

PLANNING REF : 260774
PROPERTY ADDRESS : 2 Cranmore Cottages
: Basingstoke Road, Riseley, Reading, Berkshire
: RG7 1QP
SUBMITTED BY : Mr Michael Lansley
DATE SUBMITTED : 05/05/2026

COMMENTS:

I Wish to object to this planning application. My objection is based on the following material planning observations.

1. HIGHWAY SAFETY AND ACCESS. Sun Lane is a narrow, single track rural lane with constrained access onto the B3349 (Basingstoke Road) The proposed development will generate a significant increase in vehicles (est.80/90 for 44 dwellings) which would materially intensify use of this sub standard access .The junction of Sun Lane with B3349 has limited capacity and visibility. Any intensification of use risks creating a hazardous junction and would be detrimental to highway safety. It is relevant that a recent nearby development avoided access at this point, recognising it's limitations. There is also a likelihood of estate traffic using Bull Lane, which is single track and already represents a constrained and suboptimal access, particularly during peak periods.
2. FLOOD RISK AND SURFACE WATER DRAINAGE . The application site is known locally to experience surface water issues, and the wider area of Riseley is identified as being at risk of flooding. Development of this greenfield site may exacerbate surface water runoff and increase flood risk, contrary to sustainable drainage principles.
3. FOUL DRAINAGE AND INFRASTRUCTURE CAPACITY. Existing foul drainage infrastructure is understood to be operating at or near capacity. It is expected that Thames Water would need to confirm that adequate capacity exists to serve the development. In the absence of such confirmation, there is a risk of unacceptable pressure on existing infrastructure.
4. IMPACT ON ECOLOGY AND LOSS OF GREENFIELD LAND. The site comprises undeveloped greenfield land with established trees and hedgerows that provide habitat for protected and notable species, including bats and birds of prey. Development would result in the loss of this habitat and would need to be robustly assessed against biodiversity and ecological policies.
5. IMPACT ON LOCAL SERVICES AND SUSTAINABILITY. Riseley has limited access to local services and facilities, with minimal public transport provision and no immediate access to shops. Local schools and healthcare services are already under pressure. The proposal would increase demand on these services without clear evidence of capacity or mitigation, raising concerns regarding the sustainability of the location.

CONCLUSION.

For the reasons set out above, the proposed development would give rise to adverse impacts in terms of highway safety, flood risk, infrastructure capacity, ecology and sustainability. It is therefore requested that planning permission be refused.