

PLANNING REF : 260774
PROPERTY ADDRESS : Westbourne House
: Basingstoke Road, Riseley, Berkshire
: RG7 1QS
SUBMITTED BY : Ms Moira Warner
DATE SUBMITTED : 02/05/2026

COMMENTS:

I strongly object to the proposed development on the land North of Sun Lane for the following reasons:

1. The proposed site, which is greenfield site is wholly unsuitable for development due to waterlogging (rising groundwater) and the risk of flooding. The Flood Risk Assessment at 2.24 notes that in the soakaway test, the infiltration rate was between nil and minimal (0.00 - 0.07m) making it immeasurable. In such circumstances, development seems likely to put existing properties at greater risk of flooding and will inevitably put further pressure on existing drainage systems which are already inadequate. Roads serving Riseley and neighbouring Swallowfield including Part Lane and School Lane become impassable due to flooding routinely each winter.
2. Riseley has no amenities save for an hourly bus service 6 days a week to Reading. It is therefore unsuitable for further development.

3. The area frequently experiences issues related to water pressure / supply and sewage disposal and further development will only exacerbate these existing problems.

4. Riseley is a village in rural location with no street lighting and in some parts no pavements. Development on the scale and of the type proposed is out of keeping and replaces productive green space with concrete, brick and hardlandscaping

5. The proposed site is greenfield and located on the edge of woodland. As such, it is home to a wide variety of wildlife including bats, owls and buzzards. Further development removes this habitat and will also negatively impact on the habitat of neighbouring woodland due to the inevitable increase in noise, traffic and light pollution.

6. Improvements to access will also cause the destruction of wildlife habitat.