

PLANNING REF : 252430
PROPERTY ADDRESS : 17 Foxborough Swallowfield
: Reading
: RG7 1RW
SUBMITTED BY : Mrs Fran Leaf
DATE SUBMITTED : 18/11/2025

COMMENTS:

I wish to strongly object to the proposed development east of Trowes Lane.

Swallowfield is a rural village but with the recent development by Cove and the approval of the Croudace application, the village has already faced a 43% increase in dwellings. Another development would be unsustainable given the current state of the infrastructure in and around the area. At peak times the main arterial roads are completely congested and any additional housing would increase the volume of traffic and only exacerbate what is already a deteriorating situation. Public transport in the area is sketchy at best - a service once an hour (if it turns up at all) and then only to Reading via Spencers Wood. There is no service to our district centre, Wokingham, or any other main employment centres (eg Bracknell, Basingstoke).

Trowes Lane itself is a single track, rural road. Additional traffic would represent increased danger to both pedestrians and cyclists. When the government is urging everyone to keep healthy by walking, cycling etc where exactly are the local residents supposed to do this without endangering themselves. For those with young children in buggies it is virtually impossible to walk down the lanes currently without having to step into the road or push a buggy up the grass bank to let cars go past.

The proposed site is within a flood risk area and a large part of it is underwater for many months of the year. Where would the water go if that site was developed? Surely this will put existing properties at increased risk of flooding? The current sewerage facilities are inadequate for the existing village as it is. Many properties, including the doctors surgery, have issues with the sewerage system and tankers are often seen pumping out near the village hall, particularly in times of heavy rain. Additional houses would again only exacerbate this problem. Thames Water has not allocated further funding in the next 5 years to address drainage infrastructure upgrades.

Swallowfield is not within the catchment for schools locally. There is no school to which children could walk or cycle. I certainly would not let my children cycle down the busy Basingstoke Road to get to the nearest primary school, nor indeed would I want to myself and if the planning inspector would do it himself then he's a braver person than I am!

Swallowfield Medical Practice is overwhelmed - with a patient list in excess of 17500 patients on a site built to handle 10000 - there is no where to expand. The doctors and staff are beyond stretched with

current waiting times increasing for existing patients. An influx of more residents would only pile on the pressure for our medical services.

Please listen to the residents - do not approve this application.