

5 Edgecombe Lane
Newbury,
RG14 2HJ
22 September 2019

Gemma Kirk
Planning Officer
West Berkshire Council Planning

**Application for Construction of 2 Semi-detached Houses in Edgecombe Lane
Ref 19/01850/FULD**

Dear Gemma,

I am writing following the visit to Edgecombe Lane by the West Berkshire Planning committee.

New issues arose and existing concerns were confirmed:

- The measurements for the visibility splay at the end of the lane are incorrect in Mr Marshall's application, as demonstrated by the objectors during the visit. This is because Mr Marshall's plans are yet again misleading. If the measurement is taken from the correct position, i.e. 2.4 metres from the kerb, the real visibility splay is only 27m to the west. It should be 43m – so it is 16m short.
- **Because of the intensification of use, this should be re-evaluated.**
- As the attendees to the site visit will have observed, this is an extremely busy part of Kiln Road and hazardous for vehicles trying to turn into/manoeuvre out of the lane, as well as vehicles, cyclists and pedestrians using Kiln Road. During the visit, cars were parked opposite the entrance to Edgecombe Lane and a car and van were parked partly on the pavement directly to the west - abutting the double yellow line. The visitors experienced the queues of traffic forming both up and down Kiln Road.
- Children walking to school down Kiln Road, add an additional danger – it is difficult to see them on the left and at the same time, to edge forward to try and see down Kiln Road.
- Early morning, there is the additional hazard; cars with condensation on their windows (those parked to the west), it is impossible to see through them and makes trying to edge out even more dangerous.
- I do not know how I have not yet hit a cyclist or another car. I will repeat myself – this is an accident waiting to happen.
- This should surely invalidate the whole application? Whatever our other concerns are, this proposal should not go ahead, since it contravenes The Manual for Streets.

However, I will add my other concerns:

Lack of a Turning Circle for all Vehicles:

- As demonstrated at the site visit, the drawings in Mr Marshall's plans, include using 1.5m at the end of my driveway. This is a pivotal point of his application; there is no

turning circle in the lane. It is not wide enough for residents' vehicles to turnaround and exit the lane going forward, let alone ambulances, fire engines, delivery vehicles. With the hardening of the boundaries within the lane, by the erection of these 2 houses, it will force all vehicles to have to reverse out into Kiln Road – which as discussed above, is hazardous enough, when driving forwards out of the lane.

- Yet again, the proposal's drawings are misleading, as Mr Marshall has tried to squeeze in the 2 houses – moving their boundaries back, presumably taking away parts of their gardens.

Overdevelopment:

- As also mentioned in previous objections, this proposal is going to leave the lane, feeling like an estate. As pointed out to the site visit attendees, it will literally be wiping out 4 original gardens, even though they have been in the ownership of other houses – they have still been green and open spaces.
- Mr Marshall is also planning to remove a large established hedge on the edge of his garden/lane to create further space – yet again more green disappearing.
- Site attendees will have been aware of the close proximity of new houses being erected – visible clearly at the bottom of the lane, as part of the Addison Gardens housing development. This was previously a large area of green, wild landscape, full of mature trees and wildlife. The Addison Gardens houses are already extremely close to 7 and 7a Edgecombe Lane. If Mr Marshall's proposal is approved, this will feel like they are being engulfed by buildings.

Right of Access over the Lane:

- As pointed out during the site visit, as residents, we have right of access over only 4m of the lane as it currently is. The so called widening to 5.6m down the east side of the lane, will have no benefit, as we will have no legal right over it.
- One of the visitors asked if the cars outside Nos. 2, 3 and 4 belong to those houses – yes, they do, and they are parked there most of the time. Alongside these houses, the area of legal access is down to around 1.6m. So, no room for 2 cars to pass.
- An extra 4-6 cars using the lane, is just going to exacerbate the whole issue.

Refuse Collection:

- As mentioned on many previous occasions, the lack of a good plan to deal with the obvious hazard associated with having an extra 2-4 bins/recycling boxes/bags either at the end of the lane or on Kiln Road, outside 17c – is just going to add to an already ridiculously chaotic area. Just to reiterate, there could be 11 sets of bins and boxes all crowded around at the entrance to the lane. It doesn't matter how neatly they might be stored – they will just add to the chaos.

It is astonishing that this application is still being considered.

I am happy for you to publish my comments and especially make them available to the members for Wednesday night's meeting.

Regards,
Sian Williams