

PLANNING REF : 251621
PROPERTY ADDRESS : 5 Park Road
: Wokingham, Berkshire
: RG40 2AH
SUBMITTED BY : Miss Trudi Davison
DATE SUBMITTED : 28/08/2025

COMMENTS:

Objection to Planning Application 251621

I would like to object to the above planning application as above,
as
follows:

Position of proposed development regarding pedestrian and road
safety

The proposed location of the development could not be in a worse position regarding road users, cyclists, pedestrians and motorbikes. It is already a congested area near to the train station, with access out of Park Road onto Wellington Road being particularly difficult to navigate with visibility and sheer number of road users and pedestrians. The proposed development will add to the problem with a higher risk of accidents due to the additional number of residents, cars, motorbikes and cyclists living there. The cycle path installed along that stretch isn't mentioned in the plans. This all seems to be in contradiction to the Wokingham Borough Council's Town Planning policy which is very concerning.

Lack of parking provision

There is clearly not enough provision for adequate parking on the proposed development, and other surrounding residential roads don't have enough parking anyway for present residents, regardless of visitors. The proposed development is being submitted as a car free development. How will this be enforced or managed to avoid residents and visitors parking precariously around the development, more especially in Park Road which has residents with children, dogs and older residents who will be put at risk by non-residents using the road; it is busy enough as it is with others who don't live in the road using it as a car park for the train station! Elms Field, Latimer Road, Carnival Place and other roads have dedicated parking spaces yet even those are not enough for the number of residents with vehicles, some households having more than one car. There are also vans and motorcycles to consider in this as well. If Park Road is to be adopted with double yellow lines?! This will prevent residents and friends from parking there. There will be no way to enforce this and it will be dangerous for anyone entering from Wellington Road. More traffic with the proposed development will make this all significantly worse.

Environmental Impact

This is of huge concern personally. I was very alarmed to be informed of the removal of a TPO protected and endangered Poplar tree, along with a silver birch and hedgerows. I thought that the point of a TPO is that it is exactly that to protect healthy trees! What is the point of having a TPO if it is not being upheld! What is

the point of ripping out an endangered tree and then plant other trees?! Trees take many years to grow and need looking after properly which takes time and labour, that would seem counterproductive when there are already perfectly good and protected trees in situ. This all goes against the policies of Wokingham Borough Council on biodiversity and wider national planning guidelines. The Tesco development is enough to suggest that this isn't the case.

Overdevelopment, Size, Privacy and Light

Wokingham is a market town with lots of history and uniqueness. The proposed development baulks against the beautiful houses and buildings around the area. The development is too tall, it will dominate and overshadow neighbouring houses, one of which is only a few inches away. This will undoubtedly lead to lack of privacy, noise pollution and increased footfall to an already busy area. The development is not sympathetic to the houses around it and undermines the heritage of the area around it.