

PLANNING REF : 252430  
PROPERTY ADDRESS : York House  
: The Street, Swallowfield, Reading, Berkshire  
: RG7 1QY  
SUBMITTED BY : Dr Donald Stead  
DATE SUBMITTED : 27/11/2025

COMMENTS:

This proposal serves only to compound the problems created by the impending Croudace development, directly opposite on the West side of Trowes Lane.

Together, these developments on green field sites would further undermine the character of this historic rural village which has a core of listed buildings.

Trowes Lane is a single track rural lane with no footways, much used by horse riders, cyclists, and local people on foot, many walking with dogs or children. The proposed development would completely destroy this rural amenity by disgorging traffic via the only access point, virtually opposite that of the Croudace plot.

Further development in Swallowfield can only exacerbate the serious flood and sewage problems: Thames Water are required on occasion to pump sewage into a tanker for removal.

The medical practice is already oversubscribed, and there are no local schools, creating further transport problems on the neighbouring rural road network.