

PLANNING REF : 260314
PROPERTY ADDRESS : . Folly Court
: Wokingham
: RG41
SUBMITTED BY : Mrs . Wilson
DATE SUBMITTED : 19/03/2026

COMMENTS:

Visual impact - The screening of the site is very different in the winter to the summer and in the winter there is significant light pollution in the evenings. We believe more tree coverage is needed on the North-West boundary. The proposed new units will be visible from Folly Avenue and Villiers close as well as the public footpath and green areas on Folly Court, adversely affecting the amenity of neighbouring residents. We also note that the existing pitches are proposed to move further West on the site which compounds the above point on visibility.

Noise - The proposed increase in the number of pitches is likely to result in a corresponding rise in noise levels from the site. Due to the nature of the accommodation, which typically offers limited sound insulation, noise can travel more easily beyond the site boundaries. At present, noise from the site, including activity and dogs barking, particularly during the evening, can already be heard from neighbouring properties. An intensification of use is therefore likely to have a greater impact on the residential amenity of nearby residents, especially during more sensitive evening and night-time periods.

Drainage and flood risk - We have significant concerns regarding the drainage strategy and flood risk assessment submitted. There is an existing watercourse/ drainage ditch adjacent to the site which appears to play an important role in local surface water management. However, this feature isn't clearly identified or adequately considered within the submitted plans and supporting documents.

From direct observation, this watercourse already receives substantial runoff and, at times, has been subjected to apparent sewage/ foul water overflow discharges from the site. This raises serious concerns about its existing capacity and environmental position.

In light of this, we are concerned that:

- The current drainage proposals may not reflect the true on-site surrounding drainage infrastructure.
- The capacity of the existing watercourse to accommodate additional discharge has not been demonstrated.
- There may be risks to water quality and local environmental health.

The application says that sewage plans are attached, we have not found these.

Given these factors, we do not believe sufficient information has been provided to demonstrate that the increase in units can be

safely

accommodated without increasing flood risk or causing harm to the local environment. We request that a full and accurate assessment of the existing watercourse, its condition, capacity, and connection to the wider drainage network is undertaken before any determination is made.

Scale of increase - We believe that a 333% increase in pitches is excessive.

Unauthorised ground works - During Summer 2025, we observed multiple large lorries delivering hardcore to the site. At the time, I contacted the Council and was advised that this activity was understood to be for the creation of a track to access horses. However, alongside this, I witnessed material being deposited and spread onto adjacent land, which appeared to go beyond the scope of a simple access track.

In light of the current application, it now appears that these activities may have formed part of earlier site preparation or groundwork associated with the proposed increase of units. This raises concerns as to whether unauthorised engineering operations, including the importation of materials and land raising, have already taken place without the benefit of planning permission.

We would therefore request that the Council considers whether these prior activities are relevant to the determination of this application and whether any enforcement investigation is required. Furthermore, any assessment of the site should take into account these changes, as they may have altered the ground levels, drainage behaviour, and the overall characteristics of the land.