

PLANNING REF : 252430  
PROPERTY ADDRESS : 5 Foxborough  
: Swallowfield, Reading, Berkshire  
: RG7 1RW  
SUBMITTED BY : Mr Rod Carroll  
DATE SUBMITTED : 26/11/2025

COMMENTS:

This application to build another 79 houses in Swallowfield village is totally inappropriate for a small village and I strongly object to it.

Swallowfield is a rural village and as such has limited infrastructure. It has already had a 43% increase in dwellings approved. Adding an additional 79 dwellings will cause severe problems with the local community. These problems, but are not limited to, the following :-

- The site is not on the current draft local plan and is outside the defined village boundaries.
- There is no public transport to Wokingham district centre and limited public transport elsewhere so there will be additional increase in local car usage traffic on a single-track road.
- The road to the development is a local country road leading to numerous public footpaths so has heavy pedestrian usage. There is no pavement so the additional car usage is potentially dangerous especially in winter as there is no lighting.
- The Doctors surgery is already oversubscribed even before the current extra 100 planned houses are completed and waiting lists for an appointment can be weeks.
- There is a lack of local school places, particularly at primary level and no senior schools within walking distance so this again will increase the car usage
- Trowes Lane between the proposed site and The Street already fails to meet highway safety standards(NPPF 116) endangering horses, cyclists and pedestrians.
- The sewerage system in Swallowfield, at times, is not able to cope with existing houses but 100 more are planned without a commitment from Thames water to improve the drainage system in the near future. Adding another 79 houses will inevitably cause further problems for local residents.
- The north side of the site is already designated as a flood risk area. The land at the bottom of the existing gardens of Foxborough are afforded some protection from this by water soaked up by the roots of bushes and trees however the development plan indicates these will be removed
- Additional housing will increase surface water runoff and heighten the flood risk for neighbouring properties and the new development. The existing local housing which has already been approved will also cause similar problems for this flood plain.
- Increased noise, light pollution and air pollution would materially harm the living environment of nearby residents.
- The site currently provides habitat for a wide variety of wildlife; bats, deer, many species of birds, foxes and rabbits , especially on the strip on the north boundary which is proposed to be removed, so this will have a big impact on biodiversity.
- The existing properties in Foxborough which back on to the site will lose privacy from the proposed development as the houses directly overlook the housing and gardens.

- The development currently includes a community "park" however this will be solely maintained by the residents of the new development so will not be an area for the local village community. This is likely to cause friction between the residents if other local residents use it.

- The proposed community area could also be haven for anti-social behaviour which backs onto existing gardens which again has the potential to cause a lot of friction