

PLANNING REF : 252430
PROPERTY ADDRESS : 6 Foxborough
: Swallowfield, Berks
: RG7 1RW
SUBMITTED BY : Mr Simon Veale
DATE SUBMITTED : 09/11/2025

COMMENTS:

I wish to formally object to planning application 252430 on the following grounds, which are supported by national and local planning policy:

1. Unsustainable Scale of Development

The proposed development would result in a disproportionate increase in the size of the village. If approved, it would expand the settlement by over 30%, fundamentally altering its character and scale. This contravenes the National Planning Policy Framework (NPPF) Paragraph 15, which emphasizes that planning should be "genuinely plan-led" and reflect the "aspirations and needs of local communities."

The Wokingham Borough Core Strategy also seeks to maintain the identity of smaller settlements and avoid urban sprawl.

2. Flood Risk and Environmental Impact

The site lies within an area identified as having medium to high flood risk. Development here would increase surface runoff and exacerbate downstream flooding, contrary to NPPF Paragraphs 159-169, which require that planning decisions avoid areas at risk of flooding and ensure developments do not increase flood risk elsewhere. The application lacks robust mitigation measures and does not adequately address the sequential test required for flood-prone zones.

3. Healthcare Infrastructure Deficiency

Local healthcare services are already under strain. The nearest GP surgery is operating at capacity, and NHS data shows increasing patient-to-GP ratios in the area.

The proposed development would add hundreds of residents without any provision for expanding medical services, breaching Policy CP4 of the Wokingham Core Strategy, which requires that infrastructure be in place to support new development.

4. Insufficient School Places

Local primary and secondary schools are oversubscribed, with many families already forced to travel outside the area for education. The proposal does not include any new school provision or funding commitments, violating Policy CP6, which mandates that development must be supported by adequate educational infrastructure.

5. Car Dependency and Poor Public Transport

The site is poorly served by public transport. Bus services have been repeatedly reduced or withdrawn, leaving residents reliant on private vehicles. This undermines NPPF Paragraph 105, which promotes sustainable transport modes and discourages developments that increase car dependency. The lack of walkable access to shops,

schools, and services also conflicts with Policy CP10, which encourages development in accessible locations.

Conclusion

Planning application 252430 represents an unsustainable expansion that fails to meet the infrastructure, environmental, and accessibility standards set out in both national and local planning policy. I urge the planning authority to reject this application in order to preserve the integrity of the village and ensure responsible, community-led development.