

PLANNING REF : 260774
PROPERTY ADDRESS : 1 Maythorn Cottages
: Basingstoke Road, Riseley, Reading, Berks
: RG7 1QN
SUBMITTED BY : Mr Mike Whittemore
DATE SUBMITTED : 04/05/2026

COMMENTS:

I am writing to object to WBC planning application 260774 - Sun Lane, Riseley.

Firstly, a previous planning application for this site was refused, & I don't believe this site is in the current local plan either - infact, no Riseley sites for this number of houses were identified/stated in the current local plan as far as I recall .whilst we probably all except some new houses need to be built, these should be proportionate to/in keeping with the existing settlement, & Riseley has already seen more than it's fair share of disproportionate/new housing development (i.e. Duke's Meadow/Cala Homes).

The access road to/from this proposed site (which comes onto the Basingstoke Road) will be dangerous, as it is too narrow, & is also near the main road turning into Riseley, with a lot of vehicles cutting through the village.

If 40 houses are built, there will be another c. 80 cars driving the roads in the immediate vicinity, as the local bus service is severely limited & cannot be used in lieu of a car ..it only goes towards

Reading anyway - we have no public transport access to Wokingham or Basingstoke for commuters, & residents' children will need to be driven to schools, hospitals, dentists etc. A lot of local roads are single track with no pavements for pedestrians, & cycling can also be dangerous.

Local doctors & dentists are already overwhelmed in view of the various new housing developments in the general wider area. There will be increased pressure on water & sewerage systems that are already struggling, & an increased risk of flooding to surrounding properties.

The proposed development will be detrimental to the rural setting of fields, hedgerows & ancient woodland, & will have a direct impact on current wildlife in the area.

In conclusion, there is no reason why new houses need to be built on this particular site, other than it is more lucrative to the owner than the current use.