

PLANNING REF : 261695
PROPERTY ADDRESS : 10 Hart Dyke Close
: Wokingham, Berkshire
: RG41 2HQ
SUBMITTED BY : Mr Richard Slatter
DATE SUBMITTED : 30/08/2026

COMMENTS:

Richard Slatter
10 Hart Dyke Close
Wokingham
RG41 2HQ.

Objection to planning application 261695 submitted by Luckley House School for mixed sports facilities.

My wife and I own and reside at the above property, which backs on to the field that Luckley House School is proposing to use for rugby and cricket pitches and a running track.

I object to this proposal for the reasons stated below.

1. The land was assigned Protected Countryside status in 2019 following the rejection of earlier planning applications submitted by housing developers. This land status serves to uphold the natural boundary between Wokingham and Finchampstead, to support existing biodiversity and wildlife, and to maintain the character and amenity of the area. It is unsuitable for use as a sports field, and its current status should be maintained.

2. Luckley House School has not shown a compelling need for these facilities at this location. Their application does not state whether the new sports facilities at the nearby Gray's Farm development could meet the school's aspiration to expand its sports offer without the need to develop open countryside.

3. The proposed development would negatively impact the lives of residents of the affected houses in Hart Dyke Close and Denby Close backing on to the field in the following ways:

(a) The 3.5 m high acoustic fencing would reduce daylight at ground floor and garden level, and create a visual barrier to the open countryside. Additionally, it would not be an effective noise barrier for the upper floors of the houses.

(b) There would also be an isolated strip of land between the acoustic fencing and the rear boundaries of the houses. Any access to, or use of, this isolated area would cause privacy and security issues for the residents.

(c) There is nothing in the proposals to prevent a lofted cricket ball causing injury to people or damage to property. The only ball stop netting in the proposals is for rugby goals. Furthermore, if cricket ball netting was proposed, due to the height required to provide

effective protection it would have major visual impact.

(d) Players and spectators on and around the pitches and running track would have direct line of sight into the upper floor bedroom windows of the affected houses. This is a privacy

issue for the residents.

(e) Luckley House School's intention to make the facilities available to the wider community could result in seven day per week usage during daylight hours. This would result in continuous disturbance to the lives of the residents.

In my opinion this location is unsuitable for the proposed use. I respectfully request that the application by Luckley House School is rejected.