

PLANNING REF : 261171
PROPERTY ADDRESS : Collipmore Fruit Farm
: Trowes Lane, Swallowfield, Reading, Berks
: RG7 1RL
SUBMITTED BY : Mr Peter Holt
DATE SUBMITTED : 18/06/2026

COMMENTS:

Objection to Planning Application

I wish to formally object to this planning application on the grounds that it would cause significant harm to the rural character of the area, increase flood risk, place additional pressure on already constrained infrastructure, and create further traffic and highway concerns on unsuitable local roads.

1. Harm to the Countryside and Rural Character

The proposed development is located within open countryside and outside the established village settlement boundary. The site currently forms part of the rural landscape and contributes to the open character of the area. Development of this field would result in the permanent loss of countryside and would introduce an urbanising form of development into a location that is presently undeveloped.

This change would fundamentally alter the character and appearance of the area, eroding the distinct rural setting that residents and visitors value.

2. Flood Risk and Drainage Concerns

There are longstanding and well-known flooding issues associated with this site and the surrounding area. Surface water flooding regularly affects Trowes Lane, particularly during the winter months, and the site is also known to be susceptible to groundwater flooding.

Having lived in the area for more than 50 years, I am aware that this land forms part of the principal natural watercourse route carrying water from Riseley towards the River Loddon at Swallowfield, via Charlton Lane and along the boundary of the proposed development site. The field has historically acted as a natural drainage area and has frequently flooded during periods of heavy rainfall.

The introduction of housing, roads, driveways and other impermeable surfaces would reduce the land's ability to absorb and retain water naturally. This could increase surface water runoff, exacerbating existing flooding problems on nearby roads and neighbouring land.

In addition, there are concerns regarding the capacity of the local sewerage network. The system has experienced difficulties in the past and has required tanker support to manage flows. Any increase in runoff or pressure on the drainage network could heighten the risk of sewer surcharge and pollution incidents. Given the connection of local watercourses to the River Loddon, there is a legitimate concern that flooding could result in contamination being carried

downstream.

Planning permission should not be granted until robust and independently verified evidence demonstrates that both the drainage strategy and the existing sewerage infrastructure can accommodate the development without increasing flood risk or causing environmental harm.

3. Highway Safety and Traffic Impact

The local road network is unsuitable for the additional traffic that this development would generate. Trowes Lane and other surrounding roads are predominantly narrow single-track rural lanes with limited opportunities for vehicles to pass safely.

An increase in traffic would inevitably lead to:

- * More frequent vehicle conflicts on narrow sections of road.
- * Increased congestion and delays as vehicles wait for passing opportunities.
- * Greater risk of accidents involving cars, cyclists, horse riders and pedestrians.
- * Additional damage and deterioration to road edges and verges caused by vehicles attempting to pass one another.

- * Reduced accessibility for emergency service vehicles, refuse collection vehicles and agricultural traffic.
- * Increased noise, disturbance and loss of rural tranquillity for existing residents.

These roads were not designed to accommodate the level of traffic associated with a residential development and there is no realistic scope for significant highway improvements without further harm to the rural environment.

Conclusion

For the reasons outlined above, the proposed development would result in the loss of valuable countryside, harm the rural character of the area, increase flood and drainage risks, place further strain on an already stressed sewerage network, and generate additional traffic on unsuitable single-track rural roads.

I therefore respectfully request that planning permission be refused.