financial viability of the current regime is not a relevant factor.
5. Section 2.16 – Again, here we would argue that the cost to the Golf Club of buying adjacent land is not of concern to the Council. No evidence has been presented to suggest that other landowners would use the current wording of Policy CA1b to create a ransom situation (the Golf Club could always return to the Council in the future if that becomes the case) and at least some of the land for adjacent purchase is agricultural and therefore not attracting residential hope valuation. If the Council permits the proposed change in wording then the Golf Club would not even have to attempt to find adjacent land, thereby reducing the feasibility of retaining a club for the future.

6. Section 2.18 – All developments on the site of the Golf Club would require the same level of planning permission and Council oversight – that is the purpose of the planning process, intended to ensure that those applying for development permission are treated equally. It is therefore wrong to state that if the Golf Club fails it would result in “the site coming forward to the market in a form where it would not have the same level of control and input with developers to bring forward a landscape-led scheme of high merit”. Any planning approval and conditions would remain the same for a future buyer or developer of the site.
7. Section 2.25 – Here lies the greatest fear of the local community; that permitted development in this case is a slippery slope to granting permission for circa. 700 homes across the Golf Club site. We do believe that approval of the Golf Club’s requested change in wording to Policy CA1b provided tacit support for wholesale redevelopment by making the long-term viability of a golf course on the remaining site potentially unviable (any attempt at a nine hole course in the short term is an unusual format and has no guarantee of success).
8. Section 3.3 – Ecology - Irrespective of the Council’s decision in this matter, we hope that it will challenge the Golf Club on those parts of its submission that make outlandish claims. This Section 3.3 is one of those elements, with the Golf Club stating that the development of a green and open space into residential housing would “provide an opportunity to bring forward significant net gains for biodiversity”. If that was indeed the case then green belts and other ‘green’ initiatives of the last 50 years would not be required as every development would just improve the position for wildlife. We all know that is not the case and the challenges that reduction in habitat brings for wildlife.
9. Section 3.3 – Transport and Movement – So far as we can see, no practical provision is made for the additional car journeys and associated traffic that would result from this development. A drive to the proposed site will quickly reveal that Kidmore End Road is single lane near the junction with the B481 (alongside the park and recreation ground) which will force traffic up Courtney Drive instead. This will completely change and vastly increase the levels of traffic flow along what is currently a quiet residential road. We are amazed by the Golf Club’s statement that this development will only add 70 two-way trips during peak hours. Simple maths will tell you that 90-130 homes will mean a minimum of 90-130 cars (probably considerably more as most homes now own at least two cars) and to state that only two-thirds will undertake a journey at peak time (either to work or school run) defies belief. I see absolutely no evidence in the proposal to support this reference to a “relatively low number of trips”. I would argue the opposite, that the large increase in vehicles arising from this development would seriously and adversely impact the lives of all residents currently living in Emmer Green due to a significant increase in congestion, not least of which on B481 as it approaches Caversham and across the two bridges into Reading. Only last weekend we sat for 45 minutes in the car queuing across the bridge and then up the hill to Emmer Green. Yesterday we queue from the Tesco/Esso petrol station on B481 all the way to the traffic lights at the junction with Henley Road, a queue of around a kilometre. Caversham is already a traffic bottle neck and this will only make matters worse until the Council addresses the road access issues.

We also find the references to car shares and ‘park and ride’ (paragraph 4.3) disingenuous and almost as though the application is not taking the matter of traffic seriously. For the proposal to

state that 'park and ride' services do not need a dedicated bus lane (Section 4.3, bullet five) misses the point of 'park and ride' entirely. People will only use it where they believe such a scheme will result in a quicker and/or cheaper journey than taking one's own car. If 'park and ride' buses are sat in the same queues of traffic as passenger cars it defeats the entire object of the scheme. In the case of Emmer Green, a park and ride scheme is a laudable aim and should be supported as one of a number of schemes to reduce existing traffic levels. However, there is no evidence to show that it would combat increased car journeys caused by this particular development and is likely to only reduce congestion at the weekend (if at all) - not during peak times Monday to Friday. A 'park and ride' scheme may be popular for those working in central Reading, but a majority of people commute out to surrounding towns and therefore such a scheme is unlikely to have a material impact. Car shares are also a worthy idea but not very helpful in practice for this location for the same reason set out above. For the proposal to state that the number of journeys could likely be reduced "through effective travel planning targeted at informing new residents of the ... travel option available to them" is also naïve – if reduction of traffic was that easy we suspect that the Council would have communicated travel options to the community at large some time ago!

We also completely disagree with the statement by the Golf Club that the increase in traffic "will not significantly impact traffic congestion". At the very least, the council should request for the Golf Club to fund an independent assessment (carried out by the Council and not the Golf Club) of the likely impact on congestion. The impact of higher traffic levels on the area should not be left to chance and a few vague commitments from the developer.

10. Sections 4.2 and 4.3 – A key concern of many residents (including ourselves) is that the existing development proposals are simply a stepping stone to complete development of the Golf Club with circa. 700 homes. Granting the Golf Club its requested change to the Policy wording will only make this outcome more likely. We would therefore ask that if the Council determines to grant the Golf Club's amendment, the Council consider adding further language as a *quid pro quo*, to the effect that further development of the site would not be considered until the initial development has been completed and the impact on the local area assessed. This would leave open the possibility of further development in the future but provide comfort to the local community that the Council is not about to fulfil its entire allocation of homes for Emmer Green on this one site in a single development.

Thank you for taking the time to consider our concerns.

Yours sincerely,

Joseph and Kathryn Rigler



HOUSE OF COMMONS

LONDON SW1A 0AA

8 November 2018

Alison Bell
Director of Environment & Neighbourhood Services
Reading Borough Council
Civic Offices
Bridge St
Reading
RG1 2LU

Dear Alison

I am writing to provide further support for Reading Golf Course to be removed as a site for housing from the Draft Reading Borough Local Plan.

Since I wrote to you in February further evidence has come to light which I believe reinforces the need to remove the proposed golf course housing development site from the plan and I want to highlight this evidence and to support residents in their request for the golf course site to be removed.

I believe that a statement on Thursday 4 October by the developer, Wates, which has expressed an interest in the site, indicates that the site is undeliverable and therefore that the wording on the plan should be changed.

Wates has explained that their aim is to develop not only the two holes which Reading Borough Council identified for development in the draft plan, which are in the part of the golf course which is in Reading Borough, but the developer has also admitted that their aim is to develop a much larger part of the golf course, including a significant amount of land within the course which is in South Oxfordshire. Subsequently it turns out that they are also asking for the area within CA1b to be increased from 3.75 hectares to 4.3 hectares. Clearly this lack of deliverability is incompatible with Government policy that plans should focus on deliverability.

This would be contrary to Reading Borough's policies opposing development on green land adjoining the borough and against national planning policy guidance to maintain the separation of settlements, which protects the green land between Reading and nearby villages in South Oxfordshire, including Sonning Common, Chalkhouse Green and Kidmore End.

Furthermore, the comments by Wates would also be incompatible with existing policy in South Oxfordshire and appear to oppose the district's draft local plan, which is in an earlier stage of development than the draft Reading local plan.

(Continued)



(Continued)

I would also like to reiterate my earlier objections, which were set out in my previous letter about this matter:

Reading Borough Council has (in line with Labour Party national policy) rightly prioritised regeneration on brownfield sites in its own planning policy, rather than on greenfield sites such as this one. There is enough brownfield land in Reading to accommodate for our development needs. As such, I see no reason to build in open spaces on the outskirts of town.

Moreover, I do not believe that Reading Borough Council ought to sanction a development that would come at such a high cost in terms of pollution and traffic. Given a lack of transport links in this area (further outlined below), my constituents have calculated that the development would bring an additional 2,000 car movements per day. Consequently, Caversham and Emmer Green residents would experience a potential ten-fold increase in traffic (in an area which does not have the infrastructure to cope with this growth, in a town already plagued by heavy traffic). The Golf Course itself, furthermore, is a 'green lung' – absorbing carbon emitted in other parts of Reading. Building on it would, therefore, come at a cost to the total level of carbon emissions produced by this town.

In fact, this planning application is in direct conflict with Council planning policy, and also the Government's 25-year Environment Plan, as regards:

1. Future developments being within walking- or cycling-distance from amenities and employment opportunities (which is not the case here).
2. Developments having easy access to public transport (again, not the case in this instance).
3. Preserving open spaces, such as the Golf Course.
4. Preventing further boundary developments, in areas like that around Kidmore End Road.

Finally, my constituents are also concerned regarding potential conflicts of interest within the planning committee and department. As 'confidential' communication within the Golf Club itself has stated that each member stands to earn a six-figure sum for the potential future sale of land, it is incumbent on me to stress that no Golf Club member (or relative of a Golf Club member) should be involved with the decision itself. I would like any Council official or Councillor involved with the planning process to declare any conflict of interest of this nature publicly, before the planning committee meets.

Thank you for your help with this matter.

Yours sincerely

Matt Rodda MP, Reading East

cc: Giorgio Framalico, Head of Planning, Development and Regulatory Services, RBC
Mark Worringham, Planning Policy Team Leader, RBC

From: [Toby](#)
To: [Planning Policy](#)
Subject: Proposed development on Reading Golf Course land
Date: 09 November 2018 18:56:24

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

Dear Sir/Madam,

I write with reference to this proposed development on Rwading Golf course.

