

PLANNING REF : 260774
PROPERTY ADDRESS : Cranmore House
: Basingstoke Road, Riseley, Berkshire
: RG7 1QP
SUBMITTED BY : Mr Michael Goldsmith
DATE SUBMITTED : 11/05/2026

COMMENTS:

I write as a Riseley resident to formally object to Planning Application 260774.

The proposed site lies outside the recognised Riseley settlement boundary in open countryside and by no stretch of the imagination can it be described as "filling in" or "rounding off". This will be a full blown housing estate in a most inappropriate position which conflicts with both the National Planning Policy Framework and WBC's Core

Strategy in respect of sustainability. These Policies expect that new housing will be located in areas which provide the necessary infrastructure to support the incoming residents but Riseley has a distinct lack of such facilities.

The village has no job opportunities, schools or shops and only an hourly bus service {not on Sundays} to Reading, therefore local people are forced to use their cars to travel. Unfortunately the increase in level of housing development in surrounding areas has significantly increased the number of vehicles passing through Riseley to access the A33 and has made getting out of Riseley a nightmare in the busy hours. This problem calls into question the wisdom of opening up Sun Lane for the passage of, probably, a further 80 cars or more. When Cala Homes developed the Dukes Meadow estate on the east side of Basingstoke Road, the planners stipulated there should be no entry/exit at the point opposite Sun Lane, on safety grounds, and this should equally apply to the proposed new development. The problem of speeding along the Basingstoke Road is well documented and measurements made by the Riseley Community Speedwatch team (operating on behalf of Thames Valley Police) frequently showed more than 55 vehicles per hour travelling well over the speed limit. The danger presented, by drivers coming off the A33, round the corner into Basingstoke Road and belting past Sun Lane, as vehicles are emerging, is all too obvious.

Problems with our local sewage system have been occurring more and more frequently in recent years as yet more houses have been added to it. Thames Water cannot continue to turn a blind eye to the fact that pushing ever more effluent up a pipe that is already overloaded, is a recipe for disaster and there should be a moratorium on connecting more properties until they have upgraded the system. Likewise the esh water system is unable to cope with demand.

Those of us who live on the west side of Basingstoke Road, with the proposed sit at the bottom of our gardens, are very much aware of how much water comes off the field at times of heavy rainfall, due to the downward slope from west to east and south to north. The site will become significantly less absorbent when soil is replaced by the

surfaces of a housing estate which then presents a real threat to to the existing low-lying properties. A collecting pond shown in the north-east corner of the plan is a hazardous feature from both a child safety and a health point of view. This again points to the site being unsuitable for development.

There will be a loss of visual amenity for those who regularly use

Sun Lane and Bull Lane for a daily stroll into the countryside and for those living in the two Grade2 listed properties which overlook the site. Sadly, the wildlife which currently lives in the field will be driven out.

Another problem that will be faced by the community if this application succeeds will be a further increase in waiting time to see the doctor.

The issues highlighted above emphasise how far short this application falls in meeting the sustainability criteria demanded by current

Policies and its negative impact on the existing community and I respectfully request that it be rejected.