

PLANNING REF : 261171
PROPERTY ADDRESS : 17 Curlys Way
: Swallowfield, 17 Curlys Way Swallowfield, Berkshire
: RG7 1QZ
SUBMITTED BY : Mr Jonathan Sant
DATE SUBMITTED : 07/06/2026

COMMENTS:

The proposed site is inappropriate for development of this nature due to its proximity to existing residential properties and the village centre. The introduction of a traveller site in this location would fundamentally alter the rural character and setting of the village, which is contrary to both local planning policy and the National Planning Policy Framework (NPPF) guidance on protecting the intrinsic character of the countryside. The access roads leading to the proposed site are narrow, already congested, and not designed to accommodate increased traffic from large vehicles such as caravans and towing vehicles. This raises significant concerns regarding road safety, emergency vehicle access, and increased risk of accidents. The development would place additional strain on an already inadequate road network.

The site lies close to environmentally sensitive areas, including [fields, woodland, wildlife corridors, watercourses]. The proposed development risks harming local biodiversity, increasing surface water runoff, and contributing to pollution. No adequate environmental assessment has been provided to demonstrate that these impacts can be mitigated.

The area is known to suffer from poor drainage and seasonal flooding. Hardstanding, vehicle movements, and additional wastewater from the site would worsen existing issues. The application does not provide sufficient detail on how foul water, surface water, and sewage will be safely managed.

The scale and density of the proposed pitches represent development relative to the size of the plot and the surrounding rural landscape. This conflicts with local planning policies designed to prevent disproportionate development in small villages.

Local services including schools, healthcare, and utilities are already under pressure. The application does not demonstrate that the village has the capacity to support additional demand created by the proposed site.

The development would lead to increased noise, light pollution, and general activity levels that are incompatible with the quiet, rural nature of the surrounding homes. This would significantly harm the amenity and wellbeing of existing residents.