As many in the area, my local community, the MP, and local pressure groups have, I too wish to demonstrate my profound resistance to the idea of building such a development, given the current infrastructure in the Emmer Green area.

Firstly, there is insufficient road network capacity for Caversham to cope with additional traffic during peak hours. A development would cause sustained traffic gridlock around Caversham centre, and create levels of pollution that would exceed EU levels, or the proposed post-“Brexit” standards that would at least mirror EU standards, thus causing RBC significant costs. Hemdean Road is already blocked frequently, as is the route past Queen Anne’s School, during rush hour, and frequently too, beyond this time. With the reduction in bus services recently seen, too, this proposal seems to create little more than an inexorable rise in traffic congestion, air pollution, and a lessening in the quality of life, as the recent court case in London demonstrated, in which a girl lost her life, and her death correlated to significant spikes in air pollution levels.

Schools and GP surgeries in the area already suffer from demand, and are working in many cases beyond peak capacity. With the declines in health forecast in a progressively more aging population, and increased levels of care necessary, this proposed new development must needs have embedded and capacious capability for healthcare.

The development has already created great antipathy in the area- please ensure my opposition to this scheme is registered, and update me on future actions taken in this matter.

Many thanks

Toby Scammell

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

From: [Louise Shah](#)
To: [Worringham, Mark](#)
Subject: Reading Borough Local Plan - Reading Golf Club site
Date: 30 October 2018 22:46:07

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

Dear Sirs,

I wish to make the following comments regarding the proposed development of Reading Golf Club.

Having been advised that

A) The 83 page document provides a “new plan” for CA1b. which is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would enable a 15% increase in the number of houses. There is the possibility that the numbers would rise from 90 - 130 houses to 103 - 150 houses.

B) Section 1.3 of the Reading Golf Club submission states that ‘on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...’

However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create.

C) Park and Ride would be of little use without dedicated bus lanes into Reading. Traffic is congested as it is and the present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.

Yours faithfully
Louise Shah

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

From: [Andrew Smith](#)
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Reading Golf Club site
Date: 19 October 2018 09:47:26
Attachments: [image001.png](#)

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

Hello

I have just read your proposed local plan for Reading golf club, as a local resident in Highdown Hill Road, I object to more housing in Emmer Green for all the usual reasons and I am sure once the planned houses are built it will only be a matter of time before the whole area is built on.

In Emmer Green, there is too much congestion from commuting traffic, infra structure is under pressure and there are not enough facilities to cope with more houses.

In view of these factors, rather than building more houses, I would strongly argue that a rethink of the primary school location is made. The area is in need of another primary school, we also need more leisure facilities (Health benefits to the community), could The Heights primary school be built on this land, this would keep it as an open space, solve the local school issues and potentially bring in some needed sports facilities to this side of Reading.

Best regards

Andy

Dr. Andrew Smith



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Comments on the additional information on the Reading Golf Club site to inform the Local Plan (Policy CA1b)

1. I am pleased to respond to RBC's invitation to submit comments on the new information presented by Wates and Reading Golf Club (RGC) and their proposed wording changes. In brief, the new information and the reasons for the wording changes which Wates and RGC 'recommend' in their *Response to Issue 13, Policy CA1b* of 15 October 2018 are so significant that they invalidate Policy CA1b.

2. The original justification has now gone.

The identification of the designated 3.75 ha site in the Local Plan is premised on RGC needing to raise funds in order to build a new clubhouse. The inclusion of this site is an exception to the overall Spatial Strategy (Local Plan, Section 3.2), which sees the development of brownfield and other sites closer to the centres of employment, services and transport hubs as being the principal means to increase housing in Reading rather than greenfield sites in outlying areas with limited facilities and major traffic constraints. As Wates/RGC now state that no clubhouse is required (*Response*, paras 1.3 and 2.17), the justification for inclusion of CA1b as a development site is no longer valid and it should be removed from the Local Plan.

3. No additional land is now needed.

The CA1b development is "subject to additional land in South Oxfordshire being secured for replacement holes" (Local Plan, Section 8.3, CA1b). Wates/RGC now say that this is no longer being pursued (*Response*, paras 2.16, 2.22). As they cannot now comply with this condition, the rationale for including Policy CA1b in the Local Plan is further undermined.

4. Removing healthcare provision contravenes the Local Plan Strategy.

The Local Plan states that in addition to 90-130 dwellings and the replacement clubhouse the land is to be used for "community provision including healthcare" (Section 8.3, CA1b). Wates/RGC are now recommending that the reference to healthcare provision should be deleted (*Response*, para 1.2). This directly contravenes the Local Plan's Strategy for Caversham and Emmer Green (Section 8.2), which states: "The adequacy of infrastructure to support additional development remains one of the most significant concerns in the area. In particular, transport, education and healthcare are issues that would need to be addressed in any development" (para 8.2.5). This has been exacerbated by the closure in 2018 of the Priory Road Surgery in Caversham and the allocation of a large proportion of its patients to Emmer Green Surgery, which was already under considerable pressure. Wates/RGC's proposed change of wording is therefore clearly unacceptable and further undermines the inclusion of Policy CA1b in the Local Plan.

5. The rationale is now a first step to building houses across the whole RGC site.

Wates/RGC's rationale for an amended CA1b is the reverse of the rationale for the limited development contingent on the enhancement of the golf course which the Local Plan envisaged. In their *Response* (Appendix 4: 'Rest of Golf Course') Wates/RGC state that the goal is a housing development encompassing the whole golf course site ("work is likely to continue to investigate opportunities for housing across the site in the future") and the plans in Appendix 4 refer to an "*initial* housing development of up to 130 homes" (emphasis added). While they are not seeking further allocation of land "at this stage" (*Response*, para 2.10), for Wates (whose area of expertise is the 'built environment') and RGC, CA1b is a gateway to building houses across the whole RGC site. This contravenes the Local Plan Strategy for Caversham and Emmer Green: "...the overall strategy in this area is largely based around ensuring that, where development is to be accommodated, it is done in a way that prevents adverse effects on the existing areas. Of particular importance in Caversham and Emmer Green are potential effects on landscape, heritage and infrastructure" (para

8.2.4). The continued inclusion of CA1b in the Local Plan would therefore be a tacit acknowledgement by RBC that this is an initial development which would facilitate Wates' plans for further housing across the RGC site, contrary to the Local Plan Strategy.

6. Need to respect the Local Plan's Vision on green areas.

The Local Plan sets out a Vision that "Green areas throughout the town, including its watercourses, woodlands and open green space, will be protected, enhanced and linked together as a recreational and ecological resource" (para 2.1.8). Rather than 'protecting' and 'enhancing' Reading's green areas to help achieve this Vision, the Wates/RGC proposal would reduce and devalue them, which therefore contravenes the Local Plan Vision.

7. Inconsistency with RBC objections to similar developments nearby.

RBC has objected to a proposal for development of land on its boundary with South Oxfordshire District Council for 245 houses, less than one kilometre from the CA1b site, because "The proposal would have a significant impact on the surrounding infrastructure in Reading Borough including highways, education, open space/leisure facilities [and] air quality..." (RBC letter to South Oxfordshire District Council, 'Consultation on your application no: P16/S3630/O, 17 January 2017). RBC has also objected more recently to a much smaller development (less than 40 houses) on land next to Highdown Avenue, Emmer Green, some 500 metres from the CA1b site, on grounds of impact on the surrounding infrastructure, open space/leisure facilities, biodiversity and air quality plus concern about the landscape (RBC to SODC, 'Consultation on your application no: P18/S1522/O', 11 September 2018). These objections are consistent with the Local Plan's Strategy for Caversham and Emmer Green (Section 8.2). Given that all these concerns apply equally to the CA1b site, its continued inclusion in the Local Plan is inconsistent with RBC's objections to these other sites close by, and this is now exacerbated by Wates/RGC's expressed wish to go beyond CA1b and develop housing across the whole RGC site. If RBC is to be consistent and continue to object to proposed developments on greenfield sites along the Reading/South Oxfordshire boundary, it cannot retain CA1b in the Local Plan.

8. Need for a wide-ranging consultation on development along the county boundary.

The implications of what Wates/RGC have set out in their *Response* are so significant that they now require much greater consultation with Reading's Councillors, with Emmer Green residents, with South Oxfordshire District Council and Kidmore End Parish Council, and with the various organisations and associations which have important interests in the environment, in the provision of local facilities and in the major traffic concerns of Emmer Green and Caversham. The Wates/RGC recommendation to change the wording of CA1b has coincided with a high level of local concern expressed by RBC, SODC and residents about other speculative proposals close to the Reading-South Oxfordshire boundary. To be fair to all concerned, and to maintain trust that RBC is not tacitly colluding in the complete loss of this resource, CA1b should now be removed from the Local Plan and be replaced with a statement that during the first years of the Local Plan there will be a properly structured wide-ranging consultation on the future of the golf course and the development of other sites along the Reading-Oxfordshire boundary.

9. I therefore object most strongly to the proposed change to the wording and urge RBC to remove Policy CA1b from the Local Plan entirely.

Dr Harvey Smith

8 November 2018

email.

Please note that your communication may be monitored in accordance with Johnson Matthey internal policy documentation.

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From: [Michael Smith](#)
To: [Planning Policy](#)
Subject: Reading Golf Club development - Private and Confidential
Date: 20 October 2018 11:53:51

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

23rd October 2018

Dear Mr Worringham

Reading Borough Local Plan – Reading Golf Club

I am writing to thank you for contacting me again regarding the proposed development and to add that my original concerns stand for the same reasons outlined in my earlier email attachment, a copy of which you will have kept.

