

PLANNING REF : 260774
PROPERTY ADDRESS : 6 Ragmoor Close
: Riseley
: RG7 1GL
SUBMITTED BY : Mr Luke Tapper
DATE SUBMITTED : 15/05/2026

COMMENTS:

1. Unsustainable Development Due to Lack of Local Infrastructure

The proposed development of up to 44 dwellings represents a significant increase in housing for a small rural settlement that lacks the infrastructure necessary to support additional population growth.

Riseley has:

- * No local school provision
- * No GP surgery or healthcare facilities
- * No village shops or everyday services
- * Limited public transport connectivity
- * Poorly maintained rural roads unsuitable for increased traffic volumes

Future residents would therefore be heavily reliant on private car use for basic daily needs, making the proposal contrary to principles of sustainable development within the National Planning Policy Framework (NPPF).

2. Existing Roads Are Inadequate and Unsafe

The surrounding road network is already in poor condition and is unsuitable for accommodating the additional vehicle movements generated by a development of this scale.

Concerns include:

- * Narrow rural lanes
- * Limited passing places
- * Poor road surfaces and drainage
- * Increased congestion at peak times
- * Pedestrian safety risks
- * Lack of suitable footpaths and cycling infrastructure

Construction traffic would further damage local roads and create additional hazards for existing residents.

A full independent traffic impact assessment should be required before any approval is considered.

3. Pressure on Water and Sewage Infrastructure

Local residents already experience concerns regarding the capacity and reliability of existing water supply and sewage infrastructure.

There is significant concern that:

- * Foul drainage systems may already be operating near capacity *
Additional demand could increase the risk of sewer overflow incidents
- * Water pressure and supply resilience may deteriorate further
- * Surface water drainage issues could worsen flood risk locally

The application should not proceed unless the applicant can demonstrate, through independently verified evidence and consultation with statutory undertakers, that the existing infrastructure can accommodate the proposed development without adverse impact on current residents.

4. Harm to Rural Character and Wildlife

A development of up to 44 dwellings is disproportionate to the size and character of Riseley and risks fundamentally altering the nature of the village.

The proposal would:

- * Urbanise a rural settlement
- * Erode the countryside setting
- * Create visual intrusion
- * Increase noise, traffic, and activity levels inconsistent with the existing character of the area
- * Impact on already struggling local wildlife, such as Muntjac, Deer, Field Mice, Red Kites, Badgers, Foxes, Owls

The scale of development appears excessive for the location and inconsistent with maintaining the identity of a small rural community.

5. Lack of Supporting Community Facilities

The proposal introduces substantial additional housing without corresponding investment in:

- * Schools
- * Healthcare
- * Public transport
- * Shops or community facilities
- * Recreation infrastructure

This would place further strain on already stretched neighbouring settlements and services outside the village.

6. Cumulative Impact of Development

The local planning authority should consider the cumulative impact of recent and proposed developments in surrounding villages and rural areas.

Incremental approvals of medium-sized developments can collectively overwhelm infrastructure, even where individual applications appear

manageable.

Development must only occur in locations with adequate infrastructure and services to support it. Riseley currently lacks the roads, utilities, healthcare, educational facilities, and local amenities necessary to accommodate a development of this scale, without significant harm to existing residents, the rural character of the village, and its beautiful wildlife.