

PLANNING REF : 260774
PROPERTY ADDRESS : Pound House
: Basingstoke Road, Riseley, Berkshire
: RG7 1QL
SUBMITTED BY : Mrs Judith Hughes
DATE SUBMITTED : 11/05/2026

COMMENTS:

I would formally like to express my very concerned objections to the above application. These objections are, in 2026, stronger and even more relevant than those put forward in 1997 when a previous application was for 20 houses on only 1 field - eventually going to appeal and rightly being dismissed.

1. Land Position

This area was never included in the village envelope, despite looking like convenient 'infilling' on a map. The land is higher than the Basingstoke Road, prone to regular flooding so would exacerbate an already increasing flood problem in the area, thus affecting insurance costs. The narrow lanes surrounding the fields are unfit for constant regular traffic let alone emergency and service vehicles.

2. Access at Sun Lane

Despite incorporating the extra land at Cherry Tree Cottage, this proposed access is a traffic safety hazard - a crash site waiting to happen. Traffic leaving the bypass at speed show little concern to reduce it when turning into Riseley at the T-junction, a major reason why an original planned exit from the recent Duke's Meadow development (opposite Sun Lane) was closed and blocked off for safety reasons.

3. Utilities

There being no gas in the area, electricity has to be reliable but it is not. Power cuts a regular feature and for longer than an odd hour. The water and sewerage system is inadequate and permanently under strain. It is unlikely, due to its financial position, that Thames Water would be in a position to invest in a total upgrade of its failing system to address yet another development. I do not even have a usable mobile phone signal.

4. Health and Education

It is difficult enough to get medical appointments anywhere but adding, what would be about another 100 plus to the surgery register, only makes matters unworkable for an already stretched practice. Schools are also already over subscribed.

5. Environment

Environmentally this development would be a disaster, it is home to a diversity of wildlife and borders what would threaten the area that is already protected. I have over 25 bird species in my garden, along with a great variety of small and large visiting animals which would quickly disappear - an immeasurable loss. The protection of wildlife today and for the future is of paramount importance. It is the responsibility of landowners to protect and enhance it - not destroy it for a bag of silver! The loss of trees and hedges replaced by

intended new planting, cannot and will not ever restore the originality of nature which has built up over centuries. E.g. From Riseley to Hook is now a solar panel super highway, not countryside anymore

6. Traffic

The roads around Riseley are ill equipped to accept even more traffic. The queues, even on a Sunday, to access the bypass and M4 is creating dangerous pollution and additional housing would mean even more congestion. The Basingstoke Road at 'rush hour' is a rat run for drivers trying to beat the queues by accessing the T junction only meters from Sun Lane.

7. Our Heritage

I am very fortunate to live in a listed building, which I and my late husband, spent 52 years caring for and maintaining for the future. It is still my daughters' home when ever they return. My back garden is shallow in depth but its length is approx 37metres thus covering a large section bordering the field. Contrary to information given in the application, one of my listed buildings is less than 3 metres from the boundary which is unacceptable. Riseley is a village used and appreciated, by the people that live here, for its rural existence and to enjoy what is remaining of the countryside. We have to protect our rural villages.

8. Ancient History

This area is an untapped source of archaeology considering its close roman connections. Before the bypass was started a light archeological exploration was done by Thames Valley Archeological Services and what was then Berkshire County Council. Roman finds were found in Coldharbour wood so it is logical that these 2 untouched fields could yield interesting information.

Conclusion

It seems, being positioned on the borders of 2 authorities, Riseley is being used as the dumping ground for the required housing quotas of Hart District Council and Wokingham. The residents deserve better. We have accommodated more than our fair share of development - 82

houses recently on land sold by the same owner. Yet another 44 is unacceptable and unsustainable on a site which for all the above reasons is entirely unsuitable. I hope by taking into consideration the strong objections from the villagers that this application be turned down.