

PLANNING REF : 252430
PROPERTY ADDRESS : Rg71pu
: Wyvols House, Swallowfield, Reading, Wokingham
: RG7 1PU
SUBMITTED BY : Dr Alex Sergeant
DATE SUBMITTED : 16/11/2025

COMMENTS:

I cannot understand how EVEN MORE planning applications for EVEN MORE houses are EVEN being considered. As a local resident I know I speak for all the residents of Swallowfield when I say we felt our concerns raised at the recent planning application were completely dismissed. Now - more development being considered before we even have chance to assess the environmental and ecological impact (not to mention socioeconomic impact) of the most recent permission granted,.

Swallowfield is a small, hitherto rural, village without the infrastructure for such rapid expansion (43% increase in housing already)- oversubscribed doctors surgeries, no suitable primary schooling, no secondary schooling within local reach, no suitable public transport to access jobs and local amenities. This can only lead to massively increased vehicular movement- increasing the risk to pedestrians, cyclists, and riders; increasing pollution of a rural area; increasing traffic congestion in an already over congested area:

I queued all the way from Reading services just to exit the M4 during the afternoon rush hour, and then continued to queue southbound all the way to the Three Mile cross junction; the bypass progressed slowly southbound from there and was at a standstill northbound. How will all this additional traffic be accommodated? Already it is

impossible to reach the M4 in the morning without massive delays unless you are approaching before 730am. Already it is unsafe to cross the Basingstoke Road in the morning, to merely walk your dog after 715am, due to volume and speed of traffic using this road instead of the bypass in an attempt to avoid the excessive queues on the latter. The noise pollution is notable not only morning and evening, but also during the daytime now due to sheer volume. This stretch of road has historically been a hotspot for road traffic accidents- especially on the double of corners and the village turning which has poor visibility. It remains the stretch of road with a 40 speed limit instead of 30 elsewhere.

The area in question is low lying with propensity to flood - how will this surface water be effectively dealt with? Currently the run off regularly and significantly floods Part Lane, the ditches surrounding Trowes Lane are full throughout the winter and the field has standing water on it for a large part. More than one resident raised sewage water disposal issues from The Street at the recent planning hearing- this was dismissed without any apparent consideration.

Swallowfield, enjoyed by many for the open fields and nature that hosts: The red kites, deer (seen regularly in the field in question aswell as the field already about to be developed), rabbits, hares, stoats and the other hedgerow inhabitants. I cannot understand how extensively over developing this local rural environment is preferable to spreading housing to other districts which are better suited to accommodating all that this brings

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