

PLANNING REF : 252430  
PROPERTY ADDRESS : 2 The Street  
:  
: RG7 1QY  
SUBMITTED BY : Miss Amy Cox  
DATE SUBMITTED : 26/11/2025

COMMENTS:

I strongly object to this planning application from City and Country to build 79 houses.

The scale of the proposed development is completely inappropriate for it's location. Swallowfield is already going to face a 43% increase in dwellings as a result of the neighbouring approved developments for Cove and Croudace. Approval of this additional 79 homes would put further stress on the local infrastructure, which is still to feel the impact of the Cove and Croudace developments.

Swallowfield Medical Practice cannot cope with the number of existing patients resulting in long waiting times to get an appointment. Hundreds of new patients will only add to this.

Swallowfield is not in the catchment area for any primary or secondary schools. There are no primary schools within walking / cycling distance so all journeys need to be made by car.

The bus service from Swallowfield is limited at only one bus per hour to Reading so cannot be classed as a reliable means of commuting to work / school. All residents of Swallowfield are heavily reliant on car travel for all work, leisure, shopping, etc.

There are no significant places of employment within walking distance of Swallowfield.

Routes out of the village are unsuitable for pedestrians with roads having either narrow or non-existent pavements. The pavements along The Street in the direction of the village hall and playing field are so narrow in places you have to step in to the road to pass people. With ever increasing volumes of traffic using the roads through the village the risk to pedestrians safety is growing.

Flooding is a serious concern for local residents. Part Lane floods multiple times every winter and can be completely impassable for days at a time. Continued development of these green spaces will surely increase the risk of surface run off and put additional strain on our existing drainage infrastructure - which struggles to cope currently.

To access their homes residents of this development would drive either down Trowes Lane to The Street - Trowes Lane is narrow in places and only just wide enough for 2 cars to pass. All residents of the two new Cove and Croudace developments will also be using this road for access.

Alternatively, they will drive in the other direction down Trowes Lane and Charlton Lane - these are single track country lanes with no pavements. They are regularly used by pedestrians, dog walkers and horse riders.

This development would result in further harm to the rural character of the village; destruction of a stretch of single track country lane to access the development, loss of agricultural land and the creation of a suburb-like environment outside of the defined village boundaries.