

PLANNING REF : 252498
PROPERTY ADDRESS : 1maythorn Cottages
: Basingstoke Road, Riseley, Reading, Berks
: RG7 1QN
SUBMITTED BY : Mr Mike Whittemore
DATE SUBMITTED : 04/11/2025

COMMENTS:

I am repeating comments I have made on this planning application before (& to which I have never had a reply):-

Ref. the below information 'circular', I find the reference to a comprehensive programme of community engagement/widespread consultation carried out relative to this proposed new development extremely annoying - it ignores the fact that a lot of people originally objected to this proposal, & consultation is/was mainly a sham/tick box exercise, as we all know that Wokingham BC desperately wanted to proceed with this development, with the instigation/urging of Reading University (regardless of any objections/feedback, & especially after the proposed large new development plans at Grazeley Green were thwarted by AWE concerns).

Reading University should not have been allowed to sell off land (i. e. Hall Farm) gifted to them for farming/research purposes in the first place - this is basically a money making exercise as far as they are concerned, & they have now bought land further out from Reading (i.e. Tanners Dairy) to replace Hall Farm, which will no doubt be the next 'garden village' in a few years time.

There has already been significant new development in the Arborfield & Shinfield areas (both residential & commercial) , & Loddon Garden Village will remove yet more valuable green space (& farming land) between existing settlements. Reading University are already developing/have developed Thames Valley Science Park in Shinfield (with the film studios looking a complete monstrosity from the M4). Wokingham BC has to build some new housing, but it doesn't have to be here, where there has been more than enough development in the area already.

It is also a pretence to say that the new houses will be mainly for local people, or provide a lot of homes for young people (the latter, as stated by Robert van der Noort) - most houses will inevitably be for people moving into the area from elsewhere to take up employment positions in the Reading area, or on the business park, at the film studios, or at the proposed new National History Museum building etc., or for commuters who have decided to move further out of London (or elsewhere) - why do Wokingham BC feel the need to agree to continued new development to attract yet more businesses/people to this particular area of the borough, which just precipitates even more housing etc.

I also get frustrated with all this talk about sustainable development - it doesn't mean anything, as building a business park, & now a proposed c. 4,000 houses south of the M4 (in addition to all the other new development in the area) just can't be sustainable/environmentally friendly, especially compared to what was there before. All this new development is affecting the quality of life of existing residents, who seem to be forgotten about altogether in the rush to concrete over this part of the WBC area -

apart from the loss of our green spaces, there is greater population pressure on the green spaces that we do have left .we also have to deal with greatly increased traffic (& traffic noise), overstretched schools, & inadequate services (like doctors & dentists), due to the increasing population in the immediate area.

London Garden Village is being sold as having a positive impact for local people & the environment - this is just untrue/doesn't make sense. Investment in the local road network to address congestion is also mentioned - this is only being done because of all the extra traffic that has been/will be generated by all the new development in the area, & will not benefit existing local residents whatsoever.

There is a lot of trumpeting about potentially having the largest new country park in southern England, & there is also mention of no floodplain development - the new country park will of course include this floodplain area, as builders can't build on it/people won't want to buy houses on it anyway, so it suits the developers to include this within any green new space, rather than provide something elsewhere it's funny how a lot of the 'new' green spaces/SANG's (although they aren't really new, as they were invariably green spaces already !)

provided with new housing developments include floodplain areas - nothing to do with the fact that they can't be used for anything else/nobody can make any money from them anyway of course ! Dinton pastures is mentioned in comparison - let's hope there are not all the same chargeable events & car parking as there are there !

Finally, a lot is made of the bus route to Reading which will be available, which is supposedly a benefit to everyone in this part of the Wokingham authority area - why (?) .it is not of benefit unless you live in walkable distance nearby to a relevant bus stop. I also note the complete lack of mention to any connection to our local authority centre - i.e. Wokingham !

In conclusion, the semi-rural nature of Wokingham BC area (especially around Three Mile Cross, Spencer's Wood, Shinfield, Arborfield, & Swallowfield), which attracted a lot of us to move here originally, is being irreversibly changed/damaged - it is relatively easy to build new developments on green/farming land, but we will end up having very little of this left, & this is not the legacy we were entrusted with, or should be passing on to future generations.