

PLANNING REF : 261171
PROPERTY ADDRESS : 31 The Pippins
: Swallowfield
: RG7 1LW
SUBMITTED BY : Mr Gerry Allan
DATE SUBMITTED : 02/06/2026

COMMENTS:

Re: Planning Application 261171 - Land opposite Charlton Lane/Trowes Lane, Swallowfield

I object to planning application 261171.

The application site occupies a prominent and highly visible position at the junction of Charlton Lane and Trowes Lane. As shown on the submitted location plan, the site has extensive frontage to both roads and forms an important part of the rural character of this area.

The proposed development comprises five traveller pitches together with static caravans, touring caravans, day rooms, parking areas, hardstanding, boundary treatments and associated infrastructure. In combination, these elements would introduce a substantial amount of built form and domestic activity into a currently undeveloped countryside location.

I am concerned that the proposal would have an urbanising effect on this prominent gateway site and would materially harm the rural character and appearance of the area. The Council should carefully assess the visual impact of the development from Charlton Lane, Trowes Lane and the surrounding countryside, particularly given the extent of road frontage and public visibility.

I am also concerned about the suitability of the site in highway terms. The development would generate additional vehicle movements from multiple households, visitors, deliveries and service vehicles. The applicant should demonstrate that safe access, adequate visibility and suitable vehicle manoeuvring arrangements can be achieved without harm to highway safety.

Furthermore, the Council should consider the cumulative effect of this proposal alongside other development pressures in the vicinity and whether the combined impact would further erode the rural character of the Charlton Lane/Trowes Lane area.

For these reasons I respectfully request that planning permission be refused.