

PLANNING REF : 252498
PROPERTY ADDRESS : Wolsey Cottage
: Church Road, Swallowfield, Berkshire
: RG7 1TH
SUBMITTED BY : Mrs Catherine Drew
DATE SUBMITTED : 11/01/2026

COMMENTS:

I object to this planning application for the reasons set out below:

1. This development (bearing in mind also the other developments approved and proposed in the surrounding areas) will have material negative consequences for wildlife and local residents including walkers, runners, cyclists and horse riders. The location is very close to the Winnersh, Sindlesham and Shinfield boundaries and will result in the "blurring" of the local boundaries, the loss of the rural nature of the area and the loss of agricultural land and generally of a valued green space and buffer between settlements.
2. There has been an enormous amount of development in and around Shinfield and Arborfield over the last few years (not all of which has finished yet) which has already overloaded the infrastructure of the area. The roads in the area are already overloaded. There are now insufficient schools, medical facilities (GPs and dentists) and decent public transport in the area. The car is now and will remain the major means of travel to school, work and local facilities but, with traffic congestion almost inevitable likely to get worse, this development will only increase these problems. And increase traffic pollution.
3. Infrastructure should be provided and built ahead of the development and not at the end. Developments such as this should be in places near to transport links such as the railway line in the north of the borough rather than in the countryside miles away from such links.
4. The size of this proposed development is likely to mean that there will be adverse impacts on the environment and increased pollution (including traffic and noise) from the building activities that will occur over a considerable period of time if the development proceeds.
5. The size of the development means there will a very large increase in the volume of sewage but there is already in the surrounding areas insufficient local sewage treatment capability. There will also be a material risk of pollution of the watercourses from the surface water run-off from the new roads and other "hard" surfaces.
6. Hall Farm is an extensive area of agricultural land (both arable and pasture) on either side of the Loddon with various pools, backwaters and ditches etc plus riverside vegetation, hedgerows and other wildlife corridors. The site supports a wide range of wildlife both in the water and on the land. This proposed development is likely to put at significant risk the loss of habitat and species.
7. The Hall Farm site is "prime" flood plain, particularly near the A327 (Shinfield derives from "shining fields"). Whatever flood

mitigation measures are proposed, these are likely not completely to compensate for the loss of grassland and increase in impermeable surfaces resulting from such a large scale development (the flood water has to go somewhere). The roadworks to improve the A327 some years ago were significantly delayed because of the flooding issues in this area. More building in this area of flood plain is unlikely to assist the position.