It is therefore unnecessary for me to repeat them here, but it is to be hoped that they will be considered afresh in conjunction with this reply and not discarded as past and now irrelevant observations.

The golf club and its grounds occupy the centre of our village and the proposals do nothing to develop Emmer Green. On the contrary they are tantamount to implanting a foreign body into its host and devouring it from within.

I am certainly not against the building of a small number of affordable dwellings be they flats or houses to enable families to be able to live in this expensive area, but to allow such a large number of houses to be constructed in the centre of Emmer Green sprawling towards south Oxfordshire will destroy what is currently a green and pleasant land.

Great play is made of the dire financial straits in which the club finds itself. Whether this is true or not is irrelevant and should not be taken into consideration, although some may interpret *need for greed*, nor should references to expressions such as *family friendly, car clubs, and high quality links between the site and existing facilities in the local area*.

What in practical terms does *family friendly* mean? Is it an invitation to everyone to bring along their babies, grandads and grannies accompanied by the dog to play golf free? If so, I cannot imagine a four iron being a top priority on the Christmas or birthday list of the majority of Emmer Green families.

Whilst the inclusion of recreational facilities is to be welcomed in any community, it should not be forgotten that Emmer Green is not a bad place to live, there are no slag heaps, no steel works that I know of, and little risk of a nuclear accident like Chernobyl or Fukushima.

What it does have, which seems to have been overlooked in the emphasis on family orientated activities, are excellent facilities nearby, child play areas thoughtfully screened off from dogs, a well maintained recreation ground and another large area of mixed woodland and open spaces near Caversham Park village. Reading Borough Council looks after these green spaces incredibly well, spaces which if the green light is given to development, will become woefully inadequate and in this paradoxical way Reading will itself be directly instrumental in destroying what it has so successfully achieved.

The allusion to *car clubs* is at best a fanciful notion. How many people in any large city in the UK belong to a car pool? How many in Emmer Green would consider forming or joining one?

I am unsure as to what is meant by *high quality links between the site and*

existing facilities in the local area. Are these digital, good fast broadband connections, roads to allow people to leave and enter the development or footpaths? If the latter what is the difference between *high quality links* and ordinary footpaths provided and maintained by Reading Borough Council? Will they be devoid of rusty barbed wire and broken beer bottles or perhaps enjoy top quality surfaces which are easy on the feet?

It is appreciated that these observations are exaggerated tongue in cheek remarks but the underlying concern is that it would appear that the proposals have been sexed up with essentially meaningless benefits for the community and are to be ignored.

Furthermore, the observation that

It is considered that layouts that sufficiently respect the setting and privacy of houses on Brooklyn Drive can emerge, particularly given the relatively significant garden spaces that exist between rear facades of properties on this road and the golf course perimeter

is cold comfort to those living there who rightly do not want to be overlooked whilst working or relaxing at the end of their garden. The end of the garden is still their property and should enjoy the same rights as anywhere else on their land.

This reply is confidential.

Yours sincerely,

Michael Smith

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From: [Peter & Linda Smith](#)
To: [Planning Policy](#)
Subject: Changes to the Proposal for the Reading Golf Club Site in the Draft Local Plan
Date: 04 November 2018 17:11:18

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

Dear Mr Worringham

We are writing to object once again to the inclusion of CA1b in the Draft Local Plan (DLP).

We were surprised to learn that a representative of both Reading Golf Club (RGC) and Wates was permitted to appear before the Inspector of the DLP on 4th October. We were also surprised to learn that the explanation of their proposals was not made available to those people such as ourselves who have commented on CA1B in January and February 2018. This appears to be discrimination against local residents and those immediately impacted by the proposals.

Reading Golf Club (RGC) have confirmed that they cannot deliver what they originally proposed in CA1b as they say they are unable to find any alternative land adjacent to the golf course on which they could build 2 new holes to replace that being lost to development on CA1b. We therefore believe that CA1b is undeliverable and should be taken out of the Plan.

We are also concerned to note that RGC seem to be attempting at this late stage to increase the size of CA1b, to include a strip of land on the northern boundary, which had clearly been left out of the original proposal to give access to the intended clubhouse and car park. Seeking to change the size of the plot of land at this late stage is not acceptable. Such a change would imply an increase in the number of houses that might be built, further adding to congestion on the local roads and services which we have previously advised are at full capacity.

RGC/Wates are saying that they do intend to build a clubhouse of some kind to service a 9 hole course that might temporarily remain on SODC land. They are suggesting that this would be located behind the 7th green close to the junction of Tanners Lane and Kidmore end Road. In view of the narrow one track country lane that leads to this site, and the substantial increase in traffic that it would produce, we believe it is highly unlikely that SODC would ever allow planning permission for this site.

We understand that RGC are to give Wates a 10 year Option to buy all of RGC's land, not included in CA1b, and will be making every effort to obtain Planning Permission over that period. If they are ever successful the use of that land offering golfing facilities will cease. The Council should therefore be considering not this interim proposal, but the ultimate proposal. Allowing CA1b to stay in the DLP, whether increased in size or not will become the thin end of the wedge. It will be the first step in RGC's plan to sell land step by step, in a piecemeal fashion, with parcels of land which in themselves will not be large enough to trigger the absolute requirement for the infrastructure improvements which will undoubtedly be needed (roads, education and medical). Before any further development is approved, the cumulative effect of a number of possible sites needs to be fully considered by both RBC and SODC.

It would appear that RGC have been fully aware for some time that the wording of CA1b did not match their actual intentions, and yet they have made no attempt to try to get it changed. To allow them to do so at this late stage should not be acceptable. At the very least it is unprofessional and is indicative of the possibility of future changes when the current proposals look too costly or difficult to deliver.

To summarise our concerns: CA1b is both unsound and undeliverable and should be taken out of the DLP pending proper cross-border consideration of the development of the whole golf course project at which time a formal planning application can be submitted and considered after full

consultation with all interested parties.

Yours sincerely,

Peter and Linda Smith

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

From: [Bill Smith](#)
To: [Planning Policy](#)
Subject: Inclusion in the Long Term Plan of CAb1
Date: 06 November 2018 16:24:04
Attachments: [Fwd Poor air quality in Caversham - dangerous pollution!.msg](#)
[Globe Survey.docx](#)

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

Having made my earlier submission in January and attended the recent meeting with the inspector I was invited by Mark Worringham to submit any further comments particularly in the light of the submission in writing by Mr Walton/Reading Golf Club to the process.

I attach my further comments and also the latest air pollution survey from Caversham Globe. An earlier version was discussed at the meeting with the Inspector.

William F Smith

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“The council are granting a platform to Wates on “more advantageous terms” than those offered to the Council tax payers in respect of the review of the RBC Long Term Plan.

A rather odd sense of priority.

The process surrounding the Plan was that interested parties were encouraged to submit their views by January 2018.

This many residents did.

Following this process a meeting was arranged for such interested parties to meet with the Inspector and with an RBC Planning Officer in attendance.

We were advised prior to the meeting that we could only make representations based on our original submissions and that these representations had first to be submitted in writing,

We were then to be allowed to make verbal presentations to the meeting.

In the event the format of the meeting was changed without notice to what was described as a more informal format.

We were advised that a member of RGC would be in attendance and a representative from Wates but that they were not allowed to make a presentation or make any verbal contribution unless requested by the inspector.

We were all given our chance to speak but not make the formal presentations as previously advised.

Wates but not the Golf Club had plenty to say at the meeting and new elements not previously formally advised to any parties present....at least officially were entered into the debate. Specifically the plan to buy land in South Oxfordshire to replace Cab1. This had not proved possible and therefore rather woolly suggestions were put forward to the meeting about community benefit schemes 9 hole course etc.

Wates were asked by the Inspector to submit a brief amendment to encompass this change.

What happened next was as if the whole process to date had been ignored and Wates simply “did their own thing” and what made matters worse the council simply went along with this.

Specifically the new Wates submission which ran to many pages – not exactly anyone’s idea of a brief submission – was not only accepted by the council but was circulated to those who had originally made submissions prior to the 28th January.

No one else’s submissions were treated in this way.

In a truly democratic process everyone is equal. This philosophy does not seem to be being applied by the council in this case.

There is a groundswell of local opinion against this development. Wates themselves admitted at the meeting with the Inspector that the current proposal for around 100 houses was seen by them as

Phase 1 of a much larger development of up to 700 new homes. This is seen by most local residents as the thin end of the wedge.

I wish to re-iterate my objection to any development on this site and ask that it be removed from the local plan. The threat and likelihood of this being a much larger development simply makes the reasons for my objection all the more valid. These are

1. Local infrastructure is insufficient to deal with even a modest increase in housing in Emmer Green
2. The traffic now is at a near standstill at the morning and evening peaks on the Peppard Road approaching the traffic lights by the Prince of Wales pub and indeed backs up to the Esso garage
3. Pollution levels in and around the centre of Caversham are already significantly above the Government's target levels.

Without upfront spending on the infrastructure bordering on the realms of fantasy further development north of the River Thames will simply make what is currently a bad situation even worse.

