

PLANNING REF : 252430
PROPERTY ADDRESS : 10 Curly's Way
: Swallowfield, Reading, Berkshire
: RG7 1QZ
SUBMITTED BY : Mr David Scott
DATE SUBMITTED : 13/11/2025

COMMENTS:

Objection to the City and Country planning permission for 79 homes on land south of Foxborough, east off Trowes Lane, Swallowfield (Ref: 252430).

I am writing to express my objections to this proposed development on the edge of Swallowfield and outside what is the defined village boundary as shown by the current draft Local Plan. Swallowfield is a distinct village which has well established boundaries and these should not be allowed to spread into the adjacent agricultural land. If this development were to be permitted this would likely increase the further erosion of the defined village and reduce the green space and agricultural setting and context of the village and its surroundings. The village is one of three discrete villages (Swallowfield, Farley Hill and Riseley) which each have their own community and identify, and which should not be eroded.

The specific site of this development is not included in the current draft Local Plan, and is situated outside of the well-defined village boundaries. If this application were to be approved this would not only be an erosion of the well-defined boundaries but it would also likely to increase the risk of further developments in the rural space that lies between and separates the two villages of Swallowfield and Riseley.

Swallowfield has already seen a very significant growth with an increase in the number of residential dwellings by more than 40% in recent years. A further increase of another 79 homes is unsustainable without a very substantial increase in a number of the key infrastructure elements that are needed for a community to operate safely and effectively, without a considerable detriment to the existing residents.

These infrastructure components are wide and varied and include but are not limited to the following:

Surface and Foul water drainage impact and implications: The statutory provider has already identified that the village does not have an adequate supply for fresh water, and has inadequate capacity for surface water drainage and foul water handling dispersal. The already overloaded position has recently been exacerbated by other village development without the necessary corresponding increases in surface and foul water systems. There are currently no funds allocated for any drainage systems improvements in this decade.

Flood Risk impact and implications: Parts of the proposed development site are within Flood Zone 2. The field already floods across Part Lane as there is insufficient capacity in the surface drainage system to enable the flood waters to escape. This run off flooding will be increased, as a result of the already approved developments very nearby on the green field sites to the west of the Trowes Lane (the sites known as Cove and Croudace developments,

which have a combined total of over 110 new homes). Flood risks will also be increased by the loss of permeable surfaces at times of high intensity short duration rain fall, as the current system does not have the capacity to cope with such events now.

Transport and Highway Safety impact and implications: Trowes Lane is a very minor road that does not meet the current national highway safety standards, that ensure safety for all users. It is very difficult if not impossible for two vehicles to pass on the section of the road adjacent to the proposed development site, if larger than normal family cars, (and even these would need to pass with considerable caution at low speed). This applies to the access road to the site whether approached from the current village centre (from the north) or from the south via Trowes Lane or Charlton Lane.

There are no pavements and very soft verges, with substantial drainage ditches close to the road edges on both sides of the highway.

Pedestrians, cyclists and horses have no separate provision and as such the NPPF 116 safety standard is not met. The development will increase vehicles movements considerably, and the Trowes Lane is already heavily used by pedestrians and other non-vehicular traffic to access the surrounding rural spaces. The increase in vehicle movements would further increase the risk to all road users.

The public transport in the village is very limited. There is no public transport to the local district town of Wokingham, and a limited and infrequent service to Reading town centre. There is no public transport to the south to provide access to the next nearest district towns of Basingstoke and Yateley.

Education and Schools impact and implications: There is currently no catchment area provision for primary school education for existing children in the village, a further 79 homes will exacerbate the pressure on school places.

Other Community impacts and implications: The local health service capacity is already overloaded and any further increase in the village population will further exacerbate this, irrespective of the age of the residents to the new dwellings, there will be additional demand for healthcare.

The capacity of the electricity supply to the village is unclear, and the in-progress developments that have increased the demand will put further pressure on the current system capacity, and there has been no increase in the local supply to support this infrastructure.