

PLANNING REF : 260774
PROPERTY ADDRESS : Uplands
: Uplands Basingstoke Road, Reading, Berkshire
: RG7 1PY
SUBMITTED BY : Mrs Laura Edmonds
DATE SUBMITTED : 16/05/2026

COMMENTS:

This planning application is inappropriate for a number of reasons including:

Unsustainable, no appropriate level of shops, schools, jobs, public transport and doctors appointments. All of which planning officers already know for the Swallowfield Parish Area.

The site would be a loss of high grade agricultural land. Land that is also currently actively farmed by a tenant farmer. We should not be losing farmer land as we need it for our own food security.

Flooding is a real issue. The homes surrounding this site flooded in 2007 and this development would only increase the chance of that happening again and increase the chance of flood happening more widely as water displaced.

The site is surrounded by listed houses, these houses and their surrounding areas are heavily protected and this development would damage them which is unlawful.

The site proposes an exit on to a major road with high speed. An exit onto this road has previously been refused/removed on another large planning application Dukes Field Meadow so therefore it should also not be appropriate here.

Water supply, the village currently has close to inadequate water supply as flagged by Thames water, therefore these houses would put the supply at risk and under further pressure.

This site is also not in the local plan, so why have a local plan if totally ignored.

This site is home to protected buzzards and a number of other wild animals.

Swallowfield parish has seen a lot of recent developments, without any increase or improvement in local facilities or infrastructure. Therefore while we accept the need for more houses, the area has done its bit and this unsustainable development should be refused.