William F Smith"

From: [Trevor](#)
To: [Julian and Norma Ansell](#); [Greg Grashoff](#); [Bill Smith](#); [Bob and Debbie](#); [Colin Calder](#); [David Morley](#); [Nigel Walker](#); [Jim Cushley](#); [Nick Jones](#); [Rob Bishop](#); [Jane Lawson-Mudge](#); [Sarah Eden-Jones](#)
Subject: Fwd: Poor air quality in Caversham - dangerous pollution!
Date: 05 November 2018 07:02:11

FYI

I believe this was the third test this year and all of them so far were over the European Legal limit

Sigi
Sent from my iPhone

Begin forwarded message:

From: Caversham Globe
Date: 5 November 2018 at 02:58:32 GMT+2
To: Information account
Subject: Poor air quality in Caversham - dangerous pollution!

Hello to all GLOBE supporters. This a brief quick update about poor air quality that Caversham GLOBE started measuring in Dec 2017. GLOBE installed test tubes at four locations over an extended period and the alarming amounts of harmful and dangerous nitrogen dioxide in micrograms per cubic metre ($\mu\text{g}/\text{m}^3$) have been confirmed by Winchester based Gradko Laboratories:

Caversham Location	Dec 2017	March 2018	July 2018	Sept 2018
Church Street/Prospect Street jnc	Not tested	41 $\mu\text{g}/\text{m}^3$	41 $\mu\text{g}/\text{m}^3$	34 $\mu\text{g}/\text{m}^3$
Near Church St/Priory Ave jnc	Not tested	47 $\mu\text{g}/\text{m}^3$	49 $\mu\text{g}/\text{m}^3$	40.5 $\mu\text{g}/\text{m}^3$
Church Road/St Anne's Road jnc	56 $\mu\text{g}/\text{m}^3$	57 $\mu\text{g}/\text{m}^3$	50 $\mu\text{g}/\text{m}^3$	41.5 $\mu\text{g}/\text{m}^3$
Peppard Rd near Prospect St jnc	Not tested	54 $\mu\text{g}/\text{m}^3$	71 $\mu\text{g}/\text{m}^3$	48.5 $\mu\text{g}/\text{m}^3$

The legal MEAN ANNUAL limit for nitrogen dioxide is $40\mu\text{g}/\text{m}^3$. Of more concern is that some other air quality information collected by RBC shows that three Caversham locations (parts of Prospect Street and George Street) have exceeded the mean annual legal limit for the past nine years! What is to be done? Who will do it? When? These crucial questions and many more need some answers. The GLOBE group hopes to work with RBC Councillors, the North Reading Safer Neighbourhood Forum (NRSNF) and CADRA to develop a joint approach for remedial action. This could include: air corridors, more trees, street planters, green walls, anti-idling of vehicles when stationary and traffic reduction policies. Only by reducing the levels of polluting traffic exhaust fumes will residents, pedestrians and cyclists be able to breathe cleaner air in the long term.

Please use this information in any way you can to campaign for improvements.

If you have ideas please contribute them. Don't stay silent. Thanks.

Richard Denney
for Caversham GLOBE
www.cavershamglobe.org.uk



From: Caversham Globe

Date: 5 November 2018 at 02:58:32 GMT+2

To: Information account

Subject: Poor air quality in Caversham - dangerous pollution!

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Please use this information in any way you can to campaign for improvements. If you have ideas please contribute them. Don't stay silent. Thanks.

Richard Denney

for Caversham GLOBE
www.cavershamglobe.org.uk

From: [Bob Sharples](#)
To: [Planning Policy](#)
Subject: Response to Issue 13, Policy CA1b
Date: 01 November 2018 10:23:04

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

Good morning Reading Local Planning,

I have reviewed the following document: *Response to Issue 13, Policy CA1b (Q3 from Matters and Issues) on behalf of Wates Developments Ltd and Reading Golf Club*. I would like to make the following comments/observations.

- Sport England supports the creation of a new 9 -hole course and family golf offer, but has concerns about the proposed layout as shown on drawing 6463_001
 1. The proposed club house should be adjacent to the family golf offer;
 2. It would be good to have details of the family golf offer – we have a concern that the spine road within the new housing development ends at the edge of this area, which raises the prospect of further loss of sport in this area if there was an extension of the housing development in the future.
 3. We have a concern that the Sustans Route 5 cuts across the 9 hole golf course – this raises health and safety issues;
 4. Ditto the public right of way if this is proposed.
- Sport England supports in principle the merger of the existing club with another club in South Oxfordshire District Council, but the details of the merger need to be transparent and workable.

The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment.

Therefore Sport England will be likely advising Reading Borough Council to seek contributions from the developer towards other sports, based on Sports Facility Calculator and our Playing Pitch Calculator to help to provide an indication of the likely demand that will be generated by a development for certain facility types.

Regarding the proposed housing layout, Sport England, in conjunction with Public Health England, has produced 'Active Design' (October 2015), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for

people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. Sport England would commend the use of the guidance in the master planning process for new residential developments. The document can be downloaded via the following link: <http://www.sportengland.org/activedesign>

Conclusion

For clarity Sport England will not be a statutory consultee on future planning applications on the Reading Golf Club site, but we would respond via the public consultation and we would object to any scheme where we believed there was a loss of sport or a potential negative impact on sport. We would expect the 9-hole course, the family golf offer and the club house all to be operational and the merger with a club in south Oxfordshire to take place first before the construction of the housing development.

We would be grateful if you would advise us of the outcome of this proposed policy change and the outcome of the Reading Local Plan.

Yours sincerely,

Bob

Bob Sharples

Principal Planning Manager - South Team

T: 07830 315030

M: 07830315030

F: 01509 233 192

E: Bob.Sharples@sportengland.org

[Sport England](#)



[This girl can](#)



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From: [mark.staines](#)
To: [Planning Policy](#)
Subject: Reading Golf club
Date: 09 November 2018 20:31:46

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Further to the updated plans presented by Reading Golf club I wish to express in the strongest possible terms my objection. The plans are flawed on so many levels. This is an area of natural beauty bordering onto virgin countryside. The plan raises significant concern environmentally (loss of green belt, noise and air pollution), access issues, traffic management, congestion, delivery of community resources, schools, doctors surgeries to name a few. The immediate vicinity already suffers from significant traffic congestion and this proposal simply exacerbates the problems.

Please also refer to the specific details cited below:

Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.

- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a "new plan" for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would 'grant' development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new

healthcare facility would prove difficult given the current shortage of suitably qualified staff.

- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- No-one else was extended the opportunity to make last minute representation at the Inspection hearing. Late' written submissions' were not placed in full before the Inspector, only a composite summary of them!
- The actual Inspection process has discriminated against local residents in Emmer Green and Caversham by denying them the opportunity to comment on the full information provided by WATES and RGC, through the well documented, proper consultation process.
- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
- There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to

circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. Any issues you had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.

- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
- Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- Responses are requested to focus on CA1b, but it has to be seen in the context of RGC/WATES desire to see planning given for the whole golf course. There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities. It is designed to mislead any reader into thinking that there is an element of generosity in the behaviour of WATES/RGC - this is far from the truth. Remember the incentive placed before all RGC members is a six figure payout. The 83 page document makes no mention of this. The money is not a planning issue but it is certainly driving the communication and spin from WATES/RGC about how magnanimous they are being - apparently! A temporary 'gift' of land/facilities cannot be used as a ruse to make CA1b deliverable.
- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.
- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees

If we lose this precious area to further urban sprawl it will be lost forever. This is a valuable area of green belt that should be protected for the sake of the next generation, and not sacrificed for monetary gain nor to satisfy some bureaucrats in London.

Mark Staines --

Thanks
Mark Staines

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From: [rachael staines](#)
To: [Planning Policy](#)
Subject: Proposed RGC plans
Date: 09 November 2018 20:09:54

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

Dear Planning,

I am writing to strongly oppose the proposal to develop RGC for housing. The negative impact that this would have on local roads is clearly hugely detrimental given the already existing issues on traffic jams accessing the Peppard Rd and the issue of single file traffic on Kidmore End Road. It seems terribly sad that this proposal even exists given the environmental benefits of an area of green space being even considered for housing. We understand the need for additional housing but feel very strongly that to concrete over green space in order to do this is terribly short sighted.

In essence, the infrastructure is weak, the congestion is already at maximum capacity and the community benefit of a local golf club for local members is clear. The bribe of a financial payout to members seems to have taken precedence and the underhand way in which Wates has already behaved as the preferred housing developers does nothing to reassure the local community.

I would hope that RBC would clearly recognise that any suggestion of housing on this precious green land is intrinsically wrong and a desperately sad move, the infrastructure simply doesn't exist to support this, Wates are underhand in their proposal. Please don't let these plans go ahead, it is heartbreaking for Emmer Green and is nothing but negative.

Kind regards,

Rachael staines

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From: [Ryan Taggart](#)
To: [Planning Policy](#)
Subject: Reading Golf Club - Proposed development.
Date: 21 October 2018 08:37:34

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Whilst it would be easy for me to sight the greed of existing Golf club members to make an easy penny once the proposal to sell up was put forward. (it's a farce to think that a club that claims it has a declining membership is refusing new full members so's not to dilute the payday pot for existing members) - It's not necessary when voicing opposition to the plans to sell off the site for development, for the simple reason that Reading has already identified the correct area for residential expansion.

I love living in Emmer Green, but admit that it is already at capacity regarding infrastructure for those people getting in and out of Reading on a daily basis. Geographically the possibility of improving the flow of people/traffic does not exist.

Park & Ride - Not possible due to the lack of space to provide dedicated bus lanes. Who would park their car only to sit in traffic on a bus.

Third Bridge - Not possible due to the lack of central government support and investment and the unwillingness of neighbouring counties to work together to solve the issue. If it was possible the A329 wouldn't finish at the business park.

