

PLANNING REF : 252430
PROPERTY ADDRESS : Maypool
: The Street, Swallowfield, Reading, Berkshire
: RG71RE
SUBMITTED BY : Mr Martin Nelhams
DATE SUBMITTED : 28/11/2025

COMMENTS:

79 new houses on land south of Foxborough, east of Trowes Lane Swallowfield 252430.

This application to build yet another 79 houses in Swallowfield village is totally inappropriate for a small village and I very strongly object to it.

Swallowfield is a rural village and as such has limited infrastructure. It has already had a 43% increase in dwellings approved. Adding an additional 79 dwellings will cause severe problems within the local community. These problems, but are not limited to, are as follow :-

- The sewerage system in Swallowfield village, at times, is not able to cope with existing properties and more so with the additional properties being built and those already planned without a commitment from Thames Water to improve the drainage system in the village. Adding another 79 houses will cause further problems for local

residents. Lack of improvement will inevitably cause flooding and must be addressed now and not by stating that others will address the problem in the future.

- The north side of the site is already designated as a flood risk area. The land at the bottom of the existing gardens in Foxborough are afforded some protection from this by water soaked up by the roots of bushes and trees. However, the development plan indicates these will be removed therefore causing additional risk of flooding.

- This additional housing will increase surface water runoff and heighten the flood risk for both neighbouring properties and the new development. The local housing which has already been approved on the other side of Trowes Lane will also cause similar problems for this flood plain.

- The site is not on the current draft local plan and is outside the defined village boundaries.

- Trowes Lane between the proposed site and The Street already fails to meet highway safety standards (NPPF 116) endangering horses, cyclists and pedestrians.

- There is no public transport to Wokingham district centre and limited public transport elsewhere so there will be additional increase in local car usage traffic on a single-track road.

- The road to the development is a local country road leading to numerous public footpaths so has heavy pedestrian usage. There is no pavement so the additional car usage is potentially dangerous especially in winter and there is no lighting.

- The Doctors surgery is already oversubscribed even before the current extra 100 planned houses are completed and waiting lists for an appointment can be weeks. Once again this must be addressed, it's no good saying it's the responsibility of others. Lives are being put at risk...

- There is a lack of local school places, particularly at primary

level and no senior schools within walking distance so this again will increase the car usage.

- Increased noise, light pollution and air pollution would materially harm the living environment of nearby residents.
- The site currently provides habitat for a wide variety of wildlife; bats, deer, many species of birds, foxes and rabbits, especially on the strip on the north boundary which is proposed to be removed, so this will have a big impact on biodiversity.
- The development currently includes a community "park" however this will be solely maintained by the residents of the new development so will not be an area for the local village community. This is likely to cause friction between the residents if other local residents use it.
- The proposed community area could also be haven for anti-social behaviour which backs onto existing gardens which again has the potential to cause a lot of friction.

It is for these reasons I strongly object to this development.