

PLANNING REF : 261171
PROPERTY ADDRESS : The Linney
: 5 Foxborough, Swallowfield, The Linney 5 Foxborough, Swallowf
: RG7 1RW
SUBMITTED BY : Mrs Linda Carroll
DATE SUBMITTED : 22/06/2026

COMMENTS:

I strongly object to Planning Application 261171 for the following reasons:

1. Highway Safety and Access

The proposal would introduce additional traffic onto narrow single-track rural lanes that lack passing places, safe pedestrian facilities, and adequate visibility. Increased vehicle movements, including large touring and service vehicles, would create significant safety risks, damage rural verges, and impede emergency vehicle access. The site access is substandard and unsuitable for larger vehicles associated with the proposed use.

2. Conflict with Countryside Protection Policies

The site lies within the Swallowfield Landscape Development Area, where development is intended to be strictly controlled to protect the countryside and prevent urban sprawl. The proposal represents inappropriate development in open countryside and fails to meet the required exceptional circumstances.

Furthermore, the Planning Statement's assertion that the site is well separated from neighbouring land uses is not the case. It is immediately adjacent to land subject to a proposal for approximately 90 dwellings. The cumulative impact of development in this area must therefore be properly assessed rather than considered in isolation.

3. Insufficient Local Infrastructure and Services

The proposal would place additional pressure on local infrastructure that is already under significant strain. Local healthcare provision is operating at or beyond capacity, and school places within Swallowfield are already limited, with some children being allocated schools elsewhere in the borough and in neighbouring counties. The application fails to provide adequate information regarding the provision of essential utilities. No clear details have been provided in regards to water supply, electricity connections, or how these services would be delivered to the site. The Planning Statement itself acknowledges that future applications should include a clear plan for service provision. In the absence of this information, the application is incomplete and the infrastructure implications, therefore cannot be properly assessed.

4. Drainage and Flood Risk

The local drainage and sewerage infrastructure is already under pressure. Replacing permeable land with hardstanding, tracks and structures would increase surface water runoff and could worsen local flooding and drainage problems. The cumulative impact on infrastructure has not been adequately assessed.

5. Previous Site Use and Land Quality

The application describes the site as largely undeveloped agricultural land. However, the land has more recently been used for green waste storage and composting activities on hard chalk standing.

6. Landscape and Ecological Harm

The development would urbanise a currently rural site through the introduction of hardstanding, fencing, utilities and associated infrastructure. This would erode the rural character of the southern

edge of Swallowfield, harm visual amenity, and potentially affect hedgerows, habitats for a wide variety of wildlife and natural drainage features.