

PLANNING REF : 261171
PROPERTY ADDRESS : 39
: Foxborough Swallowfield, Reading, Berkshire
: RG7 1RW
SUBMITTED BY : Mr Philip Guard
DATE SUBMITTED : 04/06/2026

COMMENTS:

The planning statement claims in 5.37 The application site is well distanced from any neighbouring land uses which is incorrect - it is sited immediately adjacent to a site planning application for 90 houses.

The usual issues regarding all services and amenities apply, geography does not replace capacity. The doctors' surgery is over capacity and Swallowfield is not in any school catchment area. Children have been scattered across the borough not allocated to the school 1.6 miles away.

The claim that the site is mainly undeveloped agricultural land is incorrect. It was recently used on hard chalk standing with bunds for storage of green waste and composting. As such a full soil survey is essential to test for any residual compounds from the agricultural operation.

I have been unable to find any reference for the supply of water. The attached map shows the nearest main to be 320m away - how will potable water be supplied. The same applies to electricity supply. The

planning statement states that - Any future application should be accompanied by a clear plan as to how services will be accommodated for the site. The application is incomplete without this information. The nearest water main is 320m away.

The CIL form appears to have not completed section 4 for CIL liability assessment due to superfluous answers to c and d in question 2, resulting in skipping to question 8, which seems to avoid the issue. There also appears to be a recent trend on some new traveller sites for homes to be rented out to non-travellers, rather than occupied by the traveller community. If permission is given this should be a specific exclusion to ensure the community needs are properly met.