Local Services - With Priory Road Doctors surgery closing this year we are not only struggling to provide simple services to the existing residents but would be mad to build more houses in large numbers without the confirmation of a new GPs practice.

Schools - We are lucky with schools in the area but are facing a real bottle neck when it comes to senior school age.

Reading Council it seems have already, sensibly identified the area close to the M4 as a more viable area to expand residential space. I am not against new housing. I'm personally very lucky but have a number of friends who are struggling to even get on the housing ladder which is often due to the lack of available affordable housing stock. I just want to see urban sprawl handled pragmatically and not fuelled by the greed of a few people. We need new houses, but in the right place and supported with the relevant infrastructure.

I trust that Reading will not allow the first stage of the golf club to be sold off. The agreement to take the money and improve the remaining site and facilities will obviously not be adhered to and the remainder of the site will eventually fall into the hands of developers. I trust that Reading will stick to their current more pragmatic residential expansion plans.

Yours sincerely,

Ryan Taggart

From: [Sigi](#)
To: [Planning Policy](#)
Subject: Policy CA1b : Part of Reading Golf Course, Kidmore End Road, Emmer Green
Date: 08 November 2018 19:44:04

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

Dear Mr Worringham,

**Policy CA1b: Part of Reading Golf Course, Kidmore End Road
Development for residential and replacement clubhouse. On-site facilities should be provided to mitigate impacts on community infrastructure, for instance for healthcare. On-site public open space will be provided. (Suggested policy by Wates/RGC)**

Before addressing my objection to the new proposal CA1b, I would like to correct the assertion by Jonathan Walton, in response to my submission to the Government Inspector on 12th September 2018, that family friendly golf facilities will be provided on the remaining land not included in CA1b and that full details of this were given to members. The statement is not correct.

On 10th September, not 11th September as stated, he only made passing reference to this idea in a 10 minute presentation which covered other aspects as well. He gave no full details whatsoever of what family friendly golf actually is. During the 13 months leading up to the EGM of Reading Golf Club in September 2018, no attempt was made either by a meeting or other means to explain the idea of a family golf offer.

Unfortunately this is not my idea of being kept "informed of developments".

However, what I can say is that during the first online vote held between the 31st July and 12th August 2018, the Golf Club sent a full statement from Wates to the members which stated:

" Our strategy for the proposed development on Reading Golf Course will span three phases "

"We have plans for up to 700 new homes on two distinct areas of housing; one area to the south, which slots into the existing envelope associated with Reading, and another to the north that is associated with , but distinct from , the village of Chalkhouse Green"

Why was this particular statement sent out in the middle of a vote and not a statement explaining the family golf facility and the idea of a 9 hole golf course at Tanners Lane?

I can only think of one reason : To assure the members that a development of 700 houses equates to a hefty financial windfall for the shareholders.

The following statement by the Chairman made on 23rd January will support my argument:

" A large proportion of Reading Golf Club land has been identified by South Oxfordshire District Council as meeting criteria for development and have given approximate numbers of around 480 homes in a phased development stretching over a 10 - 15 years time frame.If you add that to the land already on a Reading Borough Council development plan with other opportunities that may arise, you will understand the financial implications of this."

"We could envisage that members could enjoy a financial benefit of a six figure sum, proportionate to their membership subscription."

From this point onward the seeds were planted in members' minds of a substantial financial benefit, if agreeing to sell the golf course, and sadly there was no looking back.

I would now like to address some other points:

Change of wording of CA1b

RGC/ Wates is looking to change the wording of policy CA1b, paragraph 1.3

While I appreciate that the everyone who made a submission by 26th January 2018, had the right to speak at the hearing with the Government Inspector, I cannot understand why RGC/Wates were allowed to speak at the Hearing on 4th October, given that they had made no submission previously in accordance with the laid down procedure. RGC had worked on their “Master Plan” since August 2017 and had a meeting with the Council in November 2017. There was plenty of time therefore to seek a change to the proposal. Instead a full public consultation was carried out on an “outdated” proposal. The Golf Club’s intentions were eventually made public three days before the consultation period ended on 26th January 2018. Around 200 residents still managed to write in to object, albeit after the cut off time. I very much appreciate that the Inspector was made aware of the late representations, although only a summary of the representations were put in front of the Inspector.

As no written representation was made by the Golf Club seeking a change to the proposal and the original wording and conditions for inclusion are not acceptable anymore than CA1b should be removed from the Draft Local Plan as it is not deliverable.

Appendix 2 - Wates proposal

In RGC/Wates 83 page report, Appendix 2 shows that under the new proposal for CA1b, boundaries are extended to the North and South. The land area of CA1b has been increased from 3.76 ha to 4.3 ha. The original proposal CA1b is not just amended, it changed completely. The clubhouse is suggested to be on SODC land and the two replacement holes cannot be found.

Jonathan Walton states that Appendix 6 highlights that there is no interest in the sale of the “only realistically-usable land for golf extension”. It was one of the reasons for relocating as replacement holes could not be found to save the Club.

The email in Appendix 6, dated 18th January 2015, is nearly four years old. This is the last time RGC tried to find additional land. On this basis, the Board do not seem to have really looked very hard to save the Club at its current location. Much could have changed in the intervening period.

Furthermore the last sentence in paragraph 1.3 states :

Site size: 3.75 ha, 90 -130 dwellings, community provision and replacement clubhouse. Provision of a healthcare centre has been removed. Instead community provision is quoted which could mean anything. Building a new healthcare centre is not the solution to the healthcare problem. The real problem is finding GPs and primary care staff. A problem which is widely recognised by Berkshire West CCG. Priory Avenue surgery proves this point as it was closed for this very reason.

The “ Master Plan” is not in line with RL6, DLP,LP001 and OU1,4.7.5

Reading Golf Club is an urban club in the middle of a built up area and in easy walking distance from many members houses. It has two bus stops outside the car park and other bus stops a few minutes walk away. This is fairly unique as most golf clubs are only accessible by car. The benefits of this are endless. Members can walk from home to the golf club. In particular juniors can walk or take the bus to the club in a safe environment. Easy access to such a facility is good for their physical and mental health.

Reading Golf Club is a members owned club and therefore fees are reasonable as there is no VAT applicable and the Club does not need to make a profit for shareholders. The fees are therefore much more reasonable compared to some other courses in the area. The former Chairman, Rob Bishop, made big efforts to get juniors involved and introduce them to the game of golf.

The items of capital expenditure are exaggerated. The Club does not need irrigation on every hole. It survived for nearly 70 years without it and for the last 40 years with irrigation on only four holes.

Finally little or nothing seems to have been done to reduce overheads which shot up by nearly 30% in 2017! Decisions taken by the RGC's Committee directly led to this increase and I am not aware of any remedial action being taken.

If action was taken on all these fronts the balance sheet of the Club would be in much better shape.

9 hole Golf Course at Tanners Lane and Family Golf

RGC/Wates are stating they intend to build a Clubhouse with a 9 hole golf course on the land within SODC and family golf on the land within Reading Borough.

It sounds a good idea on paper but this proposal is only to cover a TEMPORARY period. RGC have agreed to grant Wates a 10 year option to purchase the remaining land, if and when they obtain planning approval. The suggestion of provision for more family friendly and publicly accessible golf is therefore disingenuous. It would only be temporary and is therefore unsound.

The Local Plan is taking a 20 year view and the proposal given by Wates is a short term solution in order to get CA1b into the Local Plan. While any landowner can do whatever they wish with their land, I would argue that it still has to be a genuine proposal which this is not.

The Board of Directors promised their shareholders a six figure payout which is only possible if all the land is developed and they are now promising the community a family friendly golf offer and a nine hole golf course (albeit on a short term basis). Which one will it be, I am afraid it cannot be both. The proposal is flawed!

CA1b should therefore be rejected so that proper consideration of the development of the whole course (their actual intention) can be made when a formal planning application is made.

Logistics of the 9 hole golf course at Tanners Lane

RGC state that they intend to build a clubhouse to service a 9 hole course that might temporarily remain on SODC land. The clubhouse would be located behind the 7th green close to the junction of Tanners Lane and Kidmore End Road. Has planning permission been given for the building of a clubhouse and a larger car park by SODC? The answer is no and any future application is very unlikely to be approved.

Has the Inspector been shown the road leading up to Tanners Lane? The road towards the proposed site is a narrow country lane which would struggle with the increase of traffic. The lane is so narrow that two cars cannot pass each other without one of the cars having to reverse into a passing point. I regularly walk up that lane and have to step up onto the bank at the side of the road with even only one car passing.

Is SODC giving approval to this scheme?

Whichever way you look at it, the facilities would only be there on a temporary basis. The proposal is unsound and should not be used to make CA1b deliverable.

Achieving the Transport Strategy

CC6 , para 4.1.25 and 4.1.26 ,DLP, LP 001

TR1 , para 4.5.1 , DLP, LP001

I have written extensively about the road infrastructure in my email dated 12th September and will not repeat these again. The points are still valid.

However I would like to point out that contrary to what Jonathan Walton is saying in his 83 page report (4.3, Bullet point 5), I never said Park and Ride Schemes require bus lanes. I said Park and Ride would not work effectively if there were no bus lanes. The buses

would simply sit in the same traffic.

The mooted site for Park and Ride at Reading Rugby Club makes no sense as people living in the new development would have to drive out of Emmer Green along an already busy Peppard Road and back again.

Residents will not use the Park and Ride to do their weekly shopping, to take their children to school, to drive to a surgery, to catch a train.

