

PLANNING REF : 260774
PROPERTY ADDRESS : 7
: Yeosfield Riseley, Reading, Berkshire
: RG71SG
SUBMITTED BY : Mr Raymond Hockham
DATE SUBMITTED : 10/05/2026

COMMENTS:

I strongly object to Planning Application 260774 for the proposed development of up to 44 dwellings on land north of Sun Lane, Riseley.

My objection is primarily based on the lack of infrastructure and services available to support further housing development within Riseley. The village already has very limited facilities, including no school, no shops, an inadequate bus service, and overstretched medical and dental services. Additional housing will inevitably place even greater pressure on these already insufficient resources.

I am also deeply concerned about the impact on local roads and traffic. The routes in and out of Riseley are already congested, particularly during peak hours, and a development of this size would significantly increase traffic levels. There is an increasing dependence on private vehicles for commuting to work, transporting children to school, and attending appointments due to the lack of suitable public transport connections. Bus services are limited mainly to Reading, making travel to other nearby towns extremely difficult without private transport.

Children are often unable to access schools located on the existing bus route.

Allocated schools are accessed by first travelling into Reading and then back out again, for example to Finchampstead. As a result, many families are forced to rely on longer additional car journeys or taxis, further contributing to traffic congestion.

In addition, the existing water and sewage infrastructure in and around Riseley already appears to be under significant strain, with residents frequently experiencing low water pressure and occasional service failures. Further development could negatively affect services for existing residents and may increase the risk of environmental problems, including sewage overflow, pollution incidents, and flooding to neighbouring properties, particularly those backing onto the proposed site.

In Riseley, we occasionally experience power cuts - will more houses contribute to this happening more regularly?

The plans also appear to include a large pond situated behind existing homes. I am concerned that this could become stagnant, potentially attracting insects such as mosquitoes and midges, while also causing unpleasant odours for nearby residents.

There are also concerns regarding increased air, noise, and light pollution arising from the proposed development, all of which would have a detrimental impact on the amenity and quality of life of existing residents.

During the construction phase, large vehicles would likely need to use Bull Lane and Sun Lane, both of which are narrow and unsuitable for heavy construction traffic. These lanes already experience

obstruction issues from houses facing onto bull lane - mainly delivery vehicles, creating difficulties not only for motorists but also for pedestrians and the many cyclists who regularly use these routes.

For all of the above reasons, I strongly object to the proposed development and urge the council to refuse this application.