

PLANNING REF : 251621
PROPERTY ADDRESS : 22 Park Road
: Wokingham
: RG40 2AH
SUBMITTED BY : Mr Richard Pavitt
DATE SUBMITTED : 08/09/2026

COMMENTS:

I wish to register my objection to this planning application because the proposed car-free development is fundamentally unrealistic in today's car dependent society.

I quote the Residential Travel Plan, 1.1.2:

In terms of car parking the development proposes 4 visitor spaces and 2 blue badge spaces along with 22 residential and 2 visitor cycle parking spaces. There will be no car parking provided for residents and a ZERO private residents car usage is promoted via this TPS.

- It is unfeasible to think that only 4 visitor parking spaces and 2 blue badge spaces will be sufficient for a property of 21 homes irrespective of the guidelines set in the Residential Travel Plan and the Parking Management Plan.

Whilst the Framework Parking Management Plan sets out some guidelines regarding local parking restrictions

- I note that that these are only guidelines and not enforceable. Any review will only take place after the build, at which time it will be difficult to address any issues.

Residents of the new property are required to advise the management company if they acquire a vehicle during their tenancy.

- If this happens, do WDC have sufficient alternative homes available to move such residents in a prompt timescale?

The plans propose that the first part of Park Road, by the new development are finished to adoption standards.

- This section of Park Road must be adopted by WDC to enable enforcement of WDC managed parking restrictions (in line with the Parking Management Plan).

Park Road/Park Avenue/Albert Road are noted as Private Roads and parking is not permitted on these roads.

- The Parking Beat Surveys that detail parking in these roads should not be included in this process, because it will mis-lead the reader to believe that there is parking available in these streets; this is not the case.

I suggest that Parking Beat Surveys include WDC managed car parks at Shute End Western and Eastern car parks, which are the closest WDC managed parking to the development. The Planning Management Plan indicates that use of WDC managed parking is how genuine vehicle parking requirements would be managed.

I object to these Plans because they lack the realistic clarity of providing 22 homes with inadequate residential parking facilities and only a retrospective plan to try to address any issues arising from residents having/obtaining vehicles.