[redacted]
Sent: 20 June 2025 11:52
[redacted]
Subject: PLANNING APPLICATION No: DC/25/0703 – BENTONS PLACE, HOOKLANDS LANE, SHIPLEY RH13 8PY

Dear Mr Burrowes

PLANNING APPLICATION No: DC/25/0703 –
BENTONS PLACE, HOOKLANDS LANE, SHIPLEY RH13 8PY -
PRIOR NOTIFICATION FOR CHANGE OF USE OF AGRICULTURAL BUILDINGS TO 7 No DWELLING HOUSES

The following is a joint representation from the 7 closest neighbours to the above proposal.

We note on the website that you are the Case Officer for this application. We also note on the website that certain other requirements have been requested by your Consultees, albeit very little information is available to us. Why is this not being updated?

Our concerns are expressed below:-

1. The WSCC Highways assessment is obviously not accurate although it clearly states that 'Hooklands Lane is not suitable for a significant increase in traffic'. A desktop study cannot reveal the true extent of highway users, especially along a 2.75 mile country lane. For the record, there are approximately 30 dwelling houses, at least 6 active farms necessitating the movement of tractors often towing farm machinery, an equestrian stud, a riding school, a brewery enterprise, a substantial woodworking enterprise, a fishery enterprise and a commercial storage yard. It is part of the National Cycle Route and it is highly used by horse riders and walkers so adding another 7 houses, i.e. 23% additional domestic traffic, midway along this lane, definitely is a significant increase. However, it strangely states on the application form that a 'net reduction' will occur! This particular subject is a major concern to us as the single-track road with no formal passing places is clearly inadequate for any substantial increase in traffic use. The site is in an unsustainable location and occupants would be totally reliant on car travel.

2. We are also very concerned about the increased traffic noise impact that will be caused to 'Blonks' dwellinghouse and have suggested an acoustic fence be erected as per the attached sketch since the existing access track passes very close to this heritage asset and it is likely that daily there will be in excess of 14 cars plus service and delivery vehicles regularly using the track.

CONCLUSION.

You will ascertain from the above comments the need for you to gather full and accurate details about this site in order to be able to reach the correct decision.

To that end, the Applicant's Agent is uncertain about his 'Contamination Statement' on the application form. In the past both barns have regularly been used for overwintering cattle.

We, as the closest neighbours, promote the idea of residential conversion, but are concerned about the quantity of units proposed. This is a quiet, tranquil neighbourhood with sporadic development and Part Q seems devoid of considering that starting point.

Finally, insofar as your '56 day' response is concerned, can you please advise what happens if matters are still outstanding and whether we will have any other opportunity to comment in the future?

This email is sent on behalf of the following home owners in Hooklands Lane:-

[redacted]Blonks.
[redacted], Blonks Barn.
[redacted], Blonks Farm.
[redacted], No. 1, Oakwood Farm Cottages.
[redacted] No. 2, Oakwood Farm Cottages.
[redacted], Pondtail Farm.