

Consultee Response from Riseley Parish Council

Planning Application

26/00200/OUT

Outline application for the erection of up to 7no. dwellings including 5no. bungalows and 2no. houses (all matters reserved)

Riseley Parish Council does not object to this outline application. However, we wish to highlight the following matters for consideration.

We would like to note possible issues with the access road which is in a very poor state of repair, and we would like to see more detail on how this could be improved, especially considering that the access road is in separate ownership and not under the control of the applicant.

We are also keen to understand how the independent foul drain system will operate.

We note the inclusion of 5 bungalows which conforms with the November 2024 Riseley Housing Needs Survey, which identified a need for retirement bungalows in Riseley. We note only the 2019 Riseley Housing Needs Survey is referenced in the Planning Statement.

The Planning Statement contains several references implying the Parish Council provided feedback or support during pre-application discussions. This is incorrect.

The correct position is stated in Section 5.29

Section 5.29 The Applicant also attended the Parish Council meeting on the 29th January 2026 to present the scheme to the Parish Council. The Parish allowed the applicant to present the scheme at the council meeting and questions were asked from both members of the committee and the public. The Parish Council did not provide any specific comments or feedback on the proposals and suggested that this would only be provided once a formal planning application had been made.

The only comments that can be attributed to Riseley Parish Council are those in this response.

Should a full application be submitted, Riseley Parish Council will review the detailed proposals and provide a formal response.

Mrs Langley – Clerk to Riseley Parish Council
On behalf of Riseley Parish Council.