

PLANNING REF : 252430
PROPERTY ADDRESS : Bowyers Farm Cottage
: The Street Swallowfield, Reading, Berkshire
: RG7 1RE
SUBMITTED BY : Mr Paul cobbold
DATE SUBMITTED : 06/11/2025

COMMENTS:

I wish to object to the application for the following reasons.

District Plan

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

Swallowfield has already faced a 43% increase in dwellings another 79 homes is unsustainable

without a major uplift in infrastructure.

Impact on the Community

Doctors: Local surgeries are oversubscribed.

Schools: Swallowfield is outside the catchment area of any primary schools.

Transport:

No public transport to the district centre of Wokingham, and only a poor and irregular service to Reading.

Routes out of the village are unsuitable for pedestrians and are only safe for experienced cyclists.

Highway safety:

Trowes Lane (between The Street and the site) fails to meet highway safety standards (NPPF 116), endangering pedestrians, cyclists, and horses.

Flood Risk

Parts of the site are within Flood Zone 2.

The field already floods across Part Lane, and this risk will increase due to run-off from the Cove and Croudace developments (a combined 133 new houses).

Provision of Services

Thames Water has categorised the nearby approved site as "Red", meaning:

No adequate water supply,

No surface water drainage, and

No foul water disposal capacity.

No funds are allocated up to 2030 for infrastructure upgrades in Swallowfield.

The adequacy of electricity supply for further development is uncertain.