

PLANNING REF : 260774
PROPERTY ADDRESS : Kent Cottages
: 2 Odiham Road, Riseley, Reading, Berkshire
: RG7 1SB
SUBMITTED BY : Mr Gilbert Morris
DATE SUBMITTED : 01/05/2026

COMMENTS:

Formal Objection to Planning Application Reference 260774

Land North of Sun Lane, Riseley

I wish to formally object to the above planning application for the following planning reasons:

1. Unsustainable Location

Riseley is a minor rural settlement with limited services, facilities, and public transport. The proposed development would therefore be inherently unsustainable and contrary to the principles of sustainable development, leading to increased dependence on private vehicles and reducing the long term viability of local infrastructure.

2. Highway Safety and Traffic Impact

Sun Lane and Bull Lane are narrow, single track rural lanes with limited passing places and poor visibility. They are not designed to accommodate additional vehicular traffic generated by new development. The proposal would lead to increased congestion, difficulties for emergency and service vehicles, and an increased risk to pedestrians, cyclists, and equestrians who regularly use these lanes.

3. Harm to Rural Character and Landscape

The development would result in unacceptable harm to the rural character and setting of the area. The site forms part of an established landscape of fields, hedgerows, and ancient woodland, which contributes significantly to the local distinctiveness and openness of the countryside. The proposal would represent overdevelopment and an urbanising intrusion into an undeveloped rural landscape.

4. Impact on Ancient Woodland, Hedgerows, and Green Infrastructure

The proximity of the development to ancient woodland and established hedgerows raises serious concerns about long term damage to these irreplaceable habitats. Construction activity, increased human presence, lighting, noise, and domestic use would adversely affect their ecological integrity and setting.

5. Ecology and Biodiversity

The site and surrounding land support wildlife and biodiversity typical of a rural environment. The proposed development risks that habitat fragmentation, species disturbance, and loss of ecological corridors. Insufficient evidence has been provided to demonstrate biodiversity would be protected or enhanced, as required by planning policy.

6. Pressure on Water and Sewerage Infrastructure

Local water supply and sewerage systems are already under strain. The additional demand created by the development risks exacerbating existing problems, potentially leading to service failures, pollution incidents, or the need for future infrastructure upgrades that have not been adequately addressed.

7. Flooding and Drainage Concerns

The development would increase the amount of hard surfacing, reducing natural drainage and increasing surface water runoff. This raises a significant risk of flooding to surrounding properties, agricultural land, and local lanes. There is insufficient evidence that sustainable drainage measures would effectively manage this risk over the long term.

8. Increased Pollution

Additional traffic associated with the proposal would increase noise, air, and light pollution, adversely affecting the amenity of nearby residents and the tranquillity of the rural environment.

9. Precedent for Further Development

Approval of this application would create an undesirable precedent for further development in the countryside, making it more difficult to resist additional applications that would cumulatively erode the character and sustainability of Riseley and its surroundings.

Conclusion

For the reasons set out above, the proposed development would result in significant and demonstrable harm to highway safety, landscape character, ecology, infrastructure capacity, and the overall sustainability of Riseley. It is respectfully requested that the application be refused.