

PLANNING REF : 261171
PROPERTY ADDRESS : Laurin House
: Trowes Lane Swallowfield, Reading, United Kingdom, Berks
: RG7 1RQ
SUBMITTED BY : Mr David Boddington
DATE SUBMITTED : 16/06/2026

COMMENTS:

There is already cumulative development pressure on Swallowfield and in particular Trowes Lane from the partly finished Cove Development behind Trowes Lane, the advent of 81 houses in the Vistry development, and the proposal for 90 houses to the east of the Lane. Residents are already feeling the pressure so this proposal will be very unpopular and is unsustainable.

I would like to voice my objection for the following reasons:

1 The development impacts have not been correctly assessed - already people the newest residents are bemoaning (i) no easy access to any primary schools within a 3 mile radius (ii) no easy access to any

secondary schools within an even wider radius (iii) no easy access to any supermarkets, just a local convenience store (iv) no easy access to Wokingham Borough facilities. Residents without cars cannot

access their own Borough's services. And yet all marketing for new homes seems to sell a different story.

2 Cumulative infrastructure impacts have not been comprehensively assessed. The additional 81 houses by Vistry are already likely to lead to problems relating to water, sewage, power etc both for existing residents and newcomers to the village before any consideration of further development such as this plan for gypsy housing.

3 Unsustainable public transport - Swallowfield is badly served - the bus to Reading is always under review, said to be underused but no use (despite what the developers say) for access to a nearby supermarket or even to a parent who may work in Reading but has to drive to

Arborfield or Grazeley for primary schooling and to Wokingham or into Hampshire for secondary schooling. This entails more and more car journeys to and from Swallowfield, primarily via country lanes with poor infrastructure.

4 Insufficient Road Infrastructure. Charlton Lane and Trowes Lane are narrow, with few passing places, not designed for any significant weight of traffic, a problem compounded by the existing new house and further by the addition of another 81 houses already approved. Pedestrian access is currently non-existent.

5 There are major drainage problems. Thames Water evidence identifies existing constraints in the area and during winter months a succession of tankers have had to be used to prevent major flooding in the

village. In heavy rain events run off water from the B3349 has in the past flooded down Charlton Lane and into Trowes Lane all the way into the main streets of Swallowfield Village. The flooding has already been exacerbated by the most recent developments and will only get worse.

I do not believe that this development of a gypsy settlement should be approved.