

PLANNING REF : 260774
PROPERTY ADDRESS : Highmead
: Basingstoke Road, Riseley, Berkshire
: RG7 1QL
SUBMITTED BY : Mr Roger Norris
DATE SUBMITTED : 27/04/2026

COMMENTS:

I wish to strongly object to Application 260774 Land North of Sun Lane Riseley.

My objections on grounds of:

- Development location conflicts with Policies relating to protection of the landscape, accessibility, environment, facilities and services / Infrastructure.

- This development not sustainable as:

- Not in catchment for Primary / Secondary schools.
- Local Medical Practice already at full capacity for registered patients. This development increases unmanageable demand so GP medical services already unable to meet demand of existing patients.

- Very poor bus service which only goes to Reading - no buses to Wokingham.

- Riseley sits on narrow rural roads.

- Traffic through Riseley already a known issue at peak Rush Hours, Riseley gridlocked for access to A33.

- This development then likely to mean the estate's traffic tries to go north up Bull Lane (single-track road) to avoid delays joining at Sun Lane / Basingstoke Road junction.

- This development will increase pressure on Riseley roads in those times as in projections, for demographic likely to purchase this housing, means an increase of potentially 90 plus extra vehicles attempting to access the site at peak traffic times.

- This increase in traffic movements unsustainable for Riseley.

- Development access is in 60 mph zone - liable to cause accidents for access to site.

- Proposed development site entrance / exit is a narrow, single-track road. Widening site entrance will encroach into wooded area which is a wildlife habitat.

- Riseley already a Thames valley Police SpeedWatch area with Police patrols as know fact drivers do not adhere to speed limits in / around Riseley.

- Flood risk - Environment Agency Flood Risk Maps show Riseley in flood zone.

- This development would take away vital wildlife Habitat.

- This development site habitat for wildlife including Bats, observed as nesting Buzzard (protected under Wildlife and Countryside Act 1981) and Owls.

- This development site already floods from surface water run-off with a low rate of absorption into the underground streams.

- Losing this site to development will move flood water quicker to surrounding existing houses and rest of Riseley.

- Existing water supply means Riseley already listed by Thames Water as in lowest capacity to handle increased water supply demand (Red Zone). Meaning adequate existing water supply levels cannot be provided.

- This development significantly negatively impacts water supply

performance to existing Riseley houses.

- Sewerage capacity known issue to Thames Water in Riseley and neighbouring Swallowfield.
- This development also significantly negatively impacts Riseley sewerage capacity performance.
- Riseley has dark unlit roads (Dark Sky) - development would cause light pollution.
- Aside from village pub and Tea room only open afternoons, Riseley has no local facilities - no village shop or similar.