The idea of a car club makes even less sense. This only works when people go to the same place at the same place. How many people are doing this?

We are living in a fast, busy and competitive world . I am afraid these suggestions are unrealistic!

Reading has an extensive bus system already but it is struggling. As stated on the Reading Buses website some services had to be reduced.

“ This year changes have been heavily influenced by the current challenging traffic and financial conditions ”

The road infrastructure is a big problem north of the river and this will have to be addressed first. A third bridge and a by-pass around the North of Reading are a must before considering the building of another 130 houses in Emmer Green , let alone 700!

Air Quality ,EN 15 and TR1

Lastly air pollution is becoming a serious problem around the area. On the 5th November 2018, Caversham Globe, a local environmental group, published the latest results of their professionally analysed nitrogen dioxide tests. Caversham GLOBE started measuring nitrogen dioxide levels in December 2017. GLOBE installed test tubes at four locations in Caversham over an extended period and the alarming amounts of dangerous and harmful nitrogen dioxide levels have been confirmed by Winchester based Gradko Laboratories. Tests were done in December 2017 , March 2018, July 2018 and September 2018. Each time the legal Mean Annual Limit for nitrogen dioxide of 40 ug/m³ was exceeded. Also of concern, is that some other air quality information collected by RBC shows that three Caversham locations (parts of Prospect Street and George Street) have exceeded the mean annual legal limit for the past nine years!

In conclusion : The Management of the Golf Club is promising their members a six figure payout which can only be achieved if building houses on the whole course AND at the same time promising the community of Emmer Green a “Family Friendly golf facility and a 9 hole golf course!!

RGC/Wates are requesting significant modifications to the original proposal. (Removing the need of two more holes and significantly increasing the area proposed for development).

Temporary provisions should not be used in order to slip through an amendment to the original plan.

CA1b is unsound and not deliverable and should be taken out of the Draft Local Plan pending proper cross border consideration of the development of the whole golf course when a formal planning application is made.

Sigi Teer

From: [Trevor and Sigi Teer](#)
To: [Planning Policy](#)
Subject: Re CA1b - RBC Draft Local Plan
Date: 01 November 2018 12:53:56

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

Dear Mr Worringham,

I am writing to object once again to the inclusion of CA1b in the Draft Local Plan (DLP).

At the Inspection of the DLP on 4th October 2018, Jonathan Walton, the representative of both Reading Golf Club (RGC) and Wates, was asked by the Inspector to produce a brief explanation of their proposals. This statement was then to be disseminated to every person that had commented on CA1b, in January and February 2018, in order that those individuals could make further observations on the soundness and deliverability of what had been proposed.

Firstly, I was extremely surprised that RGC/Wates were allowed to attend the Inspector's Hearing in the first place, because they had not adhered to the strict guidelines laid down for making a representation, and no-one else was accorded the luxury of a last minute opportunity to make an oral submission at the Hearing. Indeed the objections to RGC's plans, that were received after the cut off date of 26th January 2018 were not put before the Inspector at all. In fact only a summary of them was provided to the Inspector. It must also be remembered that the reason why so many of the objections were received after the cut off date was due to the fact that RGC's plans were only announced at their AGM a few days before 26th January!

The Inspection of the DLP has therefore discriminated against the local residents and denied them an equal opportunity to comment on the actual intentions of RGC and Wates.

As mentioned above, RGC/Wates were asked by the Inspector to submit a brief explanation of their proposals. However, they completely ignored that instruction and an 83 page document was produced. We are also lead to believe that if various additional appendices had also been included, the submission would have been even longer!

To expect the individuals who originally objected to CA1b earlier this year to wade through such a lengthy and wordy document and make comment in such a short time frame, is I believe unfair and unrealistic. RGC/Wates should have been told to go back and do what they had been asked to do. i.e. produce a brief synopsis of their proposals.

RGC have confirmed that they cannot deliver what is proposed in CA1b. They say they are unable to find any alternative land adjacent to the golf course on which they could build 2 new holes to replace that being lost to development on CA1b. This it should be noted is despite the fact that no attempt had been made to find land since 2014/15. CA1b is therefore undeliverable and should be taken out of the Plan.

RGC also seem to be attempting at this late stage to increase the size of CA1b, to include a strip of land on the northern boundary, which had clearly been left out of the original proposal to give access to the intended clubhouse and car park. Seeking to change the size of the plot of land at this late stage is totally unacceptable. Such a change would precipitate an increase in the number of houses that might be built. This is yet another reason why CA1b is undeliverable as it stands and should be removed from the Plan.

RGC/Wates are saying that they do intend to build a clubhouse of some kind to service a 9 hole course that might temporarily remain on SODC land. They are suggesting that this would be located behind the 7th green close to the junction of Tanners Lane and Kidmore End Road. This would inevitably include a much larger car park to be built there as well. In view of the narrow one track country lane that leads to this site, and the substantial increase in traffic that it would produce, it is highly unlikely that SODC would ever allow planning permission there.

In any event, Wates are being given a 10 year Option to buy all of RGC's land, not included in CA1b, and will be making every effort to obtain Planning Permission over that period. If they are ever successful, the use of that land offering golfing facilities will cease. It is therefore completely disingenuous of RGC to suggest that

building a Club House near Tanners Lane meets the condition laid down in the DLP. A temporary arrangement should not be allowed to meet what was proposed as a permanent solution. The condition relating to the Clubhouse is therefore unsound and undeliverable.

Allowing CA1b to stay in the DLP, whether increased in size or not will become the thin end of the wedge. It will be the first step in RGC's plan to go step by step, in a piecemeal fashion, with parcels of land which in themselves will not be large enough to trigger the absolute requirement for infrastructure improvements (roads, education and medical). Before any further development is sanctioned, the accumulative effect of a number of possible sites needs to be fully considered by both RBC and SODC rather than let them be looked at individually.

RGC stated in their January 2018 Statement to Shareholders that, and I quote "It has been clear from the beginning that a Master Plan needs to be developed" and it goes on to say "Just putting land up for mass development will be embroiled in politics and debate for many years and would be unlikely to be approved". It is quite clear therefore what RGC's strategy was, and trying to rectify their errors by changing the wording of CA1b is not tenable. Nor is the suggestion that they will be providing more family friendly and publicly accessible golf. This is a temporary sop to try to persuade the community that they are being generous. This is simply unsound.

RGC have been fully aware since 2017 that the wording of CA1b did not match their actual intentions, and yet made no attempt to try to get it changed. To allow them to do so now is unacceptable.

Within RGC/Wates submission there is specific reference to a response made to Issue 13 made by my wife Sigi Teer. In 4.1 it says that detail was presented to Golf Club members of the family golf offer. This is totally untrue. Whilst it was referred to, no details were provided at all.

In the 5th bullet point of 4.3 it says that Park and Ride Schemes do not specifically require dedicated bus lanes. My wife never said they did. What she actually said was that Park and Ride would not work unless there were bus lanes (and there is nowhere to put them due to the narrowness of the roads leading down into Caversham), because buses would have to wait in the same queues of traffic as the cars. The likelihood of people parking up for the Park and Ride bus, waiting 10 minutes or so for a bus to leave, and then for the bus to be stuck in traffic jams is pretty low, and the Scheme is very unlikely therefore to reduce the volume of cars travelling into the town.

Don't forget that the existing bus service was reduced recently because the buses could not keep to the timetable because of congestion!

The suggestion of Car Clubs being set up to reduce traffic is frankly risible.

CA1b is both unsound and undeliverable and should be taken out of the DLP pending proper cross-border consideration of the development of the whole golf course when a formal planning application is made.

Yours sincerely

Trevor S Teer

From: [Amy Unsworth](#)
To: [Planning Policy](#)
Subject: RE: PROPOSED HOUSING DEVELOPMENT ON READING GOLF CLUB LAND
Date: 07 November 2018 18:22:54
Attachments: [image003.jpg](#)

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

To the Planning Inspector,

I am writing to comment on the additional information on the RGC site to inform the local plan.

- Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.
- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
- Section 1.3 of the Reading Golf Club submission states that ‘on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...’ However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.
- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.

- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- The infrastructure is already at maximum capacity. When travelling from Emmer Green into Caversham and beyond at rush hour is heavily congested. Bus services are not sufficient for those parents who need to drive to drop children at schools and make it to their place of work by 9am.

regards,

Amy Unsworth

From: Worringham, Mark <Mark.Worringham@reading.gov.uk>

Sent: 18 October 2018 15:57

To: Planning Policy

Subject: Reading Borough Local Plan - Reading Golf Club site

Chance to comment on additional information on the Reading Golf Club site to inform the Local Plan

Earlier this year, you gave us comments on the Reading Borough Local Plan, which identified part of the Reading Golf Club site at Kidmore End Lane for development for housing and a new clubhouse. The Local Plan is on our website [here](#), and the relevant page is p199.

A public examination with an independent Inspector, Louise Gibbons BA(Hons) MRTPI was recently held to discuss the Local Plan. The Golf Club site was discussed on Thursday 4th October, and the Council, Reading Golf Club & Wates and a number of local residents gave their views on the proposal. The view of Reading Golf Club & Wates was that the proposal in the Local Plan, which depended on providing a new clubhouse and additional holes to replace those lost to development, could not be delivered, and that there should therefore be changes to the wording of the policy.

The Inspector therefore allowed Reading Golf Club & Wates to provide additional

written information to support their view, on the condition that those who had commented on the Local Plan site should also have the chance to comment on this additional information. Therefore, we are asking whether you have any comments on the new information, focussing on whether the proposal can be delivered, and on the Golf Club & Wates' proposed wording changes.

