



Caversham and District Residents Association

CADRA objection to planning application 240403.

Brindles, Kidmore End Road, Emmer Green, Reading RG4 8SH

It will be very clear from the many objections submitted that this application raises serious concerns.

1. It fails to recognise the threat to the amenity and the safety of elderly infirm residents at Lyefield Court and The Conifers.
2. Increased traffic and activity on the narrow private access road would fundamentally change the character of the area and diminish the amenity of residents.
3. Safety concerns include:
 - The Lyefield Court road is a quiet, narrow, curved private road which is used almost entirely by the elderly residents of Lyefield Court/The Conifers. This includes about 50 residents in their 80s and 90s, many with mobility issues and/or sight and hearing impairment. It was designed for limited residential use and has hitherto been used exclusively by the residents of Lyefield Court and the Conifers, with right of access for the residents of the two new homes granted planning permission.
 - Parking pressures, the use of disability aids and scooters which require a smooth surface, and the need to seek shade mean that residents with mobility issues and/or sight and hearing impairment, often need to walk in the roadway instead of the single narrow footpath.
 - The exit from the roadway into Kidmore End Road is narrow and 'blind'. Drivers cannot easily see pedestrians (especially children) walking along Kidmore End Road and pedestrians cannot see approaching vehicles without leaning out. This well illustrated in the objection submitted from 2 Bell Court.

- There are already issues with traffic using the narrow (alternating one-way) southern end of Kidmore End Road, as residents can only park on the road, and over the next 2 years there will be the residents and vehicles of an additional 223 houses using the road.
4. The overdevelopment and cramped layout of the site will result in overlooking, including principal rooms, and loss of privacy. This is a particular issue for The Conifers.
 5. The tree cover has been substantially reduced by pre-emptive felling. Further tree felling is proposed. Proposed tree planting is inappropriate to the area and will not provide sufficient screening or privacy. Wildlife habitat is also severely reduced.
 6. Notification to neighbouring properties appears to have omitted important areas including Bell Court and Kidmore End Road.

CADRA strongly objects to this application which compromises the safety and amenity of older residents contending with disabilities and asks that it should be rejected.