

PLANNING REF : 251621
PROPERTY ADDRESS : 7 Albert Road
: Wokingham
: RG40 2AL
SUBMITTED BY : Mrs Anne Davies
DATE SUBMITTED : 26/08/2025

COMMENTS:

"Regarding the application for 21 units to be built near Wokingham station on the junction with Wellington Road and Park Road, while I understand that affordable housing is needed and should be built, this development completely ignores the regulations set out in the Wokingham Town Centre Masterplan guidance in most cases. Nor does it follow the rules by the Borough Design Guide which says projects need to include consultation with interested local people. This has not happened.

It is ridiculous to assume that tenants in the new development will not have cars. Parking places will be needed. Albert Road residents experienced unauthorised parking in Albert Road when people living in nearby Outfield Crescent have used Albert Road, which, on one occasion, prevented a bin collection. This demonstrates that car owners with inadequate parking will seek close alternatives. Are all the tenants expected to either walk or cycle to their destinations? Or expected to stay in Wokingham. Trains and buses will not always provide transport to where they need to go.

To use Elms Field as an example of recent development is irrelevant because the area now being considered in the current application has totally different surroundings. The area in Wellington Road being considered consists of Edwardian and Victorian houses with bungalows and two storey houses. The proposed plan would be overdevelopment.

The council must refuse this application. A revised application is necessary.