

PLANNING REF : 260774
PROPERTY ADDRESS : Bull Lane Riseley
:
: RG7 1SE
SUBMITTED BY : Ms Shobha Mawri
DATE SUBMITTED : 15/05/2026

COMMENTS:

I write to formally object to the above planning application. My objection is based on the following material planning considerations:

1. Pressure on Local Infrastructure

Local GP practices, schools and community services are already significantly overstretched. The application fails to demonstrate how the additional demand created by this development would be adequately supported, which conflicts with the principle of sustainable development.

2. Harm to Rural Character and Landscape

The site currently contributes to the open, rural character of the area, including fields, hedgerows and countryside setting. The proposed development would result in the urbanisation of a village environment, eroding the character and tranquillity that residents value and which aligns poorly with local planning policies protecting the countryside.

3. Impact on Ecology and Ancient Woodland

The scheme raises serious ecological concerns, particularly the lack of adequate buffer zones to protect the ancient woodland at St Ledgers Copse to the north of the site. This risks irreversible harm to biodiversity, wildlife habitats, and protected natural features.

4. Drainage, Sewerage and Flood Risk

Existing drainage and sewerage systems are already under strain. The loss of natural fields which currently act as a buffer for surface water combined with increased hardstanding, would significantly increase runoff and flood risk to neighbouring properties.

5. Traffic, Highway Safety and Unsuitable Access

The proposed access via Sun Lane is wholly unsuitable for a development of this scale. Sun Lane is a narrow road and already experiences severe congestion, particularly at peak commuting hours. Queues regularly extend for considerable distances towards the A33 roundabout.

Introducing a substantial volume of additional traffic would exacerbate congestion, worsen air pollution, and increase highway safety risks. The proximity to the A33 junction further compounds these issues, as additional vehicle movements so close to a key junction will inevitably lead to delays and potential safety concerns.

It would be advisable for the case officer to visit the location during peak hours to fully understand the current traffic constraints before making any determination.

6. Lack of Supporting Amenities

There is a clear lack of supporting infrastructure such as schools,

healthcare facilities, shops and other essential amenities within the immediate area. This will force increased car dependency, further worsening traffic and undermining sustainability objectives.

7. Cumulative Impact of Development

The area has already seen significant recent development, including the Dukes Meadow scheme. This proposal represents cumulative overdevelopment, placing further strain on infrastructure while contributing to the gradual erosion of the village character.

Overall, the proposal conflicts with Wokingham Borough Council's Core Strategy and Managing Development Delivery policies relating to sustainable development, transport, countryside protection and infrastructure capacity.

I would strongly encourage the case officer to undertake a site visit during peak hours (school days) to experience current conditions firsthand and fully appreciate what this application is proposing, and how illogical and unsustainable it would be in practice.

For these reasons, I urge the Council to refuse this application