

PLANNING REF : 260386
PROPERTY ADDRESS : Brierley House
: The Street Swallowfield, Reading, Berkshire
: RG7 1RE
SUBMITTED BY : Mr Terry Trinder
DATE SUBMITTED : 23/03/2026

COMMENTS:

Would you please register my objection to this planning application for the following reasons

1. Transport

The report prepared by Abley Letchford in support of this application demonstrates that the application complies with all necessary

standards, however I would like to draw your attention to the following:

- The footway along the B3349 to the nearest bus stop in The Street is very narrow, badly overgrown and becomes a grass verge near the junction with The Street. The report indicates that improvements will be made but I could find no details of this. Even if improvements are made it will still be necessary for pedestrians to cross the B3349 in order to access the bus stop from the site and as the report says this is a road with currently 496 movements per hour at an average speed of 37mph. Pedestrian access to and from the site will in my opinion be dangerous in the extreme.

- Whilst there are apparently adequate sighting lines around the entrance to the site this section of the B3349 meanders and there are a number of blind bends; other road users will be badly impacted if they suddenly encounter slow moving lorries in the vicinity of the site. The Council will also be aware that lorry access to Charlton Lane (just along from the site entrance) has been restricted and of course a lorry demolished our bridge over the River Blackwater recently causing considerable inconvenience. This area is just not suitable for HGV's

2. Flood Risk/ Drainage

The report prepared by LK Consult in support of this application indicates that there is minimal risk of flooding on the site - unsurprising, as it is in an elevated position when compared to the surrounding area. They suggest that most of the surface water will drain in a Westerly direction towards the River Loddon, however they also point out (para2.6 refers) that some existing drainage ditches flow in an Easterly direction. This is towards the centre of

Swallowfield village and through to the River Blackwater. As a resident of The Street I can attest to the volume of water which already drains off the B3349 following the slope down The Street towards the river. This is evidenced by the erosion of the road edge on The Street near the junction with the B3349 and this will only get worse if the development proceeds.

The report also states that sewerage will be handled within the existing sewerage system at Wyvols Court Farm what is not clear is how their sewerage system fits into the village network. The Council

will be aware that the general sewerage system in Swallowfield is extremely fragile indeed it stopped working completely a few weeks ago and the entire village relied upon a fleet of tankers removing

sewerage to prevent it discharging into watercourses and backing up into peoples homes.

3. Economic

The report prepared by Lichfield Consultants in support of this application acknowledges that this proposal contradicts your own Economic Strategy which is to direct the majority of employment opportunities to Core Employment Areas with only limited employment directed to rural developments. In mitigation they suggest that the proposal will add to the "sustainability" of Swallowfield Parish but they do not indicate what this means or how it will be accomplished. It is clear that this application does not comply with your own economic strategy for Wokingham and on that basis alone should be rejected.

4. General

If have limited this section to one issue only, namely "pollution" Swallowfield is a rural community and if this development proceeds as outlined the residents will all suffer from:

Light pollution

Noise pollution

Air pollution