

PLANNING REF : 261695
PROPERTY ADDRESS : 14 Hart Dyke Close
: Wokingham, County (Optional)
: RG412HQ
SUBMITTED BY : Mrs Ellen Crewe
DATE SUBMITTED : 03/08/2026

COMMENTS:

Planning Submission - 261695 Luckley House School, Luckley Road, Wokingham, RG40 3EU

A group of residents directly impacted by this application have looked at the above planning submission for the proposed construction of a

new sports pitch with associated external works. We have formed a group called Hart Dyke/Denby Close - Advocates for Countryside and Environment (HDC ACE)

Our members have identified three concerns in connection with the planning process that we would like to raise.

1) The notification of planning application has been posted to only 8 households. The noise impact assessment shows a much further far reaching effect (red zone), including two houses adjacent to the land in Luckley Wood.

2) To allow all affected residents an opportunity to respond we would request an extended period due to the July/August holiday period.

3) We understand that the Planning and Transportation Committee for Wokingham Town Council wish to discuss this application at their next meeting on the 8th September.

Further to the process concerns above we consider that there is insufficient information provided in the application for us to carry out a thorough review. We have included some of our initial observations.

a) There is no mention of previous planning application 190286, notification of refusal of planning permission and how the refusal reasons have been addressed in this application. Many of our members were engaged in the previous planning appeal which was refused.

b) No Bat Survey has been submitted with the application. Given the mature trees and hedgerows adjoining the site the ecological report seems insufficient in this area. The ecological report is only a preliminary appraisal. We don't believe there is enough information provided to enable the planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

c) No Ball Strike Survey has been submitted with the application. The proposed pitch location is so close to the residential boundaries that residents need to understand the implications of living so close to the new school activities (for safety and insurance purposes). Residents have a genuine fear of the risk of personal injury and property damage. We would expect to see a thorough risk assessment and mitigation plans as an appendix to the planning application.

d) There are no elevations/cross sections illustrated of the impact of the fencing on any boundary, only some simple line drawings

shown.

For residents to fully understand the visual impact of the proposal it is requested to have further drawings for all the affected properties sited on the boundary line.

e) In the amenity section of the planning and design statement there are two statements that are inaccurate.

f.1) "the new facilities are beyond the rear garden of the adjoining houses". Our garden is at the rear of our property, but our house runs alongside the field, so this statement just isn't true. f.2) "this fence is kept away from the boundary with the adjoining houses and is of sufficient distance to ensure no intrusive effect upon their outlook".

There is a further assertion (in the landscape and character policy section) stating "there would be little change to the physical character" and "the general open character of the site and wider landscape would therefore be retained". We consider that there is absolutely no evidence for this or visuals to show or support these statements.

f) The application contains no evidence nor reasoning for justification of the necessity of this development. We would like to understand if Luckley House have actively sought facility sharing arrangements with Ludgrove School or had any discussions with WBC regarding the new facility planned on the Grays Farm Site.

g) There is no mention made of loss of light from the impact of the new fencing.

h) There is no mention of Sport England, and whether their advice has been sought for layout of pitches, or suggestions of sound reduction fencing/ball protection netting.

i) There is no mention in the application of a plan to introduce the biodiversity enhancement measures, as suggested in the preliminary ecological appraisal,

The residents consider that the submitted evidence is inadequate and we therefore request that the planning officer deem the application incomplete. We request that the further information, listed above, is submitted as part of a revised planning application, before residents are asked to provide detailed comment.

Having also reviewed the noise impact assessment report the following comments/observations have been identified.

Initial Issues with the Noise Impact Assessment as follows;

1. The site is not bordered by the railway, the railway is much more distant (two further fields) so this information is misleading.

2. The survey was carried out in November 2025 at a location which we dispute as appropriate as the spot borders the existing school play areas.

3. In November the trees would not have had leaves so this is not representative of most of the year.

4. We have observed that a significant amount of vegetation was removed during last year, which further increased the sound measured. These factors could mean the baseline sound is not

accurate. 5. We would like to seek reassurance that temporary residential building work, during November last year, would not have adversely affected the result.

6. Comparisons used for cricket and rugby playing noises don't seem representative of games being played, it ignores shouting, screaming, the use of whistles etc.

7. The report dismisses the noise from the athletics track as not being significant. We have recent direct experience of sports days and events, and the use of a PA system and consider it was significant.

8. The report identifies 14 Hart Dyke Close as the most affected receiver however the baseline measure has not been taken from here. In conclusion we would request a further, more accurate, independent noise study be commissioned.