

PLANNING REF : 252430  
PROPERTY ADDRESS : Lynwile  
: Trowes Lane Swallowfield, Reading, Berks  
: RG71RQ  
SUBMITTED BY : Mrs ROSIE SMITH  
DATE SUBMITTED : 23/11/2025

COMMENTS:

I wish to object in the strongest possible terms to the proposed planning application. There are absolutely no valid reasons for building on this site, but as the government has increased the housing quota allocated to Wokingham Council, it will have to be considered regardless. Our house backs on to the Cove site, with resultant

noise, disruption etc having been caused for the past few years and is still ongoing. Building of 81 houses will start in the new year in the field next to us on the Croudace/ Vistry site and the entrance to this site is just a short distance further up Trowes Lane on the opposite side of the road. This is a huge increase in the size of the village, in one concentrated area.

The site is not in the draft local plan and equally importantly is outside the defined village boundary. (The Swallowfield village sign is at the foot of our drive!) It was predicted that if the Croudace site was given permission then the flood gates would be opened for

development down the length of Trowes Lane and this is exactly what is happening, basically changing Swallowfield from a village into a suburb of Reading but without the resultant infrastructure.

Trowes Lane fails to meet highway safety standards (NPPF 116). With cars from 160 houses pouring out onto a small lane, the potential for accidents is massive. If this "suburb" had been planned from the outset it would never have been designed to have a tiny lane serving so many houses.

As this is a flood risk area and no funds are to be allocated for infrastructure upgrades before 2030, how can this development go ahead? On top of which there are many other problems including no local schools, poor public transport and oversubscribed doctors' surgeries.

I strongly urge you to reject this planning application.