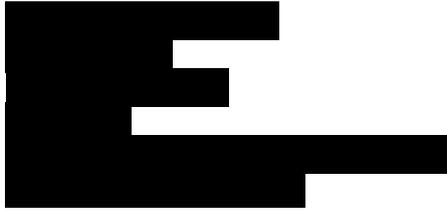


Riseley Objectors Action Group  
Gabriele McKeown



To  
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Programme Officer

For  
Planning Inspector Jonathan Manning BSc (Hons) MA MRTPI

6. October 2018

**HART DISTRICT COUNCIL LOCAL PLAN  
EXAMINATION INTO THE SOUNDNESS AND LEGAL COMPLIANCE OF THE PLAN**

**Here: Matters and Issues**

**4.5 Are the identified settlement boundaries in each case justified?**

**Submission of Representation for and on behalf of the  
Riseley Objectors Action Group (ROAG)  
against Hart District Council Local Plan Strategy and Sites 2016 – 2032**

**Here: Deliverable Site at 6 October 2017 “Land south of Riseley, SHL092,  
Planning Application Reference 16/02989/OUT”**

Dear Sirs,

Please be kind enough to accept my apology for my delayed comments.  
I hope sincerely that you will come to the conclusion that a new boundary to encompass  
“Riseley development” won’t be legally compliant or sound with Hart District Council Local  
Plan.

You might think the proposed amendment to the settlement boundary within the Hart District  
Council Local Plan would only be a logical consequence to an already granted outline  
planning permission. However, I understand that Hart’s proposal for a new boundary to  
encompass a “Riseley development” aims to post-justify their unreasonable and premature  
planning actions and decisions in this matter. Changing the current status of this greenfield  
site from “open countryside” to make it a “deliverable site” will only post - legalise an  
unreasonable outline planning decision and give way to an ‘out-of-scale” housing  
development in an exceptional rural area which is currently outside Harts defined settlement  
boundary.

I question Hart District Council’s motivation for their determined and flawed actions regarding  
this planning matter and it’s democratic and fair handling!

On 26<sup>th</sup> March 2018 I submitted for and on behalf of the ROAG our representation regarding “Deliverable Sites, Land South of Riseley” and considered that the Local Plan is NOT legally compliant, NOT sound and NOT compliant with the Duty to Cooperate in this planning matter.

This site is located in “open countryside” within the TBHSPA, directly adjoined to the village of Riseley, which is part of Swallowfield Parish and directly located on the border between Wokingham Borough and Hart District. The Parish of Heckfield is 1.6 miles away. Neither Riseley nor Heckfield have any essential infrastructure to offer.

ROAG objected outright and fully to the proposed housing development on “Land at Odiham Road, Riseley, Reading, RG7 1SH”, reference 16/02989/OUT, as well as to the Reserved Matters Application, reference 16/00242/REM and to the recently admitted amended plans to the Reserved Matters application.

It seems as if neither Hart District Council's Planning Officer nor the majority of the Planning Committee Members are valuing democratic principles as they are not respecting and fairly evaluating the overwhelming amount of objections, outright and in all the very valid details, to this development proposal. This statement includes the statutory objections from Heckfield Parish Council, from Swallowfield Parish Council, from Wokingham Borough Council and from ca. 200 Riseley residents.

It also seems that the meaning of 'public consultation' in this planning matter was and still is a farce as our many reasonable objections were and still have not been considered appropriately:

- The outline planning permission was granted on 15<sup>th</sup> November 2017, however, Hart prematurely decided on 27<sup>th</sup> April 2017, only one day after the opening of the Local Plan Public Consultation, “...that the Head of Regulatory Services be authorised to grant permission subject to prior completion of an appropriate legal agreement as set out in the Planning Committee Minutes of 12<sup>th</sup> April 2017.”
- This decision was based on unlawfully contradicted Hart's Saved Policies, especially RUR2 and GEN1, on misinterpreting the NPPF regarding the detrimental adverse impacts and on wrong conclusions regarding any benefits for current and future residents as well as on painful ignorance towards the many reasonable objections.
- The SANG at Mill Lane, Riseley, was granted as a “standalone” SANG, against overwhelming reasonable objections and despite the fact that the original planning application has already included the proposed and directly linked SANG as a substitute land to fulfil a legal requirement to balance for the loss of the TBHSPA on the site 'Land at Odiham Road, Riseley'. Therefore we can only see Hart's action as 'cheating' and using legal loopholes to succeed in this planning matter.
- The Conservation Officer was NOT consulted in the outline planning process and a full BATS Survey was NOT carried out.
- The Reserved Matters Application seems to be handled by Hart District Council as if CALA HOMES has already received full planning permission and that nothing can and will stop it. However, the proposed site is still legally in “open countryside” and part of the TBHSPA! Further objections were raised towards the amended plans of the Reserved Matters Application:
- The scale of this proposed development is far too high! The number of dwellings needs to be reduced to reflect the rural setting of Riseley. This is the least Hart should acknowledge to respect its Parish Neighbour, especially, as

Hart is fully aware that all the detrimental impacts will hit the residents of Riseley, Swallowfield Parish Council and Wokingham Borough Council.

- Hart has a legal obligation to represent public interests. We, the Riseley residents, are also the PUBLIC, however, the majority of Riseley residents vote in Wokingham Borough. We, not Hart District's residents, will suffer all the unquestionable, however, disregarded by Hart, adverse detrimental impacts which will be resulting from this unsuitable and unsustainable development 'Land at Odiham Road, Riseley, Reading, RG7 1SH'.
- Hart's one public interest is to deliver houses, including 40% affordable homes. However, Hart did not prove an overriding need for houses in this isolated and disconnected rural location.
- This site was not included in their "Sustainability Appraisal of the Hart Local PLAN: Strategy and Sites".
- The Reserved Matters proposal pursuant to the questionable outline planning permission, ref. 16/02989/OUT, should not just be reduced to the design of the houses! It is a farce to throw at us some amended computerised pictures of different house designs and higher trees to give the development a slight 'rural' feel, but completely ignore the objections towards the scale, the layout and the height of houses on this site!
- Hart has an obligation to value its Neighbours and should therefore respect 'The Riseley Village Design Statement'. Consequently a block of flats will be out of character and the height of a 3-storey block of flats is unacceptable!
- Should Hart not withdraw this unnecessary, unreasonable, unsuitable and unsustainable housing development, it needs to be re-planned to reduce the number of dwellings to maximum 69 (SHL 092, December 2016). This would resolve other important planning concerns, i.e., unnecessary block of flats or reduction of its height, reduced number of parking spaces for the reduced volume of cars, rural house design and layout with spacious gardens.

I would appreciate very much your interest and involvement in this planning matter. Please don't hesitate to contact me if you require further information.

Kind regards,  
Gabriele McKeown  
For and on behalf of ROAG