

PLANNING REF : 250148
PROPERTY ADDRESS : 5 Strand Way
: Earley, Berkshire
: RG6 4BU
SUBMITTED BY : Mr Ning An
DATE SUBMITTED : 21/03/2025

COMMENTS:

Dear Wokingham Borough Council Planning Department,

I am writing as a close neighbour to the proposed development under planning application reference 250148 for the construction of 18 flats. While I acknowledge the need for housing in the area, I wish to respectfully raise concerns regarding potential impacts on traffic flow, parking, and the local community's quality of life. I kindly request the Council to consider the following measures to ensure the development is as non-intrusive as possible:

1. Introduction of Yellow Lines on the Bend

The existing bend near the proposed site already experiences limited visibility, and increased traffic from the new development could exacerbate safety risks. I urge the Council to implement double yellow lines around this bend to prevent roadside parking, maintain clear sightlines for drivers, and ensure safe passage for all road users, including pedestrians and emergency vehicles.

2. Mitigation of Local Traffic Congestion

The addition of 18 flats is likely to increase vehicle movements in the area. I request a thorough assessment of the development's traffic impact, including recommendations to reduce congestion (e.g., traffic calming measures, improved signage, or timed delivery restrictions). Ensuring the road remains navigable during and after construction is critical.

3. Adequate On-Site Parking Provision

To prevent overspill parking onto nearby residential roads, the development must include sufficient on-site parking spaces for residents and visitors, aligned with Wokingham's parking standards. Insufficient parking could lead to hazardous roadside parking, obstructing access and increasing frustration for existing residents.

4. Preservation of Residential Amenity

I ask that the Council ensures the design and scale of the flats prioritises minimal visual intrusion, with appropriate screening (e.g., landscaping or fencing) to protect neighbours' privacy and the area's character.

As a concerned neighbour, I believe these measures would help balance development needs with the wellbeing of the existing community. I trust the Council will give due consideration to these points during the application's review.

Thank you for your attention to this matter. Please do not hesitate to contact me if further clarification is required.

Yours sincerely,

Ning An
5 Strand Way