

PLANNING REF : 252430  
PROPERTY ADDRESS : Willow Tree Cottage  
: Part Lane, Riseley  
: RG7 1RU  
SUBMITTED BY : Mrs Julia Bailey  
DATE SUBMITTED : 20/11/2025

COMMENTS:

I would like to object to this substantial (for the size of Swallowfield village) application. My principal objection is that there are insufficient infrastructure and services to support such a large expansion of the village and Wokingham BC shows no inclination to oversee improvement in these factors. Principally there are insufficient doctor's surgeries, the village is not within catchment for a single local primary school, public transport is woeful and Trowes Lane does not meet highway safety standards (NPPF 116). Additionally such a development would increase the local flood risk and having been subject to our house flooding from surface water coming from the north of our property in 2006 increases in hard standing in that direction without huge investment by WBC in the local ditch network will only increase the risks. There is also insufficient water supply to the site and Swallowfield village already suffers with a sewage pumping station that regularly fails and no work is being done to increase it's capacity so it will be unable to cope with such a large extra demand. Swallowfield village has already had to accept a planning application which will almost double its size on the other side of Trowes Lane - to inflect a further huge development on the village at this time would demonstrate a total lack of understanding by WBC for the community nature in this village and its infrastructure.