

PLANNING REF : 252430
PROPERTY ADDRESS : Swallowfield Medical Practice
: The Street, Swallowfield
: RG7 1QY
SUBMITTED BY : Swallowfield Medical Practice
DATE SUBMITTED : 27/11/2025

COMMENTS:

Swallowfield Medical Practice wishes to make the following representation regarding the above application.

We have significant concerns about the impact of further residential development in Swallowfield on local infrastructure and services, particularly those relating to healthcare, education, transport, and public health.

Swallowfield Medical Practice is already operating significantly above the recommended patient-to-GP ratio. The Practice's list size continues to grow, yet recruitment and physical space constraints make further expansion extremely challenging.

Any substantial increase in local population will place unsustainable pressure on the Practice and compromise the accessibility and quality of care for both existing and new patients.

We are well aware that local sewage systems are already frequently operating at or beyond capacity, requiring regular tanker removal of excess waste. This poses potential public health and environmental hazards, particularly given the site's low-lying and flood-prone nature.

Any flooding or sewage overflow events would pose a direct risk to local residents' health, including contamination of ground and surface water.

The absence of a local primary school within Swallowfield Parish results in young children travelling several miles daily to attend schools in other communities. This situation already has a negative impact on family wellbeing and community cohesion. Further development, without investment in educational facilities, would deepen these issues.

Unless significant and specific investment in infrastructure including healthcare provision, drainage, schooling, and transport is secured and implemented in advance of occupation, the development would be unsustainable and detrimental to the health and wellbeing of the local population.

Swallowfield Medical Practice therefore strongly urges Wokingham Borough Council to ensure that no additional housing development proceeds in Swallowfield until the necessary infrastructure improvements are formally planned, funded, and deliverable.

Failure to do so will place unmanageable pressure on local health services and risk further deterioration in public health outcomes.