

PLANNING REF : 261171
PROPERTY ADDRESS : Rg71pu
: rg71pu Wyvols House, Swallowfield, Reading, Wokingham
: RG7 1PU
SUBMITTED BY : Mrs Alex Sergeant
DATE SUBMITTED : 14/06/2026

COMMENTS:

It is extremely difficult to understand how further development can be considered when the significant socioeconomic impact of recent proposals that have been accepted, and further proposals are under consideration, cannot possibly be assessed. There is a broadly accepted sentiment that residents were not 'heard' at previous objections when putting forward significant reasons against further development at this time of which there is very good evidence: The village waste system is already overloaded, evidenced by the fact we had tankers persistently present over several weeks if not months to remove surplus waste that the infrastructure could not cope with. If septic tanks are to be used for a densely inhabited plot such as is being suggested: 5 pitches each with a double bedroom, second unspecified 'bedroom' of similar size, additional adjacent building with wash facilities and 'undesignated room' and pitch for mobile caravan parking (which does not preclude further inhabitation); this could amount to a significant number of personnel on the site generating waste. This volume will require very regular removal by large tankers- with limited site access. Our house is on a septic tank system - we are an average family and the amount of waste generated that must be collected regularly in order not to saturate the surrounding land around the soak away is surprising. The plot under consideration is already low lying wet land, as is the adjacent field also under review currently. This waste water, alongside increasing rainfall levels will have nowhere to go.

The site is at a junction of 2 single track roads. There are no pavements for safety of pedestrians, cyclists and horseriders. As all of the aforementioned I can attest that traffic around the village and on the single track lanes comes at speed and there is little safe room to pass. My elderly mother has a mobility scooter which unfortunately she is already fearful to use due to the traffic and lack of space - particularly on the lanes in question. The village has limited public transport links - already a strongly voiced problem among residents who now occupy recently built 'affordable housing'. Taxis are increasingly expensive for even short journeys which my elderly mother must resort to frequently.

Swallowfield Medical Practice is already grossly over subscribed with the wait time for routine (but not unimportant) appointments being up to a month.

To conclude, I understand the Parish Local Plan is in the final stages and that it provides for all of the traveller sites required. Therefore the use of this land which conflicts with the purpose of 'green belt' and is incompatible with the structure provided by the site and the village, would seem in my opinion totally unsuitable.