

PLANNING REF : 261171
PROPERTY ADDRESS : Collipmore Fruit Farm
: Trowes Lane, Swallowfield, Reading, Berks
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SUBMITTED BY : Mrs Kaye Holt
DATE SUBMITTED : 18/06/2026
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COMMENTS:

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I wish to formally object to this application on the grounds that it would result in harm to the countryside, increase flood risk, and place additional pressure on already constrained local infrastructure and services.

1. Harm to the Countryside and Rural Character

The application site lies within open countryside and outside the defined village settlement boundary. Development of this site would result in the permanent loss of an undeveloped field and would introduce an urbanising form of development into an area that currently contributes to the rural character and setting of the locality.

The proposal would fundamentally alter the appearance of this part of the countryside, replacing open land with built development and associated infrastructure. This would erode the rural character of the area and set an undesirable precedent for further encroachment into the countryside.

2. Flood Risk and Drainage Concerns

There are significant concerns regarding flooding and drainage at this site. The area is known to experience surface water flooding, particularly along Trowes Lane, where standing water is a recurring issue during the winter months. In addition, the site is identified as being at risk from groundwater flooding.

Having lived in the area for more than 50 years, I am aware that this field has historically flooded and forms part of a well-established drainage route carrying water from Riseley towards the River Loddon at Swallowfield, via Charlton Lane and along the boundary of the proposed development site.

The introduction of housing, roads, driveways, and other impermeable surfaces would inevitably reduce the land's natural ability to absorb and store water. This creates a risk of increasing surface water runoff, potentially worsening existing flooding problems on surrounding land and local roads.

The applicant should be required to demonstrate, through robust and independently verified evidence, that the development will not

increase flood risk either on-site or elsewhere, both during uction and throughout the lifetime of the development.

3. Impact on the Sewer Network and Water Environment

The local sewer network is already under considerable pressure, with previous capacity issues requiring tanker intervention to manage flows. This raises serious concerns about whether the existing infrastructure has sufficient capacity to accommodate additional development.

There is a further concern that increased flooding or drainage failures associated with the site could result in contaminated water entering the local watercourse and ultimately reaching the River Loddon at Swallowfield, with potential consequences for water quality and the wider environment.

Planning permission should not be granted unless and until clear evidence is provided that the drainage strategy and sewer network have sufficient capacity to accommodate the proposed development without increasing flood risk or creating a risk of pollution.

Conclusion

For the reasons set out above, I believe the proposed development ould cause unacceptable harm to the countryside, exacerbate existing flooding and drainage problems, and place additional strain on already stretched infrastructure. Accordingly, I respectfully request that the application be refused.

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