

PLANNING REF : 252430  
PROPERTY ADDRESS : 1 Hornbeams The Street  
: Reading  
: RG7 1QY  
SUBMITTED BY : Mr Colin Robert Tweedale  
DATE SUBMITTED : 19/11/2025

COMMENTS:

I object to this planning application. My reasons are as follows.

- Despite assurances to the contrary by Thames Water, the foul water (sewage) system serving the village is inadequate. Heavy or prolonged rainfall results in the system becoming overloaded causing back up of foul water within the drains. From my experience this then manifests itself as first a bubbling back of sewer gases through the U trap of my toilets followed by periods when waste can no longer be flushed away. Not a pretty sight and a potential health risk. Outside yard gullies have also been known to overflow. This problem was recognized in the appeal decision reference APP/X0360/W/24/3340006 of 19/07/2024 regarding the development of land to the West of Trowes Lane by Croudace Homes in its Schedule of Conditions. To the best of my knowledge no remedial work has yet been undertaken, none is planned and overloading of the sewerage system continues to be a problem. It is bound to get worse with the additional 79 properties discharging their waste into the system in addition to the 81 already approved for the Croudace development.

The local services are already overstretched or non existent. This refers particularly to the Swallowfield Medical Practice and the absence of accessible school provision for residents of the village. Pupils already have to be transported long distances over an inadequate and potentially dangerous series of roads either by car or Council funded transport. Only one of the roads out of the village has a footpath and this is both narrow and in part fully obstructed by a tree. This footpath runs alongside the busy B3349.

Trowes Lane is narrow and will see greatly increased traffic using the junction with The Street. The Street can be busy at peak times and is used by heavy agricultural machinery so this junction will represent a major potential accident risk.