

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

Submitted by: Elliot Harding

I reside at 9 Salisbury Close and have been advised of this planning proposal by my wife's parents. This proposal affects me as I live locally and my baby son will be spending a significant amount of time at 14 Hart Dyke Close.

- I. The site for this new development is currently unspoiled countryside. I believe it should remain so, there seems precious little around us now with all the new developments I have seen since moving into the area in 2022.
- II. Wokingham and Finchampstead are separated by green land that runs between them and developing in these areas will lead to a blurring of settlement boundaries.
- III. My parents in law adapted their house between 2023 and 2024 to specifically enhance their property ready to be able to host extended family. They have several living areas that will be badly affected by this proposal, namely their TV/Snug, Family/Dining Area, Study and two bedrooms.
- IV. The development is extremely close to their boundary, there is hardly any separation between them and the pitches (there is no rear garden, just a side passageway running alongside their property).
- V. My wife and I have a 2-month-old baby son and childcare will be provided by my wife's parents upon her return to work. My son's nursery window directly overlooks the site.
- VI. I am very concerned about the safety aspect of my child being so close to sports pitches. I don't believe the proposed rugby netting, situated just behind the rugby posts, will be inadequate protection for either rugby balls or cricket balls.
- VII. My child's room will be visible to spectators and players and the noise emanating from the sports activities gives me a real cause for concern. The acoustic fence can not surely be effective in the upper bedroom? Sleep patterns are likely to be

disturbed, making childcare very difficult. It is impossible to predict when matches and noises are likely to come and the type of sound typical of sport pitch activity is distinctly different from the normal hum drum sounds of daily life.

- VIII. The piece of land between the acoustic fence and the boundary also poses a potential security risk. It is unclear from the proposal how this area is to be secured and maintained.
- IX. If this proposal goes ahead, I anticipate my family will enjoy much lesser use of outdoor space in the garden, due to the risk of injury from stray balls.
- X. The proposal is ambiguous about floodlighting, it's included in the arboricultural report and in the schools' letter but isn't in the application. If floodlighting is planned this again will have an impact on my son's room, my wife works shifts so evening and nighttime care will be provided by my in-laws.
- XI. My wife does also sometimes stay overnight with her parents and she sleeps very lightly. She will also be disturbed by the increased sounds from the pitches.
- XII. I would like my son to grow up appreciating the countryside that his mum knew. The changes proposed, for the huge structures including the acoustic fence, rugby posts, possible cricket screen, although there is no mention of this, and ball netting are not an enhancement of the landscape. They fundamentally change the nature and character of the area.
- XIII. Having watched rugby and cricket I am disturbed by the proposed pitch layout. There doesn't seem to be enough space for run-offs therefore there is a likelihood of hitting trees, posts or the acoustic fence. The orientation of the cricket pitch is also a cause for concern due to the setting sun.
- XIV. I am a user of Finchampstead Road, I travel to Camberley daily for work and am concerned about the impact the new pitches will have on this already congested highway. It is difficult to exit Evendons Lane and once the Blagrove Lane development begins I would expect this to increase significantly. Having grown up near London I can see that the infrastructure in Wokingham just isn't sufficient or sustainable for the current development that is happening. The public transport systems and cycle paths are just not a viable option for most people

living in the Borough. This development will almost certainly increase traffic with multiple vehicles passing through the already congested roads for matches.

- XV. I have enjoyed watching the wildlife on this site from the windows at my in laws home (see image of the outlook below) and it is very upsetting to think that wildlife will be pushed further back into the countryside, even though they have lived in harmony with their neighbours for many years.



- XVI. The loss of protected trees and hedgerow, and potential further damage to tree roots due to the acoustic fence is more than regrettable. It will take decades to replace what will be lost. Replacement planting isn't even specified in the proposal and there is recognition of a biodiversity net loss.
- XVII. Ludgrove School is located just up the road from Luckley House. The Grays farm site is about to be developed with multiple grass sports pitches and a fully equipped sports hub and pavilion proposed. Surely this 64-acre dedicated site would be of use to the school without the need to eliminate yet more countryside, less than 1 mile away from the new public site.

I request that Wokingham Borough Council reject this planning application due to the significant harm it will cause to the schools' neighbours and their quality of life.