

PLANNING REF : 242433
PROPERTY ADDRESS : The Gables
: Basingstoke Road, Riseley
: RG7 1QF
SUBMITTED BY : Mrs Ann Houlton
DATE SUBMITTED : 05/10/2024

COMMENTS:

Dear sir/Madam,

I am writing to formally object to the alterations of the approved planning application for change of use from offices to education at the rear of my property. Whilst I acknowledge the potential benefits of education there are several significant concerns that must be addressed.

1. Preservation of Residential Privacy. The proximity of the proposed education premises and multi use sports area to residential premises causes concerns about the potential loss of privacy for residents as well as issues of related to overlooking and overshadowing.

2. Excessive Noise. The proposed change of use from offices to educational premises with a multi sports field is directly behind my property. It is likely to generate excessive noise, disrupting the peace and tranquillity of the surrounding area. This would adversely affect the quality of life for myself and other residents.

3. Poor Public Transport. There is inadequate provision for public transport serving the proposed education development. This would lead to increased traffic congestion, parking issues further exacerbating the strain on local resources.

4. Inadequate Infrastructure. There are concerns about the existing infrastructure, including roads, public transport, and utilities to accommodate the demands of the proposed development without causing undue strain and disruption to the local community.

5. Lack of pedestrian access. The lack of safe and convenient pedestrian access to the education centre raises concerns about the safety of students and visitors.

6. Insufficient Drainage and Flooding. The current drainage system that serves Riseley business Park and the the three properties, Appledore, Failte, and The Gables is insufficient. It constantly blocks causing raw sewage to overflow into the gardens of the three residential properties. There have been 4 call outs in the last 12 months to remedy this with Thames Water who have had to unblock the system and pump it. This has been caused since the previous change of use from offices to residential flats unfortunately the current system can not cope with this demand, let alone the additional students and staff from the new proposal.

Flooding the area is surrounded by ditches that catch run off from the Basingstoke Road and surrounding land. The central ditch Napoleon House the proposed redevelopment was built on was piped. The bore is insufficient causing the 3 named residential properties gardens to flood. This drainage and insufficient piping of a natural water course needs to be addressed before any change of use/development.

7. Incompatibility with the Village Character. The proposed development is not in keeping with the character of the village and would detract from the rural charm and aesthetic appeal.

8. Refuge collection. The existing property is 50 metres from the Basingstoke Road with no pedestrians footpath access. This is contrary to WBC refuge collection policy.

9. Harm to bats and protected Trees. The proposed plans may pose a threat to local wildlife particularly bats and red kites nesting in the building and adjacent protected trees. Several mature oaks border the existing fence line and change of fencing could damage their branches and roots. This is of particular importance of preserving biodiversity and natural habitats.

In light of these , I urge the planning authority to reject the current application or , at the least, undertake a thorough assessment of the potential impact and address the issues raised through appropriate mitigation measures.

Thank you for considering my objections. Please keep me informed of any further developments regarding this planning application.

Yours sincerely
Ann Houlton