

PLANNING REF : 260917
PROPERTY ADDRESS : Partridge House
: Basingstoke Road, Riseley, Reading, Berks
: RG7 1QS
SUBMITTED BY : Mrs Rachel Vaughan
DATE SUBMITTED : 15/05/2026

COMMENTS:

I would like to object Planning Application 260917, proposing the development of up to 44 houses on Land North of Sun Lane, Riseley.

I would like to object on the following grounds:

1. UNSUSTAINABLE LOCATION Riseley is designated a minor settlement and lacks the infrastructure to support a development of this scale. The village has limited access to public transport (an hourly bus service on only 6 days a week), schools, healthcare, and employment, making this proposal fundamentally unsustainable under both local and national planning policy. There is not current plan to develop any of these amenities.

2. INADEQUATE SCHOOL AND HEALTHCARE PROVISION The local area has insufficient capacity in both school places and GP/medical services to absorb the additional demand generated by up to 44 new households. Local schools are already at or near capacity, and residents face significant difficulties accessing GP appointments and healthcare services. This development would place an unacceptable burden on already overstretched provision, to the detriment of both existing and future residents. No development of this scale should be permitted without a clear and funded plan to address these shortfalls.

3. HARM TO RURAL CHARACTER AND HERITAGE The proposed site sits within a landscape of ancient woodlands, established hedgerows, and open agricultural fields. Development of this scale would cause irreversible harm to the rural setting and character of the village, contrary to policies protecting the countryside and its natural heritage. In the last few years development of our village has already damaged the village's VDS & with further planned development our village will have increased by nearly 50% with new housing.

4. WATER AND SEWERAGE INFRASTRUCTURE The existing water supply and sewerage systems in and around Riseley are already under significant strain. Adding up to 44 new dwellings risks exacerbating current pressures, potentially affecting the quality of service for existing residents and causing environmental harm through increased outflow. I note that the Soak Away testing indicated only minimal (7cm) soak away & with planned development meaning less land to hold water as the area is developed into a built estate of housing & road infrastructure this could lead to increase water run-off into adjacent existing properties that have already been flooded in recent history.

5. ECOLOGICAL AND ENVIRONMENTAL IMPACT The site and its surroundings provide important habitat for local wildlife. Development would result in the destruction or fragmentation of these habitats, with a negative impact on biodiversity. No development should proceed without a thorough and independently

verified ecological assessment.

6. TRAFFIC AND POLLUTION The local road network, including Sun Lane and surrounding routes, is ill-equipped to accommodate the volume of additional traffic this development would generate. Increased vehicle movements will lead to greater congestion, road safety concerns, and elevated levels of noise and air pollution for existing residents.

7. FLOOD RISK There is an increased risk of flooding that this development would pose to neighbouring and downstream properties. Significant surface water run-off from a development of this size could overwhelm existing drainage infrastructure and worsen flood risk in the surrounding area. This is already a significant issue with the a33 run off.