

PLANNING REF : 252430
PROPERTY ADDRESS : 21 Foxborough
: Swallowfield, Berkshire
: RG7 1RW
SUBMITTED BY : Mr Andrew Taylor
DATE SUBMITTED : 24/11/2025

COMMENTS:

Planning application 252430

I light of the recent planning approval of 23 + 81 houses in the same vicinity of Trowes Lane strongly object to the development for the following reasons: -

Village character

It would further irrevocably change the village boundaries and lessen the green space between Swallowfield and Riseley, adding to approved developments, damaging the rural character of the village, creating an urbanised conurbation.

Access

Pavements throughout the village are narrow and dangerous for edestrians, and in many places unusable for those in wheelchairs or pushing prams. The additional traffic accessing this site would substantially increase the danger to all.

Transport

The increase in 400 + vehicle movements per day across the two approved and one proposed development into an inadequate and part single road infrastructure, Trowe's and Charlton Lane, will increase the risk to all road users particularly cyclists and pedestrians. Public transport is limited, and the hourly bus service to Reading and a non-existent direct to Wokingham the local government district town. The little bus service available is under constant threat of discontinuation.

Schools

There are no schools which are accessible by foot or cycle; very little in the way of school busses. So almost all school journeys will be made by car with peak traffic period into Reading and/or Wokingham are already very dense. Schools are oversubscribed, the main secondary schools are Oakbank, Bohunt, Willink and Yateley, the latter two are 14-mile round trip.

Infrastructure

The site is subject to flooding especially on Eastern edge adjacent to Trowe's Lane despite the existing ditches. The Thames Water sewage system for the area is inadequate and vastly overstretched, which is more noticeable since the Pippins development. Thames Water are constantly attending to the three small pumping stations, yet we still periodically experience 'waste backup'. Additional development of this scale will overload the system without a total upgrade to the entire village.

Medical

The doctors' surgery is at saturation, and already facing overload from the Arborfield Garrison development, there appears to be no provision for a surgery. Dentist in the area is non-existent.

Employment

This development does nothing significant for local employment or the local economy.