

PLANNING REF : 253049
PROPERTY ADDRESS : Willow Tree Cottage
: Part Lane, Riseley
: RG7 1RU
SUBMITTED BY : Mrs Julia Bailey
DATE SUBMITTED : 13/01/2026

COMMENTS:

We object to the application for change of use of this barn to 5 dwellings on the following grounds:

- The impact of increased traffic created by 5 dwellings potentially having 2 cars each on a very small lane (there is no public transport available to the site). When this is added to the potential increase in vehicles that would be created if planning applications 253093 and 253094 were also approved and developed (5 dwellings on one application with potential for 10 cars and 48 office workers in another building with 48 cars) this would increase the daily movement of traffic on Part Lane by 68 cars per day. There would also be extra traffic created by the creation of storage units. A single track lane such as Part Lane cannot safely sustain such a large increase in traffic. It is already extensively used by walkers and horse riders as well as cars, agricultural machinery, heavy plant lorries etc. The severe safety implications of such a large total increase in traffic volume must be considered by the planning authority.

- While the site is not in an official flood risk zone the area is prone to surface water flooding as proved when our property which is 150 metres from the proposed site flooded throughout its ground floor in 2006 in a summer flash flood. Adjacent properties to ours also flooded at this time. This demonstrates there is a risk of flooding in the area and any increase in hard standing at the site will only increase this risk.

- There is no infrastructure on Part Lane or Trowes Lane for sewage; all properties have to process sewage and disburse waste water individually. The local ditch network is already insufficient to drain the roads properly; as I write there continues to be water flowing down Part Lane from outside Glasspool Farm for 200 meters past the end of Trowes Lane and to the junction of Part Lane and School Road. This has created sheet black ice in the last week. Adding waste water from these 5 dwellings (plus potentially from 5 dwellings in application 253049 and 48 office workers in application 253093) will only add strain to this insufficient drainage network, further increasing flooding on the roads. Unless WBC or the developer are prepared to invest in upgrading the local infrastructure of ditches and drainage culverts this problem will become more critical.

- The proposed development is entirely out of character with the rural nature of the setting and unsuitable for it. I would like it noted by WBC that I disagree with the assessment that the existing structure of this barn is suitable for conversion. The timber cladding of which it is substantially made is already rotten and full of holes and I would recommend that WBC officers make a visual inspection themselves to make up their own minds. And the notion that the developer has stated they would seek to retain the current design of the barn in the conversion is a great shame as it is an utterly hideous building and surely development should improve

it; although that would obviously be very difficult without substantially changing the fabric of the building, thus undermining the entire premise on which the Class Q application is made.