

PLANNING REF : 260774
PROPERTY ADDRESS : 4 Odiham Road
:
: RG7 1SB
SUBMITTED BY : Mr Andrew Diggins
DATE SUBMITTED : 15/05/2026

COMMENTS:

OBJECTION TO PLANNING APPLICATION

Re: Proposed development of up to 44 dwellings in Riseley

I am writing to formally object to the proposed development of up to 44 dwellings in Riseley. This disproportionate proposal directly contradicts the principles of sustainable development outlined in the National Planning Policy Framework (NPPF).

1. Unsustainable Development & Infrastructure Deficit

Riseley completely lacks the infrastructure to support 44 new homes.

The village has:

- No educational facilities (requiring daily car journeys for school runs).

- No healthcare infrastructure (no GP surgery or pharmacy).

- No essential retail (no village shop or post office).

- Inadequate public transport.

Consequently, future residents will be entirely reliant on private cars, and the development will place an unacceptable strain on the already stretched facilities of neighbouring settlements.

2. Highway Safety and Inadequate Road Network

The local rural road network is already in poor condition and fundamentally unsuited to increased traffic. Key concerns include narrow lanes with limited passing places, degraded surfaces, peak-time congestion, and a severe lack of safe pedestrian/cycle paths. An independent Traffic Impact Assessment must be required, especially given the damage and hazards heavy construction traffic will introduce.

3. Overwhelmed Water and Sewage Infrastructure

Adding 44 homes to the area's fragile utility network is unacceptable. Existing residents already experience capacity issues. There are grave concerns regarding foul sewer overflows, deteriorating water pressure, and increased surface water flood risks. The applicant must provide independently verified evidence that existing utility networks can handle this demand.

4. Harm to Rural Character and Biodiversity

This proposal will urbanise a rural settlement, erode its countryside setting, and create significant visual intrusion. Furthermore, the associated noise, traffic, and light pollution will severely disrupt local wildlife, including deer, badgers, foxes, owls, and protected species like Red Kites.

5. Unacceptable Cumulative Impact

The Local Planning Authority must assess this application in the context of other recent regional developments. The incremental approval of medium-sized developments is collectively overwhelming local infrastructure.

Conclusion

Development must be restricted to locations with adequate infrastructure. Riseley lacks the roads, utilities, and everyday services necessary to accommodate this proposal. I strongly urge the council to refuse this application to prevent significant harm to the village, its residents, and local biodiversity.