

PLANNING REF : 252430
PROPERTY ADDRESS : Old Cottage
: Swallowfield Street, Swallowfield, Berkshire
: RG7 1QX
SUBMITTED BY : Mr Chris Davidson
DATE SUBMITTED : 27/11/2025

COMMENTS:

I wish to object to the proposed development on Trowes Lane due to the following concerns

Our village has a history of flooding. During autumn and winter, the surrounding fields act as natural soakaways, mitigating excess water. Building on these areas will remove this vital function, significantly increasing flood risk to homes, roads, and community facilities. Home insurance premiums are already high because of flood risk, and further development will worsen this situation, potentially making properties uninsurable and difficult to sell. Before any new development is considered, substantial improvements to drainage and flood prevention infrastructure must be implemented to safeguard any existing properties.

Additional housing will also put a strain on local services. There is no local schools and limited public transport that runs a reduced service. The local doctor's surgery is oversubscribed, making it difficult for residents to access timely healthcare. Adding a large number of new homes will place an unsustainable strain on these essential services, reducing quality of life for existing and future residents.

The current road infrastructure is unsuitable for the increased traffic that this development will generate. Our roads are narrow and already experience safety issues. Additional vehicles will exacerbate these problems, increasing the risk of accidents.

This proposal does not align with sustainable development principles. The cumulative impact on flooding, infrastructure, essential services, and road safety makes this application unacceptable to Swallowfield residents in its current form.