

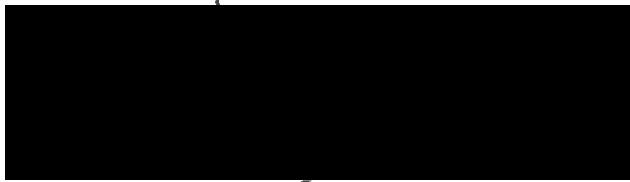
Correction to letter 26-08-2024 to Mr Scholes Re Ref PP-13269126

My apologies that the objection submitted by me on behalf of the Maldon Close Neighbourhood Watch Group was incorrectly referenced as PP13269125.

It should of course read
PP 13269126.

I trust the document will find it's way to the correct place.

Yours,

A large black rectangular box redacting the signature of V M Vincent.

V M Vincent.

32 Maldon Close
Reading. Berks
RG30 2DH

26-08-2024

Anthony Scholes
Civic Offices. Bridge St.
Reading
RG1 2LU

Your Ref: PL/24/0985
Our Ref: PP-13269126

Dear Mr Scholes,

Before setting out my objections to this planning application I would like to register my concern that there has been no public display, nor notification of all households in Maldon Close, both of which I understand are legal requirements. In addition, the very short window for submitting objections has caused difficulties to those residents who have only just been told by their neighbours who have received a letter.

Since Aug 2007 the gradual expansion of Florence House owners (formerly Jasmine House) has underlined it's inappropriate siting. A small private venture in a quiet, low density, residential street, has by stealth, grown into a large, highly intrusive business. For 17years an almost continuous programme of building and refurbishment has been carried out with no prospect of final completion. This proposed 2 storey building was previously refused, and no new circumstances have arisen to allow it being granted it now.

There are 22 light sources from the rear of their building, only 5 being necessary exterior emergency lights. The remaining 14 are lit, either all night or at varying intervals throughout the night. 8 additional windows at first floor level would cause even more direct light into householders' bedrooms only a few metres from the Home's boundary wall.

There is an already high volume of noise created by staff and visitors; service deliveries and collections; emergency and funeral vehicles; the

almost constant presence of building and maintenance vehicles; groups of staff having to take their work breaks up against the boundary wall; the crane exchange of a semi-permanent skip; and the dumping of unwanted furniture awaiting final removal. Particularly contentious are the large number of general and medical waste bins, the contents of which take up to half an hour to empty several times a week, after midnight on occasions. Large vehicles who seek access from Maldon Close must negotiate an angled entrance, so require either prolonged, noisy, and road damaging manoeuvres, or block the road entirely while the drivers manhandle individual goods in/bins out. This prevents Maldon Close residents exiting/accessing their homes leading to missed appointments etc. An increase of 8 more beds will further exacerbate all the above activities.

The tarmac area at the rear of the building, originally designated as a “car park” when granting the original planning application, has been gradually eroded by re-siting multiple waste bins from the Westcote Rd entrance, together with the many above mentioned items. More bed spaces would further increase the need for these items causing even more congestion in the surrounding roads.

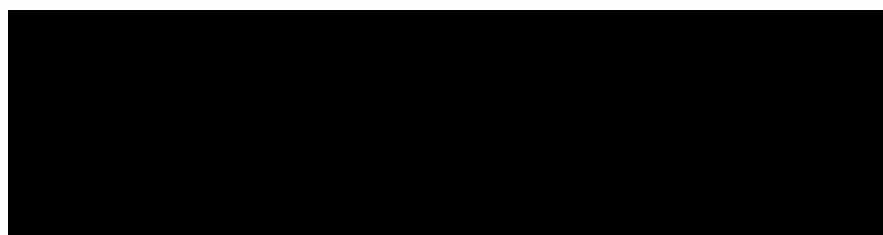
Further it has occasionally been necessary to contact the Adult Safeguarding Team to investigate and deal with patients who repeatedly call for help, ring call bells, or scream continuously for prolonged periods, much to the distress of nearby householders. The presence of 8 more patients numbers would increase the likelihood of these particular disturbances and make even more demands on Social Services.

Waste bins are already insufficient for the 82 existing patients despite emptying @ 3x week. Bird and rodent scavenging from overflowing bins has led to deposition of their discards in nearby gardens, so more patients will produce more waste and the escalate the need for even more bins.

Whilst previous management refused to engage in any mutually beneficial discussions with Maldon Close Neighbourhood Watch Group, the intervention by Liz Terry, our Councillor at that time was most helpful. However this present management, superficially more open, do not actually take effective or long-lasting action. We are currently awaiting response to our concerns from our new Councillor.

In summary, a further expansion of patient numbers will only increase the already high level of noise, light, traffic, and environmental pollution in a small, narrow, low density, residential street. I strongly urge the Planning Committee to visit the site and speak with local householders. It will then become very apparent that another extension in a long lone of extensions by this very expansionist developer will only further decrease the quality of life, both physical and mental, on all the residents of Maldon Close.

Yours,



V M Vincent.