

PLANNING REF : 242948
PROPERTY ADDRESS : 15
: 15 Oakey Drive Oakey Drive, Wokingham, Berkshire
: RG40 2DT
SUBMITTED BY : Mr James Stevens
DATE SUBMITTED : 02/12/2024

COMMENTS:

I am writing to express my concerns regarding the proposed McDonald's restaurant on Finchampstead Road. While I understand the potential economic benefits of the development, I have significant reservations about the potential negative impact on the local community, particularly in relation to anti-social behaviour and litter.

The local area has recently suffered from a rise in anti-social behaviour, including noisy car meets and littering. The proximity of a children's park is of particular concern. The proposed mitigation measures, while well-intentioned, may not be sufficient to address these issues.

Specific Concerns and Recommendations:

Anti-Social Behaviour:

Enhanced Security Measures: The proposed CCTV system should be subject to rigorous monitoring and rapid response protocols. Consideration should be given to additional security measures, such as security guards, particularly during peak hours. Late-night trading should be discouraged.

Vehicle Management: The restaurant should implement measures to discourage anti-social behaviour relating to vehicles, such as loud revving and loud music which we have seen recently associated with the Burger King car park up the road. Physical barriers and reduced opening times should be considered.

Community Engagement: The restaurant should engage with local residents and businesses to address concerns proactively and establish a positive relationship with the community.

Trading Hours: The proposed trading hours should align with the existing businesses on the retail park, which are typically 9:00 AM to 8:00 PM, and 9:00 AM to 7:00 PM on Saturdays. This would help to minimize the potential for late-night disturbances.

Litter Management:

Increased Patrol Frequency: The proposed litter patrol frequency may not be sufficient, especially during peak times and weekends. A more robust and flexible approach is required.

Community Clean-up Initiatives: The restaurant should collaborate with local community groups to organise regular clean-up events in the surrounding area, including the children's park.

Expanded Patrol Area: It should be made explicit in conditions that the 150m litter and anti social behaviour patrol suggested does indeed include the area behind the proposed site, including Oakey Drive, its access paths and the children's park, not just the retail park. This would ensure that any litter associated with the restaurant is promptly removed.

Conclusion

To mitigate these concerns and ensure the long-term success of the development, I urge the planning authority to impose strict conditions on the planning permission, including:

Detailed Anti-Social Behaviour Management Plan: This plan should outline specific measures to prevent and respond to incidents, including clear escalation procedures and regular reporting to the local authority.

Robust Litter Management Strategy: A comprehensive strategy should be implemented, including regular monitoring, increased patrol frequency, and innovative litter prevention techniques.

Community Engagement Plan: The restaurant should be required to engage with local residents and businesses to address concerns and build a positive relationship with the community.

Strict Adherence to Trading Hours: The restaurant should be required to adhere to the specified trading hours to minimize the potential for late-night disturbances.

Litter Patrol Area: The restaurant should be required to be responsible for litter control in an area to cover the entire 150-meter radius, including the children's park and the walkways leading to Oakley Drive.

By imposing these conditions, the planning authority can ensure that the development is a positive addition to the local area and does not exacerbate existing problems.