

PLANNING REF : 261171
PROPERTY ADDRESS : Parish Office
: Swallowfield Street, Swallowfield, Reading
: RG7 1QX
SUBMITTED BY : Swallowfield Parish Council
DATE SUBMITTED : 10/06/2026

COMMENTS:

Swallowfield Parish Council objects to this application for the following reasons:

1) Inappropriate development outside of the village envelope.

2) Increased traffic on very narrow roads: note that the two sites on Trowes Lane (apps 230422 and 252430) immediately north of this proposal envisage traffic heading north onto a wider stretch of Trowes Lane. This proposal is on narrower (single width) roads (Trowes Lane in both directions and Charlton Lane). Movement of caravans and large vehicles will create problems for which these roads are not designed. Note that these local roads are subject to national speed limit. They should be restricted to 30mph max.

3) Infrastructure and services: this site is subject to all the challenges identified in other applications in Swallowfield and Riseley.

- a. inadequate local school provision;
- b. overloaded medical services,
- c. limited food shopping,
- d. limited public transport provision
- e. the application makes no comment on water supply or sewage disposal, which Thames Water would have difficulty in addressing.

4) The site is subject to surface water flooding.

5) Wokingham Borough Council emerging Local Plan Update for 1 April 23 31 March 2040 addresses Gypsies and Travellers under policies H9 and H10. This site is not allocated and does not meet the criteria.

6) The applicant's planning statement mentions "tilted balance" in several places as justification for approving this application. The tilted balance has been applied for the previous applications on Trowes Lane. We suggest that, as respects Swallowfield, the balance is now not so much tilted as overturned.

This application should be refused.