

PLANNING REF : 260774
PROPERTY ADDRESS : 1 Cranmore Cottages Basingstoke Road
: 1 Basingstoke Road, Riseley, Reading
: RG71QP
SUBMITTED BY : Mrs linda andrews
DATE SUBMITTED : 14/05/2026

COMMENTS:

I wish to strongly object to Application 260774 Land North of Sun Lane Riseley.

My objections on grounds of:

Development location conflicts with Policies relating to protection of the landscape, accessibility, environment, facilities and services/infrastructure

This development not sustainable as:

Not in catchment for Primary/Secondary Schools

Local Medical Practice already at full capacity for registered patients and this development will increase unmanageable demand for GP medical services

Bus service which only goes to Reading very poor

Riseley sits on narrow rural roads and traffic already a known issue at peak rush hours and gets gridlocked for access to A33. This development then likely to mean the estate's traffic will try to go north up Bull Lane (single track road) to avoid delays joining at Sun Sun Lane/Basingstoke Road junction. There could potentially be an

increase of 90 plus extra vehicles attempting to access the site at peak traffic times and is unsustainable for Riseley.

The development access is in 60 mph zone and liable to cause accidents. There is already a Thames Valley Police Speed/Watch area with Police patrols as a known fact that drivers do not adhere to speed limits in/around Riseley. Proposed development site entrance/ exit is a narrow single track road and widening site entrance will encroach into wooded area which is a wildlife habitat. The

development site is also a habitat for wildlife including bats, buzzards (protected under Wildlife and Countryside Act 1981) and Owls.

This development site already floods from surface water run-off with a low rate of absorption into the underground streams and flood water will move quicker to surrounding existing houses and the rest of

Riseley.

Riseley already listed by Thames Water as in lowest capacity to handle increased water supply demand (Red Zone) meaning adequate existing water supply levels cannot be provided and therefore significantly negatively impacts water supply performance to existing Riseley houses.

Riseley has dark unlit roads (Dark Sky) this development would cause light pollution.

Apart from a village pub and Tea room (only open some afternoons) Riseley has no local facilities - no village shop or similar