

PLANNING REF : 252430
PROPERTY ADDRESS : Handpost
: Basingstoke Road/Charlton Lane, Swallowfield, Berks
: RG7 1PU
SUBMITTED BY : Mrs Faith Lesley Ramsay
DATE SUBMITTED : 13/11/2025

COMMENTS:

I live in a house that has its access on Charlton Lane and so am immediately affected by this proposed development. The proposed site is not in the current draft Local Plan and actually lies outside the defined village boundary of Swallowfield.

With recent developments and planning approvals, Swallowfield has already faced a 43% increase in dwellings and another 79 homes for a small countryside village is unsustainable without a major uplift in infrastructure or change in the nature of the community.

At the moment our community is already stretched to its limits. The surgery in Swallowfield and this in surrounding areas are already oversubscribed. It is well nigh impossible to get appointments with the amount of patients they serve.

Swallowfield is outside the catchment area of any primary schools. A further 79 dwellings is likely to mean demand for another 150+ school places that don't exist. Secondary age children are having to travel considerable distances to schools. All of the above will mean there will significantly more traffic on country roads which often don't have pavements at school times.

With regards to public transport, there is no provision to the district centre of Wokingham, and only a poor and irregular service to Reading. Transport routes out of the village are unsuitable for pedestrians and are only safe for experienced cyclists. This is likely to mean new dwellings = more cars and car journeys.

The local roads are of poor quality and are typical of small village and country roads. Trowes Lane (between The Street and the site) fails to meet highway safety standards (NPPF 116), endangering pedestrians, cyclists, and horses.

The village of Swallowfield experiences regular flooding challenges as it sits on London Clay and drainage is slow and irregular. Parts of the proposed site are within Flood Zone 2. The field indicated already floods across Part Lane, and this risk will increase due to run-off from the Cove and Croudace developments (a combined 133 new houses and significantly more hard landscaping).

In terms of the provision of services to the community Thames Water has already categorised the nearby approved site as "Red", meaning it has no adequate water supply, no surface water drainage, and no foul water disposal capacity.

No local funds are allocated up to 2030 for infrastructure upgrades in Swallowfield. The adequacy of electricity supply for further development is uncertain and most of the village including the proposed development are not on the gas main.

This is not a sustainable proposal and will add to an already

stretched community, bringing additional demands on services that are unable to cope whilst adding to the deterioration of green space and nature reserves.