

PLANNING REF : 252430
PROPERTY ADDRESS : Basingstoke Road
:
: RG7 1PY
SUBMITTED BY : Mrs Eleanor Clarke
DATE SUBMITTED : 17/11/2025

COMMENTS:

Planning Application Objection

I wish to register a strong objection to this application. Swallowfield has already experienced a 43% increase in dwellings, and adding a further 79 houses is entirely unsustainable without a major and demonstrable uplift in local infrastructure.

Impact on the Community

Local services are already under severe pressure.

- Healthcare: Local GP surgeries are oversubscribed, and current provision cannot support further population growth.
- Schools: Swallowfield sits outside the catchment of any primary schools, meaning additional families will generate unavoidable transport pressures as children must travel elsewhere.
- Public Transport: There is no public transport to the district centre of Wokingham and only a poor, irregular service to Reading.
- Active Travel: Routes out of the village are unsafe for pedestrians and suitable only for experienced cyclists, directly contradicting sustainable-travel objectives.

Highway Safety

Trowes Lane, between The Street and the proposed site, fails to meet highway safety requirements (NPPF 116). It already poses risks to pedestrians, cyclists and horse riders; additional traffic from this development would worsen an unsafe situation.

Flood Risk

Parts of the site lie within Flood Zone 2. The existing field already floods across Part Lane, and this will be exacerbated by increased run-off from other recent developments (Cove and Croudace, totalling 133 homes). Approving further housing without comprehensive flood-mitigation measures would be irresponsible and contrary to national guidance.

Provision of Utilities and Infrastructure

Thames Water has categorised the nearby approved site as "Red", confirming:

- No adequate water supply,
- No surface-water drainage capacity,
- No foul-water disposal capacity, and

- No allocated funding for Swallowfield infrastructure upgrades before 2030.

The adequacy of local electricity supply is also uncertain, raising further doubt about the deliverability and sustainability of this proposal.

Conclusion

This application places disproportionate strain on a village that has already absorbed extensive growth. Without significant infrastructure investment, improved transport links, and guaranteed utility capacity, the development is unsound, unsustainable and contrary to the principles of the NPPF.

For these reasons, I urge the planning authority to refuse this application.