

## EMMER GREEN RESIDENTS ASSOCIATION

### EGRA SUBMISSION ON THE DRAFT LOCAL PLAN

The Reading Draft Local Plan has been in the course of preparation since 2016, and EGRA has made two submissions as part of the consultation processes, the latest in June 2017. A final round of consultations has now taken place on the “Pre-Submission” Draft Plan. This been carried out in order to make any final changes before the Plan is submitted to the Government for approval.

This latest consultation exercise is different in character from the previous rounds. It does not seek views on whether the Plan’s proposals are acceptable, but on whether the Draft Plan itself has been properly put together. It is more concerned with the “technical” validity of the Plan process than the merit of the development proposals that it contains. In this context comments on the Plan were to address specific issues. A form was provided that set out the questions to be considered.

The form submitted by EGRA is below. It seeks to draw attention to the real concerns that still exist about the proposed development of housing on part of the Reading Golf Club course.

Reading Borough Council  
Pre-Submission Draft Local Plan  
November 2017  
Representations Form



Please return by Friday 26<sup>th</sup> January 2018 to: Planning Policy, Civic Offices, Bridge Street, Reading, RG1 2LU or email [planningpolicy@reading.gov.uk](mailto:planningpolicy@reading.gov.uk)

#### PART A - YOUR DETAILS

	Personal Details	Agent’s Details <i>(if applicable)</i>
Title	Mrs	
First Name	Annette	
Last Name	Fairweather	
Job Title <i>(if applicable)</i>	Chairperson	
Organisation <i>(if applicable)</i>	Emmer Green Residents Association	
Address 1	8 Stuart Close	
Address 2	Emmer Green	
Address 3		

**Town**

<b>Reading</b>
<b>RG4 8RE</b>
<b>01189462053</b>
<b>egra.contact@gmail.com</b>


**Post Code**

**Telephone**

**E-mail**

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

**B1. To which part of the Local Plan does this representation relate?**

Section 8.3 CA1b Part of Reading Golf Course - Kidmore End Road

**B2. Do you consider that the Local Plan:** (please tick as appropriate)

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

**B3. Please provide details of why you think the Local Plan, or part of the plan, is or is not legally compliant, sound and/or complies with the duty to co-operate.**

There is real concern among the residents in the locality of this planned housing development that it is “unsound” - in that it will not be deliverable in accordance with the Plan’s provisions.

The measures needed to mitigate impacts on the local infrastructure are set out, and it is a general principle of the Plan that developments will provide/contribute towards infrastructure needs. The proposal also identifies other benefits to flow from the scheme - replacement golf holes, replacement club house and on-site public open space.

The fear is that the provision of these benefits and the safeguarding of local infrastructure will be beyond the financial capacity of the development. It has been understood locally that the widening of the nearby section of Kidmore End Road that is effectively single track would in particular be complex and expensive. Widening will be essential if the use of residential roads as rat runs is to be avoided.

*Please continue on another sheet if necessary*

**B4. Please set out the modifications that you think would make the Local Plan, or part of the plan, legally compliant and/or sound. Please provide specific wording where possible.**

If adequate financial capacity is a problem, the local belief is that it will be the funding of local infrastructure will be restricted. A more robust - "sound" - Plan would identify a significantly reduced number of houses for the site. This would be certain to reduce the impact of the local infrastructure whereas the provision of contributions will be uncertain.

*Please continue on another sheet if necessary*

**B5. If you are seeking a modification to the plan, do you wish to appear in person at the public examination?**

Yes  No

**B6. If you wish to appear in person, please briefly outline why you consider this necessary.**

**B7. Do you wish to be kept informed of planning policy matters?**

(please tick as appropriate)

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

Please keep me informed of all planning policy matters: