

PLANNING REF : 251621
PROPERTY ADDRESS : 12 Park Road
: Wokingham
: RG40 2AH
SUBMITTED BY : Mrs Fiona Cross
DATE SUBMITTED : 31/08/2026

COMMENTS:

This does not supersede my previous comments. These are new comments further to the Council uploading 29 new documents:

TRANSPARENCY

There has been a raft of new documents - 29 in total - uploaded by the Council in relation to this planning application since the residents were last notified in November 2025 of revised plans having been uploaded. Why have residents not been notified about the documents lodged since 30 April 2025? Surely there is a duty to notify the residents who have commented on the application if new documents are uploaded as has happened on 30 April; 22 June; 24 June; 22 July; 4 August; 14 August; 19 August, 20 August and 28 August.

PARKING ISSUES

By chance, a resident searching to find out what was going on with the application noticed the parking survey documents uploaded in June. When the Council's Planning Department was notified of factual inaccuracies in these survey documents by residents, they were amended and reloaded in July.

The revised parking survey documents still reference private roads (where parking is not allowed) and roads with double yellow lines and other parking restrictions. Unless read carefully, the impression given is that there is parking available. Upon careful reading, one can see that there is no parking available in the vicinity of this proposed development of 21 residential units other than the paid for train station car park. The development is serviced by 2 blue badge spaces and 4 visitor spaces for carers and 'authorised visitors' only. Is this realistic? No other development of 21 residential units would be allowed such a low number of parking spaces.

The Framework Parking Management Plan stresses that this development is meant for those with "a car-free lifestyle". Just because the Council tells proposed residents that there is no parking and they are meant to be living "a car-free lifestyle", will this be the reality? Even if the residents do not own cars - which is unlikely to be the case for all 21 of them - surely they will receive visitors and

deliveries? The Framework Parking Management Plan states that "tenancy agreements shall include provisions requiring residents not to park vehicles on Park Road or other nearby private roads" etc which indicates that the applicant realises how unlikely it is that this

development will really be car free. Please can it be a condition of planning permission that the tenancies have such a provision and that rather than stating that "persistent breaches may be addressed through tenancy management procedures where appropriate" the condition states that a breach of the parking restriction will be addressed through tenancy management procedures. The words are not worth the paper they are written on as currently drafted on pages 2-3 of the Framework Parking Management Plan as they are so vague. It is suggested from the Site Plan Rev08 that the intention is for a

new tarmac surface on the first section of Park Road which is to be made up to adoptable standard. This is welcomed. However, unless this section of the road is actually adopted, any traffic management proposed for this section of Park Road (ie double yellow lines) will be unenforceable. It is essential that this first section of Park Road is adopted otherwise all the visitors and deliveries for the development will simply park on this section of Park Road and block residents' access in and out. This used to happen until residents took control via signage and planters. This signage and planters will be removed by the developer and replaced with unenforceable yellow lines unless this section of Park Road is adopted as the residents have repeatedly requested.