

PLANNING REF : 252430
PROPERTY ADDRESS : 47 Foxborough
: Swallowfield, Reading, Berkshire
: RG7 1RW
SUBMITTED BY : Mr Euan Coulter
DATE SUBMITTED : 27/11/2025

COMMENTS:

I strongly object to the proposed development for the following reasons: -

Not in District Plan or Local Plan/Detrimental to Village Character
The site is not in the current draft Local Plan and lies outside the defined village boundary. More development will irrevocably change the village boundary, damage the rural character of the village and ultimately create an urbanised conurbation. Swallowfield is a small village which cannot sustain another 79 homes in addition to the inappropriate developments which have been approved in recent years and themselves represent a 43% increase in the number of homes in the village.

Inappropriate Development

Swallowfield is a limited development location. Urbanisation is not required or in character with the rural location and the percentage increase in the number of dwellings planned and approved is ridiculous. This is green land which should be retained as such.

Access/Highway Safety

Trowes Lane doesn't meet the highway safety standards (NPPF 116) endangering pedestrians, cyclists and horses. Any additional traffic movements are inappropriate.

Pavements throughout the village are narrow and dangerous for pedestrians, and in many places unusable for those in wheelchairs or pushing prams. The additional traffic accessing this site would substantially increase the danger to all.

Transport & Traffic

With additional houses there will be increased associated noise and pollution.

Public transport is limited; limited bus service to Reading and no direct link to Wokingham, the local government district town. The minimal bus service available is under constant threat of discontinuation. People will need to use private transport ie cars to access everything ie schools, shops, work, leisure which will result in more traffic - this is contrary to Wokingham Borough council's core strategy. Routes out of the village are unsuitable for pedestrians and less than optimal for cyclists.

Schools

There are no schools which are accessible by foot or cycle; very little in the way of school buses and Swallowfield is outside the catchment area of any primary schools. Almost all school journeys would be made by car; peak traffic periods into Reading and/or Wokingham are already very dense. Schools are oversubscribed, the main secondary schools are Oakbank, Bohunt, Willink and Yateley, the latter two are a 14-mile round trip with no buses.

Infrastructure/Flood Risk

The site is subject to flooding - part of it being within Flood Zone 2. The field already floods across Part Lane; this will be exacerbated by run off from the 133 new homes either currently being built or approved for building in the village.

Thames Water has categorised the approved development West of Trowes Lane as RED meaning that there is no adequate water supply, no surface water drainage and no foul water disposal capacity. They have also stated that there are no funds allocated up to 2030 for

infrastructure upgrades in Swallowfield - how can the water systems possibly cope with even more demand - it would be irresponsible to put water services to existing homes and the village in jeopardy by approving further development.

The Thames Water sewage system for the area is inadequate and vastly overstretched; this has been demonstrated after the first of the new developments within the village.

Thames Water are constantly attending to the three small pumping stations, yet we still periodically experience 'waste backup'. Additional development of this scale will overload the system without a total upgrade to the entire village - which Thames Water have

confirmed there are no funds for.

Electricity/Communications

The adequacy of electricity supply for further development is uncertain. The mobile network in and around the village is extremely poor.

Health Provision

The doctors' surgery is at saturation and already facing overload from the Arborfield Garrison development and will need to accommodate people from the two approved developments in Swallowfield; it can't accommodate more patients as it is already oversubscribed. Dentists in the area are non-existent. This development must not go ahead; the infrastructure can't cope, the impact on the environment, village life and the local community will be huge and the rural character of the village will be lost forever. The development directly goes against WBC's core strategy. Swallowfield is not the place for a development of this nature; nor was it the place for the previous developments which were approved. Again, I strongly object to this development proposal.