

PLANNING REF : 260774
PROPERTY ADDRESS : Bull Lane Riseley
:
: RG7 1SE
SUBMITTED BY : Mr Kamal Anand
DATE SUBMITTED : 15/05/2026

COMMENTS:

I wish to register a strong objection to this application on the following grounds:

- Highways and access (serious concern) - Sun Lane is a narrow and constrained road already experiencing severe congestion, particularly during school term peak hours, with queues frequently extending towards the A33 roundabout. The road network is clearly at capacity. The proposed development would introduce a substantial increase in traffic onto an already overburdened route, creating unacceptable impacts on highway safety, congestion and air quality. The access arrangements are fundamentally unsuitable for development of this scale.
 - Lack of infrastructure - Local schools, GP surgeries and essential services are already overstretched. The application fails to demonstrate how this increased demand would be accommodated, making the proposal unsustainable.
 - Unsustainable location - The absence of adequate local amenities will result in increased car dependency, directly worsening traffic conditions and undermining sustainable transport objectives.
 - Loss of rural character - This proposal would result in the unnecessary urbanisation of a valued countryside setting, eroding the distinct village character and significantly harming the quality of life currently enjoyed by residents.
 - Environmental harm - The development raises clear concerns in relation to biodiversity, including insufficient protection for nearby ancient woodland, alongside increased flood risk due to the loss of natural drainage provided by existing fields.
 - Cumulative impact - Following recent developments such as Dukes Meadow, this represents clear cumulative overdevelopment, placing unsustainable pressure on local infrastructure and further eroding the character of the area.
- Overall, the proposal is contrary to Wokingham Borough Council's policies on sustainable development, transport, environmental protection and infrastructure capacity.

For the reasons set out above, I respectfully request that this application be refused.