

PLANNING REF : 242180
PROPERTY ADDRESS : Mulberry Barn
: Part Lane
: RG7 1RU
SUBMITTED BY : Nathan Stevens
DATE SUBMITTED : 17/09/2024

COMMENTS:

Objection to Prior Planning Approval: -

Whilst I appreciate that this is a prior planning approval application, I would urge Wokingham Borough Council to take into consideration all comments and submissions received that are clearly against both applications (242193 & 242180) : -

As a Part Lane resident living directly opposite this dilapidated site for over 17 years we would like to see the site developed in way that is in keeping with the surrounding area, such as large detached dwellings, unfortunately the proposals of both applications are certainly not. Introducing such a high density, urban style development on this site does not fit in with the rural character of the area.

Please can WBC also take into consideration the following points: -

1. Transports and Road Safety - The application is inaccurate, Part Lane is NOT a straight road, there are several blind bends where you virtually have to come to a stop and drive extremely cautiously around these. This is a single lane where walkers have no choice but to walk on the road, to make the assumption that walkers can walk on the

narrow, uneven and in some cases overgrown grass verges is NOT a realistic option.

Additionally Point 3.13 in the Transport Statement mentions that Part Lane has a 'low speed limit', this is incorrect as Part Lane has a Speed Limit of 60MPH, of which many cars unfortunately do try and stick to!

travel choice around the surrounding area including Part Lane is via car due to very limited public transport options serving Riseley and Swallowfield. The increase in car movements would certainly increase the danger of using Part Lane for drivers, walkers and horse riders, in addition with the recent approval of 81 houses further up Trowes Lane of which will add a further burden to our already overstretched local road network.

2. Drainage and Flooding

The application is correct that the site is not within a flood zone, however local properties experienced significant flooding in 2006 due to surface water runoff from the Riseley direction, in addition several properties have experienced flooding more recently and it does not take too much rain for the ditches to be overflowing and the road outside of Glasspool Farm is often turned into a river running down Part Lane.

Please note, there is NO mains drainage along Part Lane and this includes this site, therefore the site will need to have its own sewage system and I expect will be looking to discharge into the local ditches, these ditches are already struggling and will not be able to take on any additional capacity. There is also a risk if the sewage system would fail it would lead to high levels of pollution to our local rivers.

The junction of Part Lane with Trowes Lane of which is adjacent to

the site is flooded for large periods of time during the year, this once again demonstrates that the current drainage infrastructure of the surrounding area is insufficient and cannot cope with, this application will clearly add to this.

3. Urbanisation of a Rural Area

Both of these applications (242193 & 242180) will require a significant amount of parking spaces, this will further urbanise the site and goes against the Riseley Village Design Statement which specifically states that residents have concerns about the encroaching urbanisation and industrialisation of agricultural sites within the local area.

4. The applicant's characterization of the barns as "farm buildings" is misleading. Neither the barns nor the farmhouse have been used for farming in the past 40 years. The farmhouse was rented out, and while the barns were used for cattle up to 15 years ago, they have since become redundant, apart from occasional storage. Even the 2015 application (152333) described the barns as "redundant poultry houses," last used for cattle sheds and storage, with minimal agricultural activity.

The statement in the current application that Glasspool Farm "formerly extended to 182 hectares" and was farmed up until 2013 is misleading. Glasspool Farm has always been isolated from the main farm, making the claims about its agricultural use dubious.

Additionally, barns that are to be converted should be "capable of conversion." In this case, we believe the current state of the barns, including significant cracks in the breeze-block walls along with Asbestos roofs makes them totally unsuitable for conversion. I would encourage Planning Officers to visit the site to assess the structural integrity along with reviewing the new site entrances that have recently been added to the site along Trowes Lane and also near to the junction of Part Lane / Trowes Lane.

As outlined previously, I am supportive of re-developing this site, however the submitted applications must take a sensible approach to avoid urbanising this site as it is not in keeping with the surrounding area, they should consider building a couple of large detached dwellings that I am sure the local residents along Part Lane would be supportive of.