

PLANNING REF : 253094
PROPERTY ADDRESS : Mulberry Barn
: Part Lane, Riseley, Berkshire
: RG7 1RU
SUBMITTED BY : Mr Nathan Stevens
DATE SUBMITTED : 10/01/2026

COMMENTS:

Objection to Planning Application 253094 - Glasspool Farm

I am writing to formally object to Prior Approval - Class Q for planning application 253094, which seeks prior approval to convert Barn B at Glasspool Farm into Five dwellings.

I am a resident of Part Lane, living directly opposite the proposed site. From this position, I am extremely concerned that the significant impact this development would have on local residents and the wider community has not been properly considered.

Impact on Highway Safety

Part Lane is a narrow, single-track rural lane with blind corners and no pavements. It is regularly used by pedestrians, cyclists and horse riders and is wholly unsuitable for increased commercial traffic. The proposal fails to meet the highway safety standards set out in NPPF paragraph 116, and this concern is reinforced by Wokingham Borough Council's own highways review of speed limits on rural roads, which includes Part Lane.

Transport and Accessibility

There is no meaningful public transport serving this site. There is no direct service to Wokingham town centre, and the limited and irregular service to Reading is not a viable alternative. The local road network is unsafe for cycling, meaning the development would be entirely car dependent. This directly conflicts with sustainable transport objectives and will inevitably increase traffic on unsuitable rural roads.

Cumulative Traffic Impact

The recent planning approvals for the Cover and Croudace developments at the end of Trowes Lane will already place additional strain on the local road network. Once these developments are completed, traffic levels on Part Lane will increase significantly even without this proposal.

This application would further intensify traffic movements and must be considered along side planning applications for Barn A under application 253049 of which will create 10 new dwellings in total, along with planning Application 253093 of which consists of HGVs delivering and collecting shipping containers, service vehicles, and commuter traffic for up to 48 office staff. The cumulative impact of these developments has not been properly assessed.

Flood Risk and Drainage

Part Lane, particularly outside Glasspool Farm and at the junction with Trowes Lane, already suffers from major and persistent flooding caused by surface water runoff from the site. This flooding is visible for much of the year. The situation is exacerbated by failing roadside ditches, which are already unable to cope with existing

conditions.

The site has no mains sewage and no suitable drainage infrastructure. Any increase in hardstanding, traffic or development will worsen flooding and pose further environmental risks. These issues appear to have been inadequately addressed.

Damage to Verges and Rural Character

The grass verges along Part Lane are already eroding due to increased traffic, vehicles are frequently seen mounting and driving over the verges, causing ongoing damage. Additional commercial and residential traffic will inevitably worsen this problem, further degrading the lane and its rural character.

Unauthorised Site Entrances

It should also be noted that the current owner and developer have already created two new site entrances, one on Part Lane and one on Trowes Lane. Neither of these entrances existed historically, nor do they have approval to be used as access points. Both will clearly be used to serve this development and must be fully considered as part of this application.

Urbanisation of a Rural Area

This proposal would fundamentally change the character of the area, resulting in the clear urbanisation of a quiet rural lane into a busy access road serving a commercial yard, office use and HGV movements along with the proposed ten residential properties. This is entirely out of keeping with the surrounding countryside.

Design and Character - Not in Keeping with Part Lane

The proposed terrace of five modern dwellings, incorporating new cladding, windows, and doors, would fundamentally alter the character of this part of Part Lane and would be out of keeping, it is clearly undesirable and harmful to the surrounding area.

Heritage, Vibration and Noise Impacts

There has been no consideration of vibration or structural risk to the Grade II listed building immediately to the west of the site, either during demolition works or from ongoing HGV and the significant increase in residential traffic from Barns A and B. Such movements will also affect other properties along Part Lane, including my own. Furthermore, there is a clear absence of any proper assessments relating to Construction Management, Traffic Management, Noise Impact, Flood Risks or Heritage Impact, all of which are essential given the scale and nature of the proposed use.

Conclusion

In summary, this proposal would result in severe and lasting harm through increased highway danger on an unsuitable rural lane, significant noise and disturbance, flooding and drainage issues, damage to verges, heritage risks, and the urbanisation of a quiet countryside location.

For these reasons, I respectfully request that Wokingham Borough Council refuse prior approval for this planning application 253094.