

PLANNING REF : 260774
PROPERTY ADDRESS : Cherry Tree Cottage
: Basingstoke Road, Reading, Berkshire
: RG7 1QL
SUBMITTED BY : Mr Leif Bergstrom
DATE SUBMITTED : 11/05/2026

COMMENTS:

I write to formally object to Planning Application 260774, and the development of up to 44 dwellings on land north of Sun Lane, Riseley.

The proposal is contrary to existing Wokingham Borough Council plans, strategies and policies, which all recommend that new housing developments be placed in areas that have adequate infrastructure, services, sustainable transportation and accessibility. Riseley does not have any of these and is not suitable for a development of this size.

My main concerns are in the following four areas:

1 ACCESS JUNCTION WITH BASINGSTOKE ROAD

Access to Basingstoke Road in this location has already been denied and deemed unsafe in previous planning applications, for Dukes Meadow (HART D C Appl. 16/02989/OUT), and for three dwellings west of Dukes Field Cottage (Wokingham B C Appl. 222964). This proposal is for a much larger development, 44 dwellings, generating even more traffic than the previous failed access applications, so cannot be acceptable. There has been no positive change to the road layout or the traffic since those applications, quite the opposite. Traffic along Basingstoke Road down to the T-junction with the B3349 and out to the A33 roundabout is even more congested during the rush hour now.

2 ACCESS ROAD AND SITE ENTRANCE

The plan refers to minimal impact on hedgerows and refers to the new access road as a "re-alignment" of Sun Lane. This is a major misrepresentation of what the plan is proposing, and very misleading. In order for the site access to be implemented as proposed, Sun Lane would more than double in width as well as having a 2-metre wide footway added. For this to be achieved, at least 50 metres of hedgerow would need to be removed along Sun Lane, from the junction at Basingstoke Road up to Coldharbour Cottage. The widened road would go immediately outside our property, Cherry Tree Cottage, and the screening currently provided by the hedgerow along Sun Lane and a strip of land by it would disappear. Our remaining deciduous garden hedge would not provide privacy or security but leave us very exposed to 1) construction traffic during the building works and 2) a huge increase in residents' traffic when the development is completed.

3 FLOODING RISKS

An independent and extensive survey is necessary (not done by the applicant), as the application focuses mainly on the development

site with only vague references to the surrounding areas. It completely ignores that flooding has occurred in Riseley in 2007 in a number of properties as a result of rainwater overflow from the A33, onto the field for the proposed development, down Sun Lane and into Basingstoke Road. The proposed 44 buildings added to the field, with significant areas of hard surfacing and roads would increase the risk of repeated flooding. Our property was one of those badly affected by the floods in 2007, with the whole garden under water for a day, and most of our downstairs accommodation flooded with 2-3 inches of water.

The weather patterns are getting more extreme, with hot spells drying out and hardening the soil surface, and with an increase in heavy rainfall producing more water than can be absorbed by the hardened surface. This could cause increased surface water run-off from the development area into Sun Lane. Reoccurrence of the flood that we suffered in 2007 would leave property owners by and near the Sun Lane area very exposed, as we are at a much lower level than the proposed development.

4 SEWAGE DRAINAGE AND WATER SUPPLY

An independent and extensive survey is necessary (not done by the applicant), as the application again focuses mainly on the development site with only vague references to the surrounding areas. Riseley village is already suffering from old and inadequate sewage and water infrastructure. With 44 new homes, most of which built at a higher level than the existing village, there must be a very real risk of sewage backflow problems in the current houses in the village. The water pressure is already very low, and I have seen nothing in the proposal referring to Thames Water committing to (or getting involved in) improving its infrastructure in the village, or putting in safeguards against sewage problems.

I respectfully request that Planning Application 260774 is refused.