

Paul Lucas
Case Officer
Planning
South Oxfordshire District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE

Emma Gee
Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/25/0968

Your Ref: P25/S1611/FUL

16/07/2025

Your contact is: Jonathan Markwell, Planning

Dear Paul,

Consultation on application no: P25/S1611/FUL

Application Type: Adjoining Authority Consultation

Location: Redgrave Pinsent Rowing Lake Henley Road near Caversham RG4 6LP

Proposal: Request for observations by Reading Borough Council to South Oxfordshire District Council on SODC application P25/S1611/FUL at Redgrave Pinsent Rowing Lake, Henley Road, for: Construction of a new boat store; external alterations to existing boat store; retention of existing 'data pod' building on a permanent basis; and all associated works.

Applicant: British Rowing

I refer to the consultation of the above application which was received on 07/07/2025.

Thank you for consulting Reading Borough Council on this planning application.

RBC Transport Development Control advise that the submitted planning application states on several occasions that:

“As the proposals do not increase the site’s capacity or attract additional visitors, there would be no change in the number of highway movements when the development is fully operational and a Transport Assessment covering travel habits and impacts of the proposed development is not required.”

However, Section 1.3 of the Design and Access Statement specifies:

“these changes are not expected to result in any additional site users or vehicles, except during the construction phases”

This suggests that the applicant does not have a definitive response as to whether additional visitors would be generated by the development.

During the Pre-Application discussions (as submitted as part of the application) South Oxfordshire District Council stated that:

“Reading Borough Highway Authority would require details about what level of works could be undertaken without planning permission being required.”

This was to ascertain what works would in fact have a transport implication. It was further requested that the following be provided:

“clarification on the maximum number of people that can use the facility currently and how this would change post development which would include competitors and support staff.”

This was referenced so that it could be ascertained what any level of increase would look like.

The applicant has provided neither elements of clarity, apart from a series of unsubstantiated statements. There is consequently insufficient information provided for the Reading Borough Highway Authority to provide full observations on the application. This will be necessary, given that the proposal not only provides better facilities, but also allows for a greater level of space for additional visitors to utilise the site.

As was identified by South Oxfordshire District Council in Pre-Application advice:

“Officers are aware that the junction with the A4155 to the north is substandard.”

Reading Borough Highway Authority agree with this statement, with it noted that this was also agreed by a Planning Inspector as part of a recent planning appeal for a nearby proposal regarding Caversham Lakes. It is therefore essential that the transport implications of the proposal are detailed in full, to ensure that no detrimental impacts to the junction are generated by the development.

It should also be noted that Policy TRANS1b: Supporting Strategic Transport Investment of the South Oxfordshire Local Plan 2011-2035 states the following:

vi) plan for improvements in the Reading area, including a proposal for a new River Thames crossing, subject to ensuring that any traffic and environmental impacts of those measures do not result in adverse impacts on South Oxfordshire;

The Reading Borough Council Borough Local Plan 2019 also highlights at Figure 4.8 that the indicative location for the new River Thames crossing would be located just to the west of the application site. The Reading Borough Highway Authority are therefore satisfied that the proposed development would not detrimentally impact any potential for this to come forward, should it be progressed in the future.

However, until the above is addressed the Reading Borough Highway Authority objects to the proposal for the following reasons:

Insufficient information has been submitted with the planning application to enable the highways, traffic and transportation implications of the proposed development to be fully assessed. From the information submitted, it is considered that additional traffic is likely to be generated by the proposal that would adversely affect the safety and flow of users of the existing road network within Reading Borough, contrary to Policies TRANS4 and TRANS 5 of the 2 and T4 of the South Oxfordshire Local Plan 2011-2035.

In all other regards, it is confirmed Reading Borough has no objections to the proposals.

In overall terms, these observations therefore constitute an **objection** by Reading Borough Council to the proposed development.

Should any additional information be submitted to South Oxfordshire District Council by the applicant, which seeks to respond to the above observations, Reading Borough requests being formally re-consulted on this basis, prior to any final decision being reached. This would be with view to Reading Borough providing further observations on the basis of any additional information submitted.

I trust that these comments are of assistance to you and will be taken into account as part of South Oxfordshire District Council's consideration of the application.

Please feel free to contact Transport Development Control Manager Darren Cook (darren.cook@reading.gov.uk) or I should you wish to discuss any matter raised in this response.

For your information, this response has also been copied to Judith Goodwin (Senior Transport Development Officer) at Oxfordshire County Council, given the subject matter.

Yours sincerely,

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer
jonathan.markwell@reading.gov.uk

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cc. Judith Goodwin at Oxfordshire County Council