

PLANNING REF : 252430  
PROPERTY ADDRESS : 4 The Naylor's  
: Reading, Berkshire  
: RG7 1RZ  
SUBMITTED BY : Mrs Fiona Schulz  
DATE SUBMITTED : 20/11/2025

COMMENTS:

I wish to OBJECT to this planning application for the following reasons:

The site is not in the current Local Plan and is outside the defined village boundaries.

Swallowfield has already been the subject of a huge increase in new properties (43%) and a further 79 homes would be wholly unsustainable:

- Local doctors' surgeries are oversubscribed.
- There are no schools in Swallowfield and the village is outside the catchment area for any primary schools.
- Public transport is exceptionally limited.
- Pedestrian routes are very limited as there are few pavements outside of the village. Furthermore, Trowes Lane fails to meet highway safety standards for pedestrians, cyclists and horses.

The site is subject to flood risk and that area of Part Lane floods on a regular basis.

The provision of services is limited; Thames Water has categorised the nearby approved site as "Red" - ie:

- No adequate water supply
- No surface water drainage
- No foul water disposal capacity

It is uncertain if there may be adequate electricity supply for further development

To summarise: Swallowfield is FULL and there is no spare capacity for further housing development.