

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

COMMENTS:

I wish to object on the following grounds:

- The proposal is not in the current draft plan and is outside the defined village boundaries. A 43% increase in dwellings is unsustainable for the current infrastructure. There has already been a considerable increase in the size of the village both actual and approved over recent years.
- The proposed development site already regularly floods and is within Flood Zone 2. The development will significantly increase the risk of flooding not only to nearby houses but to the village as a whole, due to run off. This is already exacerbated by the proposed Croudace development adjacent and the Cove housing construction currently underway. There is also the proposed development of Robin Lodge Nursery. The proposed subject site is sandwiched between these.

We have already had significant flooding problems over the years so why increase an already increasing risk due to global warming to the existing housing stock and particularly to those houses bordering. Houses are currently an insurable risk don't jeopardise this.

- Trowes Lane, between The Street and the site, fails to meet highway safety standards with part most definitely a single track road. This situation is already compromised by approved development let alone significantly increasing this further.
- There is already an oversubscribed Doctors surgery, poor public transport to Reading and none to Wokingham. Swallowfield is also outside primary school catchment areas. The proposed development will further add to a creaking and inadequate infrastructure as well as increasing the risk to pedestrian and cyclists safety.
- With a 'Red' categorisation to the nearby approved site, this does not bode well for the proposed site with no funds allocated for water supply or disposal infrastructure upgrades up to 2030.