

PLANNING REF : 261695
PROPERTY ADDRESS : 18 Hart Dyke Close
: Wokingham, Berkshire
: RG412HQ
SUBMITTED BY : Miss Mia Meades
DATE SUBMITTED : 02/09/2026

COMMENTS:

I am writing as a local resident to object to this planning application.

I have lived next to this land all my life, so it has always been part of my everyday surroundings. I know the area very well and have watched the trees, hedgerows and wildlife change through the seasons. It has always been open countryside, and I feel very strongly that it should remain that way.

The land provides an important green gap between Wokingham and Finchampstead. I understand that it is protected countryside and that there has already been a planning appeal relating to development on this site, which was rejected by the Planning Inspector in 2020. I appreciate that this is a different application, but I don't think that previous decision should be forgotten.

This land forms part of the separation between the two areas, and if development takes place here, that gap will be reduced. Once countryside like this is developed, we don't get it back.

I am particularly worried about the effect the proposed facilities will have on the homes immediately around the site. The plans include a 3.5 metre acoustic fence and 6 metre ball netting, with these structures only around 6 metres from residents' boundaries. That is incredibly close to people's homes and gardens.

These are substantial structures which will change the outlook for neighbouring properties and make the area feel much more built up than it does now.

The noise is another major concern. At present, this is a relatively quiet area. If the pitches are regularly used for matches and training, there will naturally be shouting, whistles, spectators and general activity. I don't believe a fence will prevent that noise from affecting the surrounding houses, particularly when the facilities are being used regularly. For the people who live here, this would be a permanent change to the environment immediately outside their homes.

I'm really worried about what will happen to the trees, hedgerows and wildlife on the site. Having lived here all my life, I have seen how much wildlife use this area. There are birds, deer, badgers, owls, kites, bats, mice and many other animals that rely on the trees, hedgerows and vegetation that are already here.

Turning this open countryside into a busy sporting facility, with pitches, fencing and netting, will obviously change the character of the land and will displace wildlife (some of which protected) that have used it for many years.

What about the loss of trees and hedgerows and the potential impact construction could have on the trees that remain. Established trees and habitats that have been here for years cannot simply be replaced overnight.

Anyone who lives here knows that the land is prone to flooding. It happens every year. I would like to understand what will happen to the water if the land is developed. With changes to the pitches, ground levels and drainage, what evidence is there that this won't increase the risk of flooding to neighbouring properties?

Traffic is also a major concern for me because I travel along Finchampstead Road every day to and from work. The road is already extremely busy, particularly at peak times, and delays are something local people experience regularly. I know from using it every day how difficult it can already be.

Adding more journeys to and from the site for training, matches and events is inevitably going to put even more pressure on the road. There will be times when lots of people are arriving and leaving at around the same time, which could create even more congestion and delays.

I don't believe there is enough parking on site to accommodate all the additional cars, particularly when matches or events are taking place. This could result in cars being parked along nearby roads and create further problems for the people who already live here.

There are so many things that make this site sensitive. It is open countryside, it forms part of the green gap, it is directly next to people's homes, it supports a wide range of wildlife, it has established trees and hedgerows, it is prone to flooding and the surrounding roads are already under considerable pressure.

For me, the question is whether the benefits of this development really outweigh what would be lost. Having lived here all my life, I strongly believe they do not.

I would therefore ask Wokingham Borough Council to refuse this planning application and protect this remaining area of countryside.

Thank you for taking the time to consider my objection.