

PLANNING REF : 261171
PROPERTY ADDRESS : Maypool
: The Street, Swallowfield, Reading, Berkshire
: RG71RE
SUBMITTED BY : Mrs Beverley Nelhams
DATE SUBMITTED : 17/06/2026

COMMENTS:

Let me state at the outset that I fully support the Swallowfield Parish Councils objections for refusing this planning application. I am writing to object to the proposed development on the land opposite Charlton Lane, Trowes Lane (Application 261171).

The southern boundary of Swallowfield village overlooks farmland that stretches to Riseley. Here the landscape is large open fields bounded by hedgerows and fences. The rural character is emphasised by single track rural roads lined with deep ditches and often edged with mature trees. This area provides a vital habitat for wildlife including bats and free roaming deer. The introduction of permanent residential

development, lighting, vehicle movements and increased activity has the potential to diminish the value of this important habitat and further fragment the rural landscape.

My objection is based on the fact that this proposal would introduce a permanent residential development into an area of open rural countryside which is outside the village boundary. This conflicts with the Spatial Strategy (Policies CP9 and CP11) designed to prevent urban sprawl outside settlement boundaries.

Whilst the site may appear relatively small in isolation, it would nevertheless, result in the loss of countryside and its replacement with caravans, day rooms, parking areas, hardstanding, access works and the activity associated with a permanent residential development. Once developed, this piece of countryside will be lost permanently. The roads around Trowes Lane are not suitable for any type of

development because they are narrow rural lanes, often bordered by ditches and vegetation (Insufficient Road Infrastructure under Policy SS5). Additional vehicle movements, deliveries, visitors and

servicing traffic will inevitably place further pressure on roads that already have significant limitations.

The practicalities of foul drainage in such a rural location are also of great concern. The local sewer network is overburdened often needing emergency tanker pumping to manage capacity.

The change of land use will accelerate water runoff onto single track lanes with no proper highway drainage. This increases the risk of floods and does not properly address flood mitigation (Policy CP7). For these reasons I respectfully ask the Council to refuse this application.