

PLANNING REF : 250517
PROPERTY ADDRESS : Bound Oak
: Part Lane, Swallowfield
: RG7 1TB
SUBMITTED BY : Thomas Sloan
DATE SUBMITTED : 17/03/2025

COMMENTS:

A number of points make this development completely infeasible: 1. An already overstretched transport network. The local area suffers from heavy traffic particularly for access to the M4 at key commuting times. Not only is this a nuisance it significantly worsens air

quality and pollution. This has a direct impact on the health and wellbeing of residents. More houses only exacerbate this problem. The idea that the local train station for this development will be Mortimer is laughable. Mortimer station is already overstretched with many people being forced to park along the roads of the village. This development would not only affect Spencer's wood but also Mortimer Village.

2. Limited local services. Both primary schools and the GP surgery in Swallowfield are operating over capacity. More houses (and thus residents) would make accessing healthcare and education even harder than it already is.

3. The site is within the AWE emergency zone. A government agency has identified that this area is at threat if an accident were to occur at AWE Aldermaston or Burghfield. Is it sensible to be placing more

people in an at risk area when there are areas in the borough not within this zone?

4. The proposed site is a flood plain. Any houses built will be extremely likely to flood causing structural damage and financially harming the people living there.

5. The site is near to a primary school. More traffic along the Basingstoke Road increases the risk of accidents between motor vehicles and parents/children walking to and from the school.

To approve this application would be madness. More worrying is the precedent it would set: that developers can file ill thought out, impractical plans and expect to get results. Not only do I strongly believe that the plan presents issues for the reasons outlined above it is simply too big for Spencer's wood. Continued development will lead to our beautiful area becoming a concrete metropolis which only seeks to provide access to the M4.