
MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260493
Address:	St Crispins Sports Centre, London Road, Wokingham, RG40 1SR.		
Proposal:	Full application for the erection of boundary fencing with associated access gate at St Crispins Sports Centre, London Road, Wokingham.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes – 24/03/2026		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The Officer would like additional information about the proposed erection of boundary fencing with associated access gate at St Crispins Sports Centre, London Road, Wokingham.

The Officer visited the Site on 24 March 2026, viewing it from the public realm, to understand the adjacencies between built form and paths (the Sports Centre's entrance area along London Road, the skate park to the west, the nearby school campus, and existing footpaths). The former Leisure Centre was under construction and construction fencing was placed around the building with openings in places, including at the entrance. The Officer observed changes to the Sports Centre's front entrance along London Road from an August 2025 Google Streetview image: a porch structure and bicycle racks have removed.

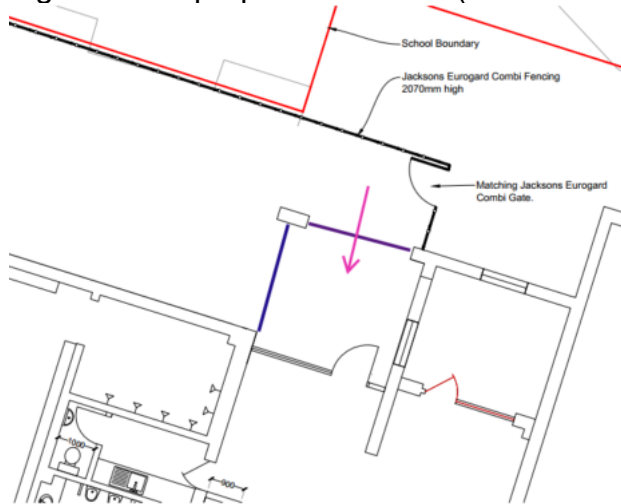
The Officer has reviewed the various submitted supporting documents including a revised 'Fencing' drawing (Ref: 250041-20-201 rev A, Thames Valley Surveying Ltd, 05/02/2026) and additional text justification for the fencing submitted by the agent John Wren via email on 30/03/2026. The Officer would like clarification on a few additional points:

1. **Entrance** - The Planning Statement on page 2 states: *“Vehicular and pedestrian access is already well established and will remain unchanged.”* (Ref: Thames Valley Surveying Limited, Report Ref. 250041, 26 February 2026) What is the intention for the entrance along London Road? Is it for users of the Sports Centre or a secondary entrance for staff, with a main entrance located in a different location? If the intention is for this entrance to remain the primary entrance to the sports centre, then the gate into this fenced area needs to be front facing rather than to the side. Finally, aside from the minor vandalism referenced in the agent’s email, is there any other reason it is necessary to fence off this particular area? For example, is the applicant intending to put something else on the hard standing to the side of the entrance?





2. The Planning Statement and Fencing drawing suggest a semi-opaque timber and metal “2m high external fence with a gate to provide access into the area,” also referred to as a “Jacksons Eurogard Combi Fencing 2070mm high.”(p. 3) The height and semi-opacity of proposed fencing seems visually dominant and could cause other safety issues as the entrance through the fencing is to the side. If the applicant wishes to stop people sheltering in this area, could the applicant install some sort of railing (annotated in purple), with a gate in the proposed location (annotated by a pink arrow) below?



3. Litter – Again, the agent refers to “ongoing issues with behaviour around the sports centre building while the school isn’t open ... users of the skate park congregate to the front of the sports park building for shelter ... minor vandalism, a lot of litter including “disposable vapes” and alcohol containers scattered around” in his email. The context of the proposed fencing has not been provided in the Fencing plan. In its current location, the proposed fence boundary creates a litter trap between the side of the sports centre building and the existing skate park fencing. It also creates a potentially unsafe space. See red arrows below and close up photo of the litter trap space.







The Officer would like additional information from the applicant and/or agent before issuing a decision.

Conditions & Reasons (if required)			
Date:	26/03/206	Signed:	L. Abbott