

PLANNING REF : 251621
PROPERTY ADDRESS : 9 Park Avenue
:
: RG40 2AJ
SUBMITTED BY : Mr Mark Farrell
DATE SUBMITTED : 08/09/2026

COMMENTS:

All previous comments remain relevant.

In response to the latest documents uploaded onto the planning website, I would like to continue my objection to this planned development on the following additional grounds:

- The FPMP claims that it is intended to support the development of a car-free scheme with four visitor spaces and 2 blue badge spaces. It is impossible to imagine there will be no car ownership in any of the tenancies, despite the provision being made in the agreements. In the unlikely event this were to happen, I am sure the 21 residents will have more than 4 visitors with any overspill looking to use the nearest and most convenient areas to park. Residents with cars and their visitors will inevitably mean that the private roads of Park Road, Park Avenue and Albert Road will have an increase in parked vehicles. I would like to request that WBC provide evidence of a similar dwelling where a zero car policy has been successfully implemented.

- The documents are very weak in any reference to management or enforcement actions. While the management company 'may' take action to enforce the use of the provided parking bays by visitors, there seems little they can or will actually do if the use of these bays is abused. There is certainly no action that anybody seems empowered to take to prevent parking in nearby private roads. Without specific reference or enforceable power, it appears the management of the

inevitable overspill into local roads will fall to the residents. I am sure this will not be appreciated by the people who are parking where they shouldn't and places the local residents at risk either to their person or their property.

- There remains no commitment that the area at the beginning of Park Road will be adopted by the Council and there will therefore be no enforceable parking restrictions in this area. This will lead to a high level of parking which will be blocking the entrance to and exit from Wellington Road. This is a dangerous junction at the best of times with cars reaching high speeds coming around the corner from Station Road. Without enforcement, visitors and residents will park as close to the properties as possible making it even more dangerous to exit and enter Park Road. Increased vehicle traffic associated with the additional dwellings will also place pedestrians at greater risk on this section Park Road where there is no pavement.

For the above, and all previous reasons, I object to the planning application in its current form and request that my points be addressed by providing fewer dwellings and more on site parking for the residents and their visitors. I also request that evidence of a successful similar car-free development is shared as soon as possible.