

PLANNING REF : 260774
PROPERTY ADDRESS : Cherry Tree Cottage
: Basingstoke Road, Riseley, Reading, Berkshire
: RG7 1QL
SUBMITTED BY : Ms Emilie Bergstrom
DATE SUBMITTED : 01/05/2026

COMMENTS:

I strongly object to the planning application for the Land North Of Sun Lane in Riseley (reference number 260774) for the following reasons.

- Increased flood risk to surrounding properties:

The assessment of this area as a low flood-risk zone is inaccurate and fails to adequately consider the impact of this proposed development on the surrounding properties. Sun Lane frequently gets waterlogged in the autumn and winter, and this field has a key role in absorbing rainwater run-off from the A33. Replacing the field with large areas of hard landscaping and widening Sun Lane would increase the risk of flooding to the surrounding area, particularly properties like ours (Cherry Tree Cottage) that sit at a lower level than the field. Our house has already flooded once before during the summer of 2007, and this development (alongside our increasingly wet climate) would raise the risk of this happening again in the future.

- Lack of infrastructure and services to support population increase:

There is a clear lack of infrastructure and services in Riseley to support an increase in the population of this size. The local GP surgery in Swallowfield is oversubscribed and already being put under increasing pressure from new housing developments in Swallowfield, which would be further exacerbated by this development. There are no shops in Riseley, the only school is a private specialist school for children with autism, and the bus service to Reading is infrequent. In addition, there is poor water pressure and drainage at this end of the village, which would be further strained by this development.

- Increased pollution and traffic congestion:

Sun Lane and Bull Lane are quiet single-track country lanes, which are frequently used by pedestrians and leisure cyclists to enjoy the countryside. Given the infrequent bus service and lack of local services in Riseley, it's likely that inhabitants of the proposed development would need to travel by car to work, school or shops, adding significant traffic congestion, pollution and noise disturbance at this end of the village and risking the safety of pedestrians. In addition, the junction at the end of Basingstoke Road towards the roundabout for the A33 is already frequently gridlocked at rush hour, with traffic sometimes tailing back well past Sun Lane, and this development would further worsen the issue.

- Loss of green space and rural setting:

The recent large, high-density housing development opposite our house in Duke's Meadow has already significantly changed our outlook

and the character of this end of the village. This new proposed development adds further insult to injury, potentially taking away yet another large green space next to our property and essentially turning our small, quiet countryside village into a built-up suburb.

- Harm to wildlife and loss of biodiversity:

This end of Riseley is a hive of wildlife activity given its close proximity to woodland, with lots of birds, deer, field mice and insects, to name just a few. The building work and resulting loss of trees, hedgerows and grass would undoubtedly cause harm to countless wildlife habitats and result in a significant loss of biodiversity in the area.

Thank you in advance for taking my comments into consideration.

Yours sincerely,
Emilie Bergstrom