

PLANNING REF : 251621
PROPERTY ADDRESS : 16 Avenue
: Wokingham, Berkshire
: RG402AJ
SUBMITTED BY : Mr Nicholas Campbell-White
DATE SUBMITTED : 22/09/2026

COMMENTS:

These comments concern recent documents posted 19.8.26 to 3.09.26
They reinforce my initial 10 qualified objections of 27.8.25 and 4
additional comments 10.12.25.

I state again I have no objection to development on this site
provided it complies with WBC Planning Guidelines R9,R10,R11 and CD
13.03 of the Guide for Wokingham Town Centre Master Plan -"

Material

considerations to be taken into account when assessing a planning
application."

15. FRAMEWORK PARKING MANAGEMENT PLAN, rev 4, 19.8.26 I agree with
all comments posted before mine. The heading , purpose of the
plan, is written knowing that this zero parking will not be complied
with,

references" persistent breaches" , "minimize the likelihood of
development related parking." This is totally INADEQUATE . It
should state 3 breaches WILL involve tenancy cancellation. A VITAL
REQUIREMENT is omitted . WBC should actually ADOPT the end of Park
Road road, making double yellow lines round the corner and patrolled
by WBC wardens able to issue ENFORCEABLE FINES. Just to build to
ADOPTABLE STANDARDS is not a viable deterrent .

16. FRAMEWORK CONSTRUCTION MANAGEMENT PLAN, V2

1.1.8, 2.1.5, 2.6.3 reiterate - during the Build Process, any
vehicle entering the site must be able to leave in a forward gear.
Reversing in and out of the site is prohibited. THIS WILL NOT BE
POSSIBLE FOR 8 wheeled and articulated lorries .

2.1.6 On street parking /deliveries on Park Road, is prohibited.
SO WHERE WILL VEHICLES WAIT TO unload, or 8 wheeled lorries wait to
be
loaded?

17. FRAMEWORK RESIDENTIAL TRAVEL PLAN, August 2026, rev A. Another
totally inadequate and conflicted document, no teeth, just "maybe",
"could ".

1.2.2 EXPECTED to be STRINGENTLY adhered to. Should be "WILL BE".

1.2.3 " If variations occur" This is obviously written knowing
there will be breaches. No penalties!

2.3.4 , 3.1.1 . MINIMIZE single occupancy car trips . How is this
going to be enforced?

4.1.2 4.1.4. EXPECTED zero car ownership will be ADVISED from
the outset. This should be MANDATORY.

7.1.2 Non compliance - third recorded offence - written warning -
tenancy agreement - actions MAY BE taken. Should say WILL be taken
and tenancy terminated .

18. PROPOSED SECOND FLOOR AND ROOF PLANS 1202, rev P07, and 1203,
ref P06 instead of being revised yet again, they should have been
eliminated as they are far too overbearing and out of keeping with
the road .

19. PROPOSED SITE PLAN 1052 rev P08

This clearly shows 8 wheeled and articulated lorries have
insufficient space to turn. Thus they would have to reverse out
into Park Road and then Wellington Road. EXTREMELY DANGEROUS.

Where will the crane

necessary to lift roof trusses be located as it will not be able to access the site, let alone turn . Are you suggesting the crane works from the middle of Park Road? Where else is possible, Wellington Road or Station Road?

20. FIRE TENDER STRATEGY SK11, rev 03.09.26 . Not shown entering the site as it would be too large. It is shown backing out into Wellington Road, or alternatively shown trying to reverse into Park Road demolishing the pillar!

21. SWEPT PATH ANALYSIS, LARGE REFUSE SK15 rev.D

Refuse lorry is too large to enter the site. It would presumably stop and block Park Road while the bins are emptied

22. PROBITY

The local Government Associations's PROBITY IN PLANNING guidance, states " Planning issued must be assessed fairly and on their planning merits, even when there is a pre-disposition in favour of one side of the argument or the other ."

I trust that this application will be considered impartially and objectively despite the applicant being WBC