

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

COMMENTS:

I wish to object to this application on the following grounds.

1. Overdevelopment and Loss of Village Character

Significant expansion: This development will increase the village population by more than 30%, overwhelming its rural scale.

Policy conflict: The National Planning Policy Framework (NPPF) stresses that development should be proportionate and reflect the identity of local communities (Paragraphs 15 and 127).

Local impact: This scale of growth risks turning a village into a town, eroding its heritage and community cohesion.

2. Strain on Infrastructure

Healthcare: Local GP surgeries are already stretched. Adding hundreds of residents without expanding medical services violates Wokingham's Core Strategy Policy CP4, which requires infrastructure to support growth.

Schools: Many local schools are oversubscribed. Without new school provision or funding, the development would worsen access to education, breaching Policy CP6.

Utilities and services: Sewage and drainage cannot handle the increased demand, leading to service degradation.

3. Flood Risk

Site vulnerability: The land is prone to flooding and lies within flood zones, development will increase surface runoff and downstream flood risk.

Policy breach: NPPF Paragraphs 159-169 require developments to avoid flood-prone areas and pass the sequential test. Failure to do so risks long-term environmental and financial costs.

4. Unsustainable Transport

Car dependency: The site lacks reliable public transport. Bus services have often been reduced or removed entirely, and walking or cycling options are limited (no nearby supermarkets, schools, stations, leisure facilities).

Policy conflict: NPPF Paragraph 105 promotes sustainable transport. Developments that force car use and increase emissions are discouraged.

Accessibility: Without nearby shops, schools, or services, residents would rely on cars for daily needs, increasing traffic and pollution.

5. Environmental Impact

Loss of greenfield land: Building on undeveloped land harms biodiversity and landscape value.

Policy breach: NPPF Paragraph 174 requires planning decisions to protect and enhance the natural environment.

In summary, the proposal undermines the principles of sustainable development, places excessive pressure on local infrastructure, and risks long-term environmental harm.