

PLANNING REF : 250785
PROPERTY ADDRESS : Barkham
:
: RG41
SUBMITTED BY : Mr . King
DATE SUBMITTED : 29/05/2025

COMMENTS:

For clarity, I would like to expand on my comments submitted on 24th May 2025. I OBJECT to this revised application for the following reasons:

- 1) the four unauthorised buildings and exercise arena result, cumulatively, in the degradation of the quality of the landscape which, in this location, is elevated beyond the baseline of normal countryside due to its status as a designated Valued Landscape in the Local Plan Update and the attributes it exhibits as area L1 of the Wokingham District Landscape Character Assessment (2004).
- 2) the ambiguity which exists in the planning statement regarding the use of the exercise arena being personal to the applicant. The existence of four separate stable blocks, allied with the arena facility, suggests that an intensification of equestrian use beyond a purely personal use is taking place at the development site.
- 3) as a consequence of (2) above, the absence of a suitable transport assessment to inform the application, which is necessary to identify impacts arising from increased vehicle movements to and from the development site via local roads and public rights of way in proximity to it.
- 4) it appears that this application seeks to subvert the proper operation of planning control, in that its intention is to achieve intensification of equestrian use at the development site, the principle of which was refused by the local planning authority under application 201458.
- 5) the detailed reasons I set out in my comments submitted on 29th April 2025 remain pertinent because the only difference between this version of the application and that which preceded it is the extent of the red line area and the buildings now encompassed by it. I referred to the effect of these buildings on the landscape in my earlier submission.