

Planning Reference: 261695 – Luckley House School, Luckley Road, Wokingham
RG40 3EU: Proposed Sports Pitches and Associated External Works

Submitted by: Emma Harding

From age 3 to 18 I spent my childhood at 14 Hart Dyke Close and now reside locally at number 9 Salisbury Close, Wokingham. I object to this application for the following reasons.

- a. The field next to my parents' house is without doubt unspoiled undeveloped countryside. I have grown up watching the seasons change and closely observing the many wildlife species that reside in this space.
- b. The acres of natural land that surrounds the houses and school are so important in creating separation between otherwise urban areas. To live peacefully alongside nature is surely a goal that we should be aspiring to.
- c. As a teenager during 2017-2019 I remember very well the campaign to Save Woodcrae Countryside. We thought after the appeal was dismissed, we could relax and enjoy the peaceful surroundings in the reasonable future. The appeal stated many reasons why the land should remain undeveloped, and I cannot see why this has changed.
- d. My parents house runs alongside the site and in their extension living areas they would be massively adversely affected by the proposal. Their Snug/TV room and dining/family area, together with the study all overlook the field. These living spaces would all suffer from loss of light and an overbearing impact from a dominating man-made structure if the new acoustic fence were to be placed just metres from their boundary.
- e. My 2 month old baby son's nursery is also located on this side of the house. The photo below shows the position of his nursery. My parents will be looking after my son when I return to work next year. I believe his daily naps will be disturbed by the noise of any sports being played on the new pitches. There will undoubtedly be players, spectators and referees shouting and whistle blowing. The sound of balls hitting the fence is likely to be loud and disturbing, as well as any pitch maintenance machinery. As the hours of the pitches being open aren't

fully specified, and will be subject to letting arrangements, I won't ever have a clear idea or pattern of what to expect in the daytime and early evenings.

- f. I also stay over at my parents house on occasion and am a light sleeper (I work shifts). I will stay in my sisters room, if she isn't home, and this room also directly overlooks the site proposed for the new pitches.
- g. If floodlighting gets added later this will be another issue affecting my son's nursery and my sisters bedroom.
- h. I am also very concerned at the thought of a cricket ball smashing through his window or entering the garden whilst he is outside playing. Of course this has the likelihood of causing a devastating injury.



This is the outlook from the nursery window, directly overlooking the site.



- i. I just cannot see how this site is suitable for this type of development, as there is just inadequate space from my parents' property in Hart Dyke Close to the pitch boundaries.
- j. From the proposal it isn't clear who will have access to the strip between the fence and my parents' property which again gives me some security and safety concerns for my young son.
- k. Thinking about the nature and character of the landscape I am saddened at the thought of introducing the many man-made structures as outlined in the proposal. I feel sure that this is major change to the existing landscape and should be treated as this, rather than as the proposal states, just a minor change.
- l. The pitches look extremely close to the houses. There does not appear to be adequate surrounding space to ensure player safety and having the athletics track right next to the properties seems inconsiderate.
- m. The ecological harm to the site seems understated and it will undoubtedly adversely affect wildlife and birds who live in the field, together with the trees and hedgerows.

- n. Potential harm from flooding is another risk that doesn't seem to be well covered. I have witnessed the water that is on the site during the winter and seen ducks swimming in it.
- o. I use the Finchampstead Road daily and am very concerned about any increase in the volume of traffic along this already heavily congested road. I exit Evendons Lane onto the Finchampstead Road and I've noticed it is getting ever more difficult to safely turn out of the junction.
- p. With the planned sports fields being developed on Grays Farm I really don't understand why the needs of the school can't be met by this purpose-built new facility, due to be opened in 2027.

I would like to request that Wokingham Borough Council reject this planning application.