

PLANNING REF : 252430
PROPERTY ADDRESS : 1 Foxborough
: Swallowfield, Reading, Berks
: RG7 1RW
SUBMITTED BY : Mr Bob Thomas
DATE SUBMITTED : 25/11/2025

COMMENTS:

I object to the proposed development.

I would ask that the approval process considers several factors that will adversely affect the quality of life to those of us who have made our homes in the village.

With the 20 houses already being developed in Trowes Lane, the 80 already approved to the west of the lane and now this proposal for a further 80 to the east of the lane, that is an additional 180 2 cars, all spilling out onto what is no more than a single-track country lane.

There are no schools or significant employment within walking distance and only an hourly bus service radially to and from Reading. There is no public transport connection to Wokingham. Hence every resident of these new houses will be using cars to get to work and school. The road to Spencers Wood is busy, is not lit and has only a narrow pavement. Even if the Lambs Lane School's catchment area were to be extended to include Swallowfield, it would be unsafe to allow children to walk or cycle along the Basingstoke Rd.

The village is lucky to have a surgery, but it is already oversubscribed. There is a small convenience store in the village, but it does not have facilities for fresh food, which leads to more car journeys.

The proposed development site already floods Part Lane to the extent that the road becomes impassable. The combination of the proposed development and west Trowes Lane development, together with the present Cove development, significantly increases the risk of severe flooding.

With two 80-home developments taking place at the same time by different building companies, with all access via a narrow lane, is there anyone responsible for co-ordinating and scheduling the hundreds of wagon movements that will be required over the development period? And for those of us who live in Trowes Lane and Foxborough, what provision will be in place to ensure that our access is not impeded as it has been on several occasions by the smaller Cove development? This proposal is ill-judged and I would ask that it be rejected.