

PLANNING REF : 260774
PROPERTY ADDRESS : Heather Cottage
: Bull Lane, Riseley, Berkshire, Berks
: RG7 1SE
SUBMITTED BY : Mr Steve Aurelius
DATE SUBMITTED : 15/05/2026

COMMENTS:

I oppose the proposed development of 44 dwellings ref 260774 for the following reasons:

1. Riseley/Swallowfield already suffer with an overloaded foul sewage system which becomes troublesome when any heavy rainfall occurs. Adding a further 44 dwellings will only cause more issues for existing residents
2. Surface water flooding is a major problem around Riseley and especially the flow of water from the A33 bypass. Bull Lane is constantly in a stream condition throughout the winter and removing an area of soft surface drainage and adding a development of hard standing will create further problems and more flooding on the lane and junction to Basingstoke Rd. A safety issue in freezing conditions. Even though developers will ensure site will retain surface water, this needs consideration.
3. There will be a significant increase in traffic from Sun Lane exiting onto the 60mph part of Basingstoke Rd, an area that is already congested at busy times due to the poor exiting abilities at the end of Basingstoke Rd and Wellington Roundabout. The previous development of Dukes Meadow was not allowed to have an exit opposite Sun Lane.
4. Further traffic issues will also be felt on Bull Lane which is a narrow single-track lane used by many pedestrians, cyclists (King Alfreds Way cycling route) and horse riders. It is inevitable that the traffic on this lane will increase, with residents exiting from the proposed development from Sun Lane into Bull Lane, to avoid the bottle neck at Sun Lane/Basingstoke Rd. Along with delivery drivers using this route between Russett Close/ Bull lane and Yeosfield to the new development. This will create further safety issues on the lane.

Along with the issues above, a development of this kind in a small village with an already over stretched medical practice, no shops, no mainstream schools and only a poor hourly bus service to Reading(6 days a week) makes very little sense to force further pressure on existing conditions of Riseley.