

From: [Comments, Planning](#)
To: [Jones, Grahame](#)
Subject: 211478 CADRA
Date: 27 October 2021 15:49:27

Dear Ms Davis

I am writing at the request of the CADRA Committee to object to the above application.

Prospect Street is an important historic street in Caversham Centre. Carrying significant traffic volumes, it suffers from very poor air quality. The site lies on the corner of Prospect Street and Oxford Street at a busy junction. Traffic safety is already an issue and we note that Transport Development Control has raised concerns about visibility splays and the opportunity for pedestrians to see emerging vehicles. These difficulties would be added to by proposed parking provision for 2 cars, one in front of the other. This is likely to require one or more vehicles reversing onto to a busy junction.

Parking pressures on Oxford Road will be increased by the loss of 6 spaces for the existing building used as HMO and no provision for the displaced parking. There is no side access to the cycle storage at the rear. Access to the allotments at the rear would be substantially narrowed restricting delivery of heavy materials to the allotments.

On such a busy corner, provision of suitable planting and landscaping is essential and it is concerning that no provision is shown. This is particularly important in terms of climate change and the severe issues with air quality in this location.

Construction on such a restricted site so close to a junction would present severe problems for residents and businesses nearby.

In summary, we consider this restricted site unsuitable for such a development. The previous garden should contain landscape and planting and contribute to the openness of the area.

We hope these comments will assist your deliberation.