

PLANNING REF : 252430
PROPERTY ADDRESS : The Croft
: Charlton Lane, Swallowfield, Berkshire
: RG7 1RT
SUBMITTED BY : Dr Jane Helen Pailthorpe
DATE SUBMITTED : 09/11/2025

COMMENTS:

I oppose the planning application 252430 for the erection of up to 79 dwellings on land east of Trowes Lane.

Transport

1. There is a bus service but it is not frequent so most people rely on cars for transport.
2. There would be a significant increase in traffic flow through the village.
3. Commuter traffic leaving Trowes Lane to travel north to Reading would have to go via the main street which is narrow and has cars parked on the roadside. In rush hours and school drop off and pick up there would be a lot of congestion.
4. Commuter traffic leaving Trowes Lane to travel south to Basingstoke would go via Charlton Lane a small single track road to access the Basingstoke Rd south.

Job opportunities

1. There are no job opportunities within the village so residents would have to travel to their work place.
2. They would have to either catch a bus or go by car, both of which are costly, especially for people on low income living in the affordable housing.

Schooling

1. There are no local nursery, primary or secondary schools. Children have to travel by bus or car to school as it is too far to walk.
2. The nearest schools are all oversubscribed so children would have to travel even further away than current residents.
3. It would be difficult for children to maintain friendships as they will be living far away from their schoolfriends.

Medical facilities

1. There is a busy medical practice in the village but it is full and there is no room for expansion.

Shopping

1. There is only a small post office within the village with basic foodstuffs.
2. Residents wanting to do a weekly shop would have to travel to the other side of Junction 11 of the M4 or to Shinfield.

The development

1. Working families have, on average 2 cars per household. There are insufficient parking or garage spaces for that number of vehicles so some cars would park on Trowes Lane which is not wide.
2. The sewage pipes in the village are at full capacity so there would be risk of overspill.