

PLANNING REF : 251621
PROPERTY ADDRESS : Bell House Gardens
: Wokingham
: RG41 2BD
SUBMITTED BY : Ms L McKee
DATE SUBMITTED : 25/08/2025

COMMENTS:

Dear Sir/Madam,

Re: Objection to Planning Application 251621 - Land at Junction of Wellington Road and Station Road, Wokingham RG40 2AH.

I am writing to formally object to the above-mentioned planning application for the proposed development at the junction of Wellington Road and Station Road, Wokingham. While I acknowledge the need for new housing, especially if it enables a wider group of people to get affordable housing, I have significant concerns about the potential impact of this development on the local area, particularly regarding traffic, parking, the construction process, and the strain on local services. Additionally, the scale of the proposed development seems disproportionate to the available space.

1. Increased Traffic Disruption

The proposed development is likely to result in a considerable increase in local traffic, both during and after construction. The surrounding streets, including Alderman Willey Close and Bell House Gardens, already experience heavy congestion and parking at peak times. I am concerned that the additional traffic from this development will further exacerbate these issues. There appears to be insufficient consideration of the increased traffic volumes and their impact on local residents, particularly in terms of congestion, safety, and air quality. Given the density of the proposed scheme, the traffic impact will likely be more severe than anticipated.

2. Impact on Local Parking

Parking in the area surrounding the construction site is already limited, and this development will likely worsen the situation. Streets such as Alderman Willey Close and Bell House Gardens are often oversubscribed, with cars frequently parked on yellow lines, obstructing sightlines and access. Whilst the intention around the development is being aimed at residents without cars, there is no way for the council to control if a tenant has a car/s. This will just get worse as time progresses. A quick look at Outfield Crescent (in person or via Google Maps Street View) shows the road already filled with cars parked up on pavements.

3. No Consideration of Residents' Parking Needs

The development proposes no on-site parking for residents, which does not realistically address the needs of those who will live in the new flats. It does not account for the reality that many future residents will own cars, even without access to parking spaces and will likely seek parking in nearby streets, further contributing to parking strain in an already congested area. Assuming that all future residents will use public transport or rely on cycling is unrealistic and will inevitably worsen the parking situation in the area.

4. Disruption During the Construction Period

The construction phase will bring significant disruption to local streets, including noise, dust, and the movement of heavy construction vehicles. Local streets are already narrow and in need of maintenance, with potholes often taking a long time to be repaired. The proposed development will likely cause further congestion and damage to roads that are already under stress. There is no clear plan for managing construction traffic or mitigating the ongoing disturbances, which could make living conditions unbearable for nearby residents during the construction period.

5. Strain on Local Services

Lastly, the proposed development seems to neglect the significant strain that additional residents will place on local services. Wokingham's infrastructure, including healthcare, schools, and transport links, is already under considerable pressure. Local GP surgeries are struggling to meet demand, and there is a shortage of school places in the area. Adding yet more residents to an already overstretched system will likely result in longer waiting times for essential services, further congestion, and additional strain on local schools.

Given these concerns, I urge the planning committee to reconsider the potential impact of this proposal on the local community. As it stands, the application fails to take into account the real challenges faced by residents, both during construction and after the development is completed. I would appreciate it if the council would take these objections into account when making a decision.

Thank you for considering my views on this matter. I would be happy to discuss my concerns further should you require additional information.