

**Caversham  
And District  
Residents  
Association**

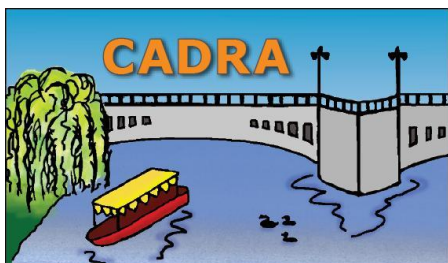
## **CADRA Comments on Local Plan partial update**

### **FAMILY ACCOMMODATION IN READING TOWN CENTRE**

As set out in the CADRA response to the previous consultation, we remain very concerned about the facilities and outdoor space for families living centrally.

### **RETAIL**

A significant proportion of the Borough's population live north of the River Thames. They have a need for retail provision, beyond what can be accommodated in the Local and District Centres. Many specialist retail outlets are unsuitable for town centre sites. With increasing development around the town centre, large retail outlets continue to close or relocate. The loss of Aldi and The Range will be keenly felt with the loss of more affordable and accessible retail. Access to the retail areas around the A33 corridor is essentially only possible by car and adds to cross town traffic. Flexibility in allocating sites for retail should reflect this.



**Caversham  
And District  
Residents  
Association**

## **CA1f REAR OF 1 & 3 WOODCOTE ROAD AND 21 ST PETER'S HILL**

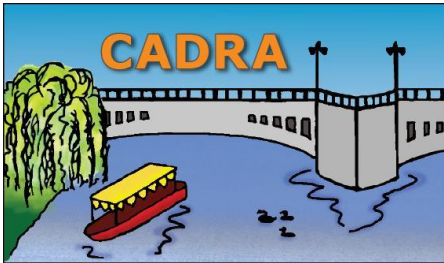
This area has the potential to impact the Chilterns escarpment and the views across the Thames from Thames Prom. Additional conditions should be included to protect the green canopy and views from the Prom. This is necessary to comply with policies EN13 and EN 14 as well as EN1 as set out in more detail for St Peters Conservation Area.

## **CA1h HEMDEAN HOUSE SCHOOL, HEMDEAN ROAD**

This site is the subject of a Local Listing Application which has still to be presented to the Planning Applications Committee.

The school buildings are important for their architectural heritage and also for their significance for girls' education and for local history. Please see the Local Listing application for more detail - see EN1 and EN4

Large areas of the site are wooded so there is significance for habitat and biodiversity as well as for individual trees – see EN 12 and EN 14. The condition should be expanded to reflect this.



**Caversham  
And District  
Residents  
Association**

There is a severe shortage of educational places for SEN and this site provides a rare opportunity which would be hard to replicate elsewhere. A condition should therefore be added giving explicit priority for educational use, in line with OU1. Educational use should be fully explored before other plans are considered.

Helen Lambert

CADRA Chair

17 Dec. 24