The information from Reading Golf Club can be seen on the Council's website here:

http://www.reading.gov.uk/media/9599/EP043-Additional-Information-from-Reading-Golf-Club/pdf/EP043_Additional_Information_from_Reading_Golf_Club.pdf

Please send any comments by **Friday 9th November** to planningpolicy@reading.gov.uk. Your comments will be provided to the Inspector for her consideration.

Regards

Mark Worringham

Planning Policy Team Leader

Planning Section | Directorate of Environment and Neighbourhood Services

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From:
To: [Planning Policy](#)
Subject: PROPOSED HOUSING DEVELOPMENT ON READING GOLF CLUB LAND
Date: 12 November 2018 15:08:58

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

To the Planning Inspector,

I am writing to comment on the additional information on the RGC site to inform the local plan.

- Reading Golf Club failed to follow the guidelines to make a representation at the hearing and their submission should be ignored.
- Reading Golf Club have confirmed that they are unable to comply with the conditions of policy CA1b as they have been unable to secure alternative land to replace that lost in the proposed development. For this reason the policy CA1b should be removed from the Local Plan.
- The alternative proposal submitted by Reading Golf Club is in respect of an area greater than that identified in CA1b (see appendix 2) and should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. So we would, by stealth, go from 90 - 130 houses to 103 - 150 houses.
- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development and, in view of the agreed policy of Reading Golf Club to develop the whole of the land it owns, it should be rejected so that proper consideration of the development of the whole of the course can be made when a formal planning application is made.
- Section 1.3 of the Reading Golf Club submission states that ‘on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...’ However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.

- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start.
- The infrastructure is already at maximum capacity. When travelling from Emmer Green into Caversham and beyond at rush hour is heavily congested. Bus services are not sufficient for those parents who need to drive to drop children at schools and make it to their place of work by 9am.

regards,
[Elizabeth Unsworth](#)

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From: [Bulldog](#)
To: [Planning Policy](#)
Cc: [Worringham, Mark](#)
Subject: Reading Golf Club & Housing Proposal
Date: 07 November 2018 13:04:57

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

Dear Sir,

We wrote to you earlier this year to voice **our total opposition** to the proposed planning application for 100 houses by Reading Golf Club in association with Waites Builders which were also understood to be in the Reading local plan.

We now understand, Reading Golf Club and Waites have produced another proposal which now involves complete sale of the Club and the disaster of maybe, 700 houses.

Our opposition is now further enforced.

Reading Golf has been in existence for over 100+ years and is the only prime green space and woodland within our community and should be preserved at all cost for the benefit of the residents and wildlife.

As stated previously, this plan would be totally detrimental.

It should be obvious to all, that our local infrastructure is under huge strain from traffic and the pollution this causes.

We do not have the amenities of doctors, schools, etc., and upgrading of roads to sustain a development of this magnitude.

Fifty years on, we are still waiting for our third bridge.

However, Oxford CC and South Oxfordshire have always opposed this project and still do. Despite this, they still continue to develop their own areas, e.g., Sonning Common, with little consideration for the effect this has on our infrastructure in Emmer Green and Caversham as a whole.

We repeat, we are OPPOSED to any development on Reading Golf Club.

Your sincerely,

Winston & Maria Wainwright.

From: [Pip Waite](#)
To: [Planning Policy](#)
Subject: Reading Golf Club Development
Date: 11 November 2018 14:06:04

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

I am writing again in follow up of my previous objection to the planning application at Reading Golf Club. There is still no provision to improve the local infrastructure around the site which has limited access along a narrow road. I have lived in Caversham for more than 30 years and it becomes more difficult to park at the local shops, more difficult to get a doctors appointment and still no primary school has been built to cope with the current crisis of availability of local school places. The bus service to/from Caversham has been reduced leading to me using my car more. Until there is a third bridge and the Heights School is built, I think this area is at saturation point.

P Waite

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From: [Nigel Wakely](#)
To: [Planning Policy](#)
Subject: Reading Draft Local Plan - CA1b - Additional information from Reading Golf Club
Date: 09 November 2018 10:46:19

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

I objected to CA1b as presented in the draft local plan due to the considerable adverse effect that the proposed development would have on the local community and more widely through Caversham and Emmer Green. My comments on the additional information provided by Reading Golf Club (RGC) are as follows.

RGC/Wates have effectively confirmed in their submission that they cannot comply with the conditions set out in CA1b. On these grounds alone, I would urge the Inspector to remove CA1b from the draft plan. I also understand that the number of homes that could be provided via CA1b is not needed to meet Reading's targets given other potential sites which are mostly in far more sustainable sites south of the River Thames. Thus CA1b is not only undeliverable, it is also unnecessary.

RGC/Wates ask for a more favourable version (to them) of CA1b. I would urge the Inspector to reject this. It is clear that RGC's true intention is to develop the entire golf course: they admit to having a master plan with this objective and information now in the public domain indicates their objective is to push through the building of 700 or more new houses. It appears that RGC shareholders have voted to sell their club and relocate based on this proposition whereby they would each receive in excess of £100,000, which implies that RGC expects to make a profit of at least £45million from the sale of the site. This amount of money could only come from a major housing development, not CA1b. RGC appear to be putting forward two different plans: one directed to their members that will see the maximum possible development of the entire course; and another to the Planning Inspector that involves only the (modified) CA1b development alongside the prospect of new sports facilities and public open space on the remaining golf course.

If RGC wish to develop their entire site, then the full proposal - a massive development in local terms stretching into South Oxfordshire - must be subject to a fresh and full planning review process as it would affect plans for both Reading & South Oxfordshire. Residents have had no formal opportunity to give their views on such plans which would have a huge detrimental impact on the local community. This step-by-step approach to developing a large site over a number of years appears to be a ruse commonly used by developers. It downplays the negative impacts of the proposals when going through the planning process and short-changes the community in obtaining less than full funding from the "planning gain" to deliver consequential infrastructure improvements needed as a result of those developments.

In RGC's master plan, CA1b is the thin end of the wedge and should be rejected, at least until the full master plan has been considered.

Nigel Wakely

From: [Graham Walker](#)
To: [Planning Policy](#)
Subject: Reading Borough Local Plan - Reading Golf Club site
Date: 28 October 2018 13:16:32
Attachments: [image001.gif](#)

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

Dear Sir or Madam,

I am writing to express my opposition to the proposed development of Reading Golf Club for housing. I have many reasons for objecting to the proposed scheme but will stick to most salient objection which are the traffic issues.

At the present time Reading has an acute traffic problem, this culminates in all three bridges (Caversham, Reading and Sonning) being gridlocked morning and evening. Sonning Bridge is approaching 250 years of age, whilst it may have been strengthened over the years it is still a single crossing bridge, unable to carry any greater level of transport than it did since its brick construction in 1775. This in spite on the substantial growth in towns like; Woodley, Lower Earley, Caversham Park Village, Caversham, Wokingham and Emmer Green. It is estimated that average weekday flow over Sonning Bridge is in excess of 13000 vehicles with Caversham and Reading bridges carrying 33,000 and 20,000 respectively. Consequently, it makes absolutely no sense to build hundreds more homes before addressing the principal problem of traffic congestion.

For the last 50 years both Oxfordshire and Reading Councils have manifestly failed to address the issue of Sonning bridge. Indeed, after the bridge crossing was closed in 2014 for repairs we were told that both councils would work together to find a long term solution and yet here we are four years later having achieved nothing and no substantial plan in place.

My understanding is that South Oxfordshire has been the prime obstacle to the commissioning a fit for purpose bridge through Sonning. However, I'm assuming South Oxfordshire are in favour of the development of Reading Golf course, which will go some way to meeting the government's target for house building. Unfortunately the legacy will be to increase traffic congestion in Emmer Green, Caversham, Sonning and Reading which as mentioned earlier is at bursting point. Now would be a propitious time to get South Oxfordshire and Reading Council to sign-up to a 21st century bridge. Until a fit for purpose bridge through Sonning is constructed, the development approval for Reading Golf Club should not be considered.

Finally, there is also other infrastructure necessities, schools and doctor surgeries which are both oversubscribed in the area. We have seen Priory surgery close this year, with patients being relocated to Balmore Park and Emmer Green surgeries, it seems inconceivable the aforementioned would be able to accommodate further patients numbers without additional surgeries being opened.

Yours Sincerely,

Mr G Walker

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From: [Gez Wall](#)
To: [Planning Policy](#)
Subject: Reading Golf Club - change to CA1b wording - OBJECTION
Date: 08 November 2018 10:23:10

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

The Inspector

I object to the proposed change of wording to CA1b. I reiterate that I still object to the inclusion of the original wording of CA1b in the Reading Borough Council draft local plan.

My objections to the original inclusion still stand and the proposed change, if allowed, will be to the further detriment of our neighbourhood. I appeal to you to entirely remove CA1b from the draft local plan. The land at the Reading Golf Club (RGC) site should not be included in the draft local plan, in any guise.

Specifically my objections to the change of wording are:

- The alternative proposal submitted by Reading Golf Club does not require the provision of replacement holes for those lost to development. There is no evidence provided in the 83 page document that RGC have made any recent attempt to explore and purchase land for two new replacement holes as required in CA1b. Lack of the provision of two new holes must therefore require CA1b to be removed from the Local Plan.
- The 83 page document provides a “new plan” for CA1b. This is significantly different and larger than the original plan submitted. Boundaries are extended to the north and south which if allowed would ‘grant’ development on a 15% greater land area than originally submitted. Although not stated this would of course enable a 15% increase in the number of houses. The alternative proposal should therefore be rejected as it has not been scrutinized by Reading Borough Council to establish its acceptability.
- The Site area stated at the end of paragraph 1.3 does not include the additional area shown on the map in appendix 2 and is therefore factually inaccurate.
- The 83 page document provides clear evidence of a bigger master plan for development of 700 houses on the whole of RGC. This should be subject to proper full consideration through the full planning procedure as applied by RBC and SODC. Piecemeal development should not be allowed. This allows developers to circumvent their obligations to provide full infrastructure development, roads, schools, healthcare, water, sewerage etc.. All the issues I had with infrastructure regarding CA1b will be multiplied 7-fold with 700 houses on RGC. For this reason CA1b should be removed from the Local Plan.
- Inclusion of a revised CA1b in the Local Plan will be interpreted as support for a planning application and will simply facilitate WATES moving ahead with their Masterplan for 700 houses with a modified CA1b being the first step in what will be a piecemeal development of small sections of the land a bit at a time.
- Park and Ride would be useless without dedicated bus lanes into Reading. The present bus service frequency has recently been reduced due to the inability to maintain the timetable owing to traffic congestion and lack of use.
- Pollution in the area is already above safe limits and any planned development will only exacerbate an already unacceptable position.
- Tree preservation orders exist on all trees of any size and species in the area covered Reading Borough Council and yet the plan put forward by WATES requires removal of some protected trees.

- The Proposed exit from the proposed new development is a single road onto Kidmore End Road. This would mean excessive traffic emerging onto an already busy and narrow Kidmore End Road.
- The original submission stated that a replacement clubhouse would be built in the area identified in CA1b however, Section 2.13 of the Reading Golf Club submission identifies land for a replacement clubhouse and a much larger car park in SODC area accessed via Tanners Lane. The section of Kidmore End Road leading to Tanners Lane is a narrow country road which could not cope with the increased volume of traffic accessing the clubhouse. For that reason the revised submission should be rejected. Were the revised CA1b to be incorporated into the Local Plan then it should be conditional on planning permission being obtained from SODC and an undertaking that the new clubhouse and car park would be built before development of the site is permitted to start. I do not believe that SODC would, or should, grant such planning permission and therefore the new CA1b RGC proposal cannot be delivered.
- Section 1.3 of the Reading Golf Club submission states that 'on-site facilities should be provided to mitigate impacts on community infrastructure, for instance healthcare,...' However the following section which states what the development should include carefully ignores healthcare which is of major concern given the substantial increase in demand which a new development would create. In any event, staffing a new healthcare facility would prove difficult given the current shortage of suitably qualified staff.
- There is a false promise in the 83 page document to 'gift' facilities to the community. RGC have already agreed to grant WATES an option to purchase the remaining land owned by RGC so any gift would be only temporary until planning permission was obtained on any 'gifted' land or facilities.
- There is no reasonable rationale for any change in the original wording of CA1b. This is wording that RBC devised following submission of CA1b by RGC and after RBC had carried out full community consultation. RGC did not object at the time of their submission of this parcel of land to the Local Plan. If the original wording and conditions for inclusion are not acceptable then CA1b should be removed from the Local Plan.
- Neither Reading Golf Club or WATES complied with the strict guidelines for making a representation at the draft local plan hearing and any changes should not be allowed. I believe that no other parties were allowed to make late representations. The inspection process has therefore worked in favour of the RGC and Wates.

I ask you to please remove the land from the draft local plan entirely.

Regards

Gerry Wall

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6th November 2018

Mr Mark Worringham
Planning Section
Reading Borough Council
Civic Offices, Bridge Street
Reading
RG1 2LU

Dear Mr Worringham,

Re. Reading Borough Local Plan – Reading Golf Club Site CA1b

Thank you for your email of 29 October 2018 inviting me to comment on the additional information provided by Reading Golf Club (RGC) and Wates.

Firstly, I would like to say that I am still totally opposed to the inclusion of Policy CA1b in the local plan. It appears to me to be totally unjustified based on so many criteria including lack of provision of suitable community infrastructure to cope with the need for increased primary healthcare and education, both of which are currently severely over-stretched; increased traffic congestion and air pollution on major routes into Reading which in peak times spills over into 'rat-runs' through residential areas; and loss of green space which is one of the endearing features of the area. This is already recognised by RBC by the fact that TPO 4/18 covering *all* trees in the Reading area of the golf course which was temporary is now in the process of being confirmed.

In your email you mention that RGC and Wates stated at the public examination of the local plan that the CA1b proposal originally made by them could not be delivered. If that is the case surely this is grounds for removing it from the Local Plan, not to give them the opportunity to change the wording.

Nevertheless, RGC & Wates have been allowed by the inspector to propose a change to the wording and (as I understand it) submit a brief written statement to support their view. I have read their new proposed wording (within an 83 page document - which can hardly be described as brief) and I still absolutely oppose the inclusion of the revised Policy CA1b in the local plan.

After reading their document 'Response to Item 13, Policy CA1b', at first sight in paragraph 1.3 it appears that the revised Policy CA1b simply removes the requirement to secure additional land in South Oxfordshire for replacement holes. However, it is clear from the rest of the document that they have no intention of stopping with developing just this area of the golf course and that their 'master-plan' is to develop the whole of the golf course bringing about 700 more dwellings into the area which is most certainly unsustainable.

Returning to the matter of CA1b, RGC & Wates are proposing an increase in area from 3.76ha to 4.3ha so that the Northern boundary abuts the properties on Brooklyn Drive. (Ref. paragraphs 2.7 & 2.8 of RGC & Wates document 'Response to Item 13, Policy CA1b'). I absolutely object to this as it will lead to even more dwellings on the site adding further pressure on community infrastructure already outlined. Additionally, has this amendment to increase the area been considered by RBC for inclusion in the Local Plan? If RBC or the inspector are planning to consider it, surely it should be subject to consultation by the public at large

and not just by those who had initially commented on the RBC Local Plan. Having said that, paragraph 1.3 of RGC & Wates response with revised wording only refers to a Site Size of 3.75ha. Therefore any suggestion to increase the area of Policy CA1b should be rejected outright.

Also, paragraph 1.3 is ambiguous about the requirement to provide on-site facilities to mitigate impact on community infrastructure – in particular for healthcare – which has been omitted from the last line of the section. Although a ‘provision for community infrastructure’ is indicated on the plans provided (DWG. NO. 6463_002 & 6463_003) it is not clear what this would include and even if it did include healthcare provision where will the healthcare professionals come from to staff the facility? One Doctors surgery in the in the area has closed recently and the remaining surgeries in the area are at peak capacity which will inevitably be worsened by increased housing and hence increased healthcare users in the area. The remaining surgeries have found it extremely difficult to recruit additional staff to cope with the influx of healthcare users from the closed facility and do not see this situation improving in the foreseeable future.

Paragraph 1.3 states ‘development for residential and replacement clubhouse’ but nowhere on the plans referred to above does it show a replacement clubhouse in area CA1b. In the rest of the document it does refer to building a clubhouse off Tanners Lane however this proposal is surely undeliverable within Policy CA1b as it will (a) require planning permission from SODC and (b) be inaccessible by public transport thereby increasing traffic on a very narrow and dangerous road which is unsuitable for cyclists or pedestrians and certainly unsuitable for children to use on their own (vis-a-vis the ‘possible mini adventure golf’ and/or ‘Family Golf Offer’) and must therefore be considered undeliverable.

I believe that RGC and Wates have taken this opportunity to move the goalposts to such an extent that in reality the inspector should remove Policy CA1b completely from the local plan. If the Golf Club wish to sell the whole of their land for development (which they evidently do) it should be considered in its entirety and the full effect that this will have on the community infrastructure and local environment must be properly assessed.

For these reasons I believe that the proposed revision to CA1b is not acceptable, that Policy CA1b is not deliverable in any way and should be removed completely from the RBC Local Plan submission to Government.

You requested that any comments on the new information should focus on whether the proposal can be delivered and on the Golf Club & Wates’ proposed wording changes. I have tried to do this above but I cannot finish without addressing the RGC & Wates proposal document as a whole.

It is clear that the 83 page proposal document is entirely speculative to ‘woo’ the reader with a false and fanciful proposal. It is totally without respect to or for the local community or respect for the local environment. Wates may say that they will ‘gift’ land and/or facilities to the community but who can truly believe this when they have stated in the same document that their intention is to build dwellings on the whole of the golf course.

Yours sincerely,

Robert Wheeler
(and fully endorsed by my wife Debra Wheeler)

From: [Margaret Wilson](#)
To: [Planning Policy](#)
Subject: Golf club development Emmer Green
Date: 18 October 2018 18:09:50

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

I oppose the plan as it now stands because of the detrimental effect on traffic on Peppard Road and on the existing doctors surgeries already overcrowded due to the closure of Priory Avenue surgery. The bus services to Emmer Green have been cut to one per hour (25 bus) and the 23 and 24 route has also been cut. There will be an increase in traffic on most of Caversham roads and as there are only two crossings over the river this will result in an increase in pollution in Caversham centre where the pollution levels are, at times, above all acceptable levels. The school at Emmer Green is at full capacity.

However, if there is provision for a surgery, a school and a third bridge across the river, then the development would be acceptable, but not otherwise.

Yours sincerely
Margaret Wilson

Sent from my iPad