

PLANNING REF : 252430
PROPERTY ADDRESS : 1 Maythorn Cottage
: Basingstoke Road, Riseley, Reading, Berks
: RG7 1QN
SUBMITTED BY : Mrs Elaine Whittemore
DATE SUBMITTED : 27/11/2025

COMMENTS:

I believe that this planning application should be rejected for several reasons.

- 1) Swallowfield and Riseley have already had considerable housing imposed on them recently and for example Swallowfield has faced nearly a 50% increase in dwellings. The first development on a neighbouring site is nearly completed and permission has been granted for a further 81 houses making a total of 133. This could be nearly 266 + extra residents & possibly 500+ cars already in a rural area with no infrastructure, facilities etc and therefore any further houses are not sustainable.
- 2) The local surgery is already struggling with long waits for appointments & cannot absorb further residents. There is no NHS dentist accepting new patients nearby. And there are no schools within the catchment area.
- 3) Any development relies on car as a mode of transport as there is not really any local employment, schools, nurseries and a very poor bus service to Reading only. There is no public transport to either Wokingham or Basingstoke or Yateley/Mortimer.
- 4) The development is on Trowes Lane which is a single track road used by walkers and horse riders. It is difficult for two cars to pass or to reverse. I have personally been forced off the road by an ignorant driver with my wheels becoming stuck in a drainage gully as a consequence. It is certainly not suitable for the number of houses proposed.
- 5) The site is already subject to flooding in winter particularly - the existing developments already granted will worsen this situation and I believe the area cannot cope with anything more. Thames Water have categorised the nearby site as a Red area which means as I am sure you are aware that there is not an adequate water supply or surface water drainage etc and that nothing will be done in the area until at least 2030.
- 6) I am aware that Wokingham has to build houses but we are not suburbs of Wokingham to be built over. We are rural villages that should be preserved with green spaces being maintained between settlements.

Various of these points contravene parts of both the National Planning Policy Framework and Wokingham's Core Policy strategy. For these reasons, I hope this planning application will be declined