

PLANNING REF : 252430  
PROPERTY ADDRESS : Ampress Cottage  
: Charlton Lane, Swallowfield, Berkshire  
: RG7 1RT  
SUBMITTED BY : Mr Charles Ian Fullerton  
DATE SUBMITTED : 27/11/2025

COMMENTS:

This objection is submitted in the sincere hope that planning officers will NOT repeat the travesty of the Croudace planning application (#23240) , which was approved on appeal last year. The reason for approval given by the inspector, faced with a strong case from local residents, was that the three key infrastructure issues at the heart of their case (water supply/sewerage, schooling and medical services) were the responsibility, and would be resolved by, Thames Water, Wokingham Borough Council and the NHS respectively.

It has since been confirmed that the site address is in the red zone for Thames Water, meaning that adequate water supply and sewerage could not be provided, and that they have neither the budget, nor the intention, to do anything about water supply or sewerage in Swallowfield before 2030 at the earliest.

As for the absence of schools/school places in the southwest of the borough, I.e. suitable for children in Swallowfield, Wokingham Borough have confirmed that, because of an excess of school places in the north of the borough, and a falling birth rate, they have no plans for new schools in this area. WBC can therefore expect to incur huge 'bussing' cost to transport children across the borough with untold damage to their well being and a severely compromised lifestyle.

Meanwhile, Swallowfield Medical Practice remains well overloaded and there are no plans for additional services.

The sewerage issue is absolutely critical. Without a massive upgrade to the pumping station at Swallowfield, the increase loading associated with these two development plans will have catastrophic results. I submit that no one, in their right mind, can recommend this application unless they want the homes to stand empty for years into the future.

Finally, the total lack of infrastructure and minimal public transport mean that every household in the new development will need to own, and operate, at least two cars. For the previous application Wokingham Highways department calculated the level of local car ownership, and consequent vehicle movements, based on the average number of vehicles per household in the village. This is unrepresentative as a significant percentage of local residents are retirees.

A village survey of families with children established an existing average of closer to 3 vehicles per household. As any new housing is likely to be predominantly occupied by young families with working age parents, there will almost certainly be a far larger volume of vehicle movements than previously estimated, especially at peak hours. For local roads, especially the narrow section of Trowes Lane leading to

this site, this is unsustainable.

Please, let common sense prevail, and refuse this application until the essential infrastructure is in place to support it.