

PLANNING REF : 252430
PROPERTY ADDRESS : Parkside House
: Lambs Lane, Reading, Berkshire
: RG7 1JE
SUBMITTED BY : Mr James Bull
DATE SUBMITTED : 19/11/2025

COMMENTS:

I am writing to object to Planning Application 252430. Swallowfield has already seen a 43% increase in housing from the recent Croudace and Cove developments. The cumulative effect will overwhelm local services and infrastructure. Adding another large development will push the area beyond any sustainable threshold.

The existing sewage network is already inadequate, frequently requiring removal by tanker to prevent system failure. Residents regularly report restricted toilet use and foul water surcharging. The pumping station on Swallowfield Street and associated rising mains cannot cope with current volumes, particularly during heavy rainfall when groundwater and surface water ingress overwhelm the system. Parts of the site lie within Flood Zone 2, and the drainage system is unlikely to cope given the site's low-lying nature and increasing rainfall intensity due to climate change. Thames Water has

acknowledged these issues, yet there is no funded plan for system improvements. Adding 79 more dwellings would be wholly unsustainable and unacceptable.

Swallowfield's road network is already at breaking point during peak hours. It can take over 30 minutes to reach J11 of the M4 at peak times and narrow rural routes are often used as 'rat runs' causing further congestion. The roads around the site are unsuitable for the additional vehicular traffic generated by 79 new homes. Public transport is limited to an hourly bus to/from Reading, with no long-term guarantee of continuation. It is insufficient to reduce private car dependency, thereby failing CP6 and CP1.11 regarding managing travel demand and reducing need to travel by car.

Other infrastructure, such as local schools and the GP are over-stretched and unable to cope with the additional burden of these houses. I would urge the Council to reject this application.