

PLANNING REF : 251621
PROPERTY ADDRESS : 7 Albert Road
: Wokingham
: RG40 2AL
SUBMITTED BY : Mrs Anne Davies
DATE SUBMITTED : 06/09/2026

COMMENTS:

I objected strongly to this application as a whole last time round and my comments now are more centred around the Framework Parking Management Plan (first 6), Construction Plan and Travel Plan.

1. There are too many units for the limited parking provided.
 2. Proper parking provision needs to be made. Inadequate provision at the moment. Private roads are private and not for use in parking by anyone else.
 3. Statements are too vague regarding action on implementing breaches of regulations. See Specific Measures relating to Park Road and Albert Road to which Park Avenue needs to be added.
 4. Parking problems are acknowledged but these are very vague, unacceptable and doubtful suggested enforcement solutions.
 5. It is not realistic to believe that there will be no parking problems, leading to disagreements between resident established home owners in Park Road, Park Avenue and Albert Road. It is not acceptable that residents should be told to sort out these parking problems, through no fault of their own and further negative impact on amenity.
 6. Regarding the Tenancy agreement provision "requiring residents not to park their vehicles in Park Road, Park Avenue and Albert Road" is too vague to be enforceable. There are too many vague terms like "may", "minimise", "if appropriate", "if justified" by an unknown management committee thereby leading to indefinite enforcement, without any stated sanction with no time frame for action. The committee could deliberate indefinitely while doing nothing. What action might they take anyway.
 7. On the Construction Management Plans para 2.9 needs amending in so far as staff and contractors should not be permitted to park in Park Road, Park Avenue or Albert Road.
 8. The Residential Travel Plan is positive about journeys of up to 1-2 km radius but para. 7.4.6 Wokingham Town Centre Masterplan wants comparative door to door journey times for public transport to match that of a private car. Public transport does not match that beyond that radius.
- I object to these Plans because they fall short of what is required of them for the above reasons.
My objections from 25 August 2025 still stand.