

PLANNING REF : 252430  
PROPERTY ADDRESS : The Linney  
: 5 Foxborough, Swallowfield, Reading, Berkshire  
: RG7 1RW  
SUBMITTED BY : Mrs Linda Carroll  
DATE SUBMITTED : 26/11/2025

COMMENTS:

This application is totally inappropriate on so many levels and I strongly object to it.

The site is not on the current draft local plan and is outside the defined village boundaries.

Swallowfield is a rural village and the current 43% increase in dwellings is already unsustainable without the addition of a further 79 dwellings.

The infrastructure to support this is severely lacking:-

- No public transport to Wokingham district centre.
- Doctors surgery oversubscribed even before current extra 100 houses are completed.
- Lack of school places, particularly at primary level.
- Surrounding roads out of the village are gridlocked at peak times.
- Trowes Lane between the proposed site and The Street fails to meet highway safety standards(NPPF 116) endangering horses, cyclists and pedestrians.

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 which are not in evidence on the construction development plan. In addition flood water will have limited opportunity to soak away in areas where construction has taken place.

This site currently provides habitat for a wide variety of wildlife; bats, deer, many species of birds, foxes and rabbits to name but a few.

The existing properties in Foxborough which back on to the site will lose privacy from the proposed development and will be impacted by noise and light pollution.

Areas of Swallowfield have problems with a variety of drainage services which have not had funds allocated by Thames Water to be upgraded before 2030.

It is for these reasons I strongly object to this development.