

PLANNING REF : 261695
PROPERTY ADDRESS : 6 Pine Croft Road
:
: RG41 4AL
SUBMITTED BY : Mr Michael Rea
DATE SUBMITTED : 30/08/2026

COMMENTS:

I strongly object to this proposal for provision of more playing fields in this natural green space and urge the Council to refuse the application.

Luckley school has no need to provide more playing field space since it is in close proximity and within easy access of the council's proposed Gray's Farm Sports Hub in Heathlands Road and the school will be encouraged to utilise this space to support the viability of the Sports Hub.

The proposed development would result in the unnecessary destruction and disturbance of a natural wildlife habitat, trees and hedgerow, an activity which is happening elsewhere in the borough at an alarming rate.

It is understood that within the Council's own core strategy it is obliged to uphold its policy to protect spaces which lie outside the councils defined settlement boundaries of which this is one, as it is a portion of the open countryside providing the green space between the communities of Wokingham and Finchampstead.

The Council is also responsible in its policy CC03, for protecting existing trees and hedges and preventing the loss, fragmentation, and isolation of existing green infrastructure.

The installation of this proposed facility for the several sports activities described will, despite the suggested efforts to mitigate it, cause unacceptable noise pollution and loss of visual amenity for the residents of the onlooking houses nearby.

Moreover, the proposal trashes the obligation in policy TB21 to repair or enhance the visual character of the landscape.

The suggested increased use in the proposed facility by other clubs and individuals would exacerbate and extend the periods of time in which it is used, thereby adding to the ensuing noise which residents would have to endure.

In addition, the extended use by others will increase the amount of traffic going to and fro in Luckley Road and thereby its junction with the Finchampstead Road. Increased use of this junction will add to the effect that it already has, by interrupting traffic. This is because, due to the narrowness of Finchampstead Road, vehicles patiently waiting to turn into Luckley Road block all the traffic behind them. Finchampstead Road is already an overcrowded road and it experiences very large tailbacks at busy times, extending north into the town itself and southwards as far as the Ford garage at 'The Throat'.

I strongly urge the Council to reject this unsuitable proposal outright.