

PLANNING REF : 251621
PROPERTY ADDRESS : 16 Park Avenue
: Wokingham
: RG40 2AJ
SUBMITTED BY : Mr Nicholas Campbell-White
DATE SUBMITTED : 27/08/2025

COMMENTS:

The comments I uploaded earlier using the portal have not been fully copied into the portal, several lines of my point 6 have been omitted. Here is what I uploaded in full, rather than the abbreviated version that has appeared:

6) Parking

"There will be no car parking provided for residents" (1.1.15)

"The proposal comprises a resident's car free development" (4.1.1)

To think that occupants of low cost housing will not have cars is delusional! IF approved on this basis this could set a DANGEROUS PRE CEDENT for other developments in the town centre. Slough Council, having tried to severely limit cars on large developments, using the same reasons as put forward by the architect, have already acknowledged that this does not work. This application does not accord with the WBC parking standards. Whilst this could be relaxed, a minimum of 12 on site spaces should be supplied. (The Jewson 14 flats opposite have 1 space per flat.) The 2 blue badge spaces shown being accessed off Park Road will be dangerous, particularly as wheel chairs are likely to manoeuvre onto Park Road. They should be within the site.

IF approved there should be a condition that WBC ADOPTS the first section of Park Road, simply making the road up to highway standards and painting double yellow lines each side will have no effect as the parking restrictions will not be able to be enforced unless the road is adopted. It will be inevitable that not only residents, but those visiting, will seek to park anywhere possible, even Wellington Road for a short time.

IF built there is insufficient space for long 6 wheeled & 8 wheeled lorries to enter forwards & turn to enable them to exit forwards, we can expect to see them reversing out of site, down Park Road & reversing into Wellin gton Road.