

PLANNING REF : 251621
PROPERTY ADDRESS : 12 Park Road
: Wokingham
: RG40 2AH
SUBMITTED BY : Mr Matthew Cross
DATE SUBMITTED : 27/08/2025

COMMENTS:

I have the following objections to the proposed development at the corner of Wellington Road and Park Road.

PARKING AND HIGHWAY SAFETY

-There are only 2 disabled parking spaces and 4 visitor spaces proposed for 21 new residences with zero parking spots for the new residents themselves. This is clearly unrealistic as has been seen in other developments nearby such as the old Cricket Pitch where multiple cars are parked on the roads themselves. So when the new residents do have cars and visitors with cars where do you think they will park? The Wokingham Town Centre Masterplan is aiming for less than 1.5 spaces per dwelling (paragraph 10.6.11) but even if this is reduced further to 1 per dwelling that is still 21 parking spots that have not been provided. This is illogical and there is a case history to show this as in Slough where the council acknowledged efforts to encourage people to use alternatives to cars "have not been successful" (Slough Observer 30/11/24). I see a future where the whole of Park Road and Park Avenue are covered with cars from this new development. The only way around this is to make it a condition of the tenancy agreement for residents to not have a car and this must be policed by the council. And this should be a condition of planning permission if passed.

-During the construction period itself apparently "there will be no on-site car parking" according to the draft Construction Management Plan. This is an enviable aim but is unlikely to actually be correct - historically when there has been work nearby, like that for the new level crossing, there have been work vehicles parked in Park Road. It will happen again.

-It also does not take into account the number of site vehicles and deliveries that will occur during the construction period. Delivery lorries will not be able to turn around in Park Road so will be reversing back onto Wellington Road. This increased use of the dangerous Park Road/Wellington Road junction which has poor site lines already and cars approaching it blind from Station Road is raising the potential for incidents to occur.

-The application is worded to state that the first section of Park Road will be made up to adoptable standard with double-yellow lines. If this is not then enforced by anyone then it is pointless. FULL ADOPTION OF THE FIRST SECTION OF PARK ROAD IS ESSENTIAL AND SHOULD BE MADE A CONDITION OF PLANNING PERMISSION from a perspective of enforcing no parking and maintaining this section of the road.

IMPACT

- The proposed development is too big for the site and is overpowering to the 2 storey family houses near it. The 3rd storey of the development in particular will lead to light loss and will overlook 1 and 4 Park Road in particular.

- The noise and disruption from 21 flats will be considerable to the existing quiet cul-de-sac.

ENVIRONMENT

- I understand that there is an existing significant tree with a TPO on the site. It seems inequitable that on this council owned site this TPO can just be ignored (planting new alternative trees is not a solution) and sets a worrying precedent for what the council might do elsewhere in the future (contrary to section 4.6 of your own design guide)

OTHER

-My final point is a question as to why there has been no consultation over this plan. Previous proposals have been put before the residents but this time it seems to have been quietly pushed through in the height of the holiday season with the hope that nobody noticed. I (and I believe most of the residents) am not against a development on this site but it has to be the right one and not just pushing one through to monetise a bit of land without a care for the future.

In summary I believe that this proposal does not follow the Council's own policies on transport, amenities and design. The building is too big for the site and will have large and long-term impact on the area and on the road junction. I request that the Council deny this application.