

PLANNING REF : 253093
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 to 2 agricultural buildings on the following grounds:

- The impact of increased traffic created by an office for 48 people meaning a daily increase of cars on a very small lane of potentially 48 (there is no public transport available to the site). There would also be extra traffic created by the creation of storage units. When this is added to the potential increase in vehicles that would be

created if applications 253094 and 253049 were also approved and veloped (5 dwellings per application so a total of 10 new dwellings with potentially 2 cars per dwelling so 20 cars) this would increase the daily movement of traffic on Part Lane by 68 cars per day. 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 an office development accommodating 50 people 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 also like it noted that as a local resident (my property is within 200 metres of the proposed site) I am extremely concerned about the quantity of asbestos on site that is going to need removing. Should the development go ahead we will be monitoring any asbestos removal extremely closely to ensure it is done according to all regulations and we will expect WBC to be heavily involved in ensuring this too. I feel the need to state this as I have no faith in the competence of the developer or their ability to follow regulations (this developer previously on this site demolished a house without the required prior approval from WBC so their track record does not inspire any confidence.)

