

PLANNING REF : 261171
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SUBMITTED BY : Mr John McDermott
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DATE SUBMITTED : 26/06/2026
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COMMENTS:

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1. Introduction

I am a local resident of Swallowfield and wish to submit comments for consideration regarding planning application 261171. My representation is based solely on material planning considerations, and I respectfully request that the following matters are taken into account when the application is assessed.

2. Development in the Countryside (CP11 / CP1 / CP3)

The applicant's Planning Statement acknowledges that the proposal does not meet the exceptions under Policy CP11. The site is located outside the settlement boundary and is separated from Swallowfield by open countryside. I respectfully request that officers consider:

- a) The degree to which the proposal introduces a new residential enclave in open countryside
- b) The impact on the rural character and settlement pattern
- c) Whether the development aligns with the purpose of CP11, which seeks to maintain the quality and openness of the countryside

3. Landscape and Visual Impact (TB10(e), CP1, CP3)

The Planning Statement itself notes that the development would:

"disrupt [the] tranquil character" of this "sensitive rural landscape".

It also confirms that visibility splays require limiting the frontage screening.

I respectfully ask that officers consider:

- (a) The effect of reduced screening on views from Trowes Lane and Charlton Lane
- (b) The cumulative visual impact when combined with other nearby developments
- (c) The degree to which the proposal alters the rural gap between Swallowfield and Riseley

4. Flooding and Drainage (TB10(d))

The applicant's documentation acknowledges:

- i) High surface water flood risk
- ii) Medium groundwater flood risk
- iii) Raising caravans by 1m indicates that the site is inherently

vulnerable.

I ask that officers consider whether the site represents a suitable and safe location for residential occupation in accordance with TB10(d) and national flood policy.

5. Sustainability and Access to Services (CP2, TB10(c), NPPF)

While the Planning Statement lists nearby facilities, in practice:

- a] Swallowfield has limited local services
- b] The medical practice is already under pressure
- c] Public transport consists of one bus per hour, Monday-Saturday, with no Sunday service
- d] There is no safe pedestrian route from the site to the village e] Local roads are narrow, unlit and rural

I respectfully request that officers consider whether the site can genuinely be regarded as a sustainable location for new residential development.

6. Cumulative Development Impact (NPPF 33, 130)

Within approximately 100m of the site:

- 80+ new homes have recently been approved on appeal
- A further 80+ homes are currently under consideration, directly adjoining this application site
- This equates to 169 new dwellings in a small rural parish with limited infrastructure.

I ask that officers consider:

- [a] The combined impact on traffic, drainage, local services, and landscape
- [b] Whether additional development in this location remains appropriate given the scale of recent and proposed growth

7. Existing Gypsy and Traveller Provision

Swallowfield already accommodates a long established Gypsy and Traveller site (I believe to be well over 30 years old).

I respectfully request that officers consider:

- a) The distribution of provision across the Borough
- b) Whether further concentration within a single small parish aligns with the objectives of TB10 and PPTS

8. Highways and Access

Trowes Lane and Charlton Lane are:

- (a) Narrow
- (b) Unlit
- (c) Without footpaths
- (d) Used by walkers, cyclists and horse riders

With significant new housing already approved nearby, I ask that officers consider:

- The cumulative impact on road safety
- The suitability of the access at a junction
- The ability of the lane network to accommodate additional vehicle movements

9. Five Year Supply and the Tilted Balance

The applicant places significant weight on the temporary shortfall

in Gypsy and Traveller pitch supply.

However, their own Planning Statement notes that:

- a} The shortfall is temporary
- b} The emerging Local Plan allocates 86 new pitches
- c} TB10 remains in full effect

I respectfully request that officers consider whether the tilted balance outweighs the identified harms in this specific location.

10. Conclusion

In summary, I respectfully request that officers consider the following material matters when determining the application:

- {a} Conflict with CP11 and the protection of the countryside
- {b} Acknowledged landscape harm
- {c} Flood risk and drainage constraints
- {d} Limited sustainability and infrastructure capacity
- {e} Cumulative impact of 169 nearby dwellings
- {f} Existing Gypsy and Traveller provision in the parish

{g} Highways and access constraints

{h} The temporary nature of the five year supply shortfall

Thank you for considering this representation.

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