

PLANNING REF : 261171
PROPERTY ADDRESS : 17 Foxborough
: Swallowfield, Reading, Berkshire
: RG7 1RW
SUBMITTED BY : Mr Chris Leafe
DATE SUBMITTED : 09/06/2026

COMMENTS:

I believe that this planning application should be rejected for numerous reasons.

The Planning Statement acknowledges that the site is within the Environment Agency Flood Zone 1 and that it is prone to surface water flooding.

The Government's Planning Policy for Traveller Sites (PPTS) - Policy TB10 specifically requires traveller sites to avoid poor drainage and flood risk issues:
. Thames Water evidence identifies existing constraints in the area and
. Cumulative infrastructure impacts from adjacent new and proposed developments have not been comprehensively assessed
. Cumulative development pressure is already occurring in Trowes Lane

This is contrary to parts of Section 14 of the National Planning Policy Framework NPPF (Meeting the challenge of climate change, flooding and coastal change). Specifically, 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).'

It also goes against part of Policy CP1 of the Wokingham Borough Core Strategy which states that developments should 'Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater).'

Access to the site is via narrow country lanes (Trowes Lane) with no footpath in the immediate area.

The surrounding lanes are quite popular with horse riders, cyclists and pedestrians who have to step onto the verge in order to allow traffic to pass.

The road is likely to become significantly busier as a result of other multiple new developments of housing within the area.

There is no streetlighting in the immediate area.