

COMMENTS:

My objection is based on the following material planning considerations:

Unsustainable Location & Lack of AccessibilityThe proposed site is located in an unsustainable location, positioned a significant distance from essential nearest supermarkets and Bohunt school over 3.5 miles away. Whilst this is not a significant distance, it is too far to walk safely as access would be via country roads without pavements or safe cycling routes, and public transport to the school is non-existent. This directly conflicts with local planning policies that require residential developments to be located in sustainable areas to prevent an over-reliance on private vehicles.

Highway Safety and Traffic Concerns

The local road network is inadequate to support the additional vehicle movements, including towing vehicles and larger transit vehicles, associated with this site. The surrounding roads, particularly Trowes Lane, are narrow and lack pavements or adequate street lighting, creating additional safety hazards for motorists, cyclists, and pedestrians.

Negative Impact on the Character of the Area and Landscape

The proposed development lies outside the built-up limits of the village within the open countryside. The introduction of hardstanding, static and touring caravans, has the potential to have a negative impact on the rural character of the area and contrary to Wokingham Borough Council's local plan and undermines the purpose of designated Green Belt areas.

Strain on Local Infrastructure and Environmental Resources

Following significant development of new build houses in a small village, 32 houses have been built on the Pippins Development and a further 81 approved at the Trowes Lane site, the local infrastructure is currently operating at capacity. The recent influx of new residents has already put unsustainable pressure on nearby GP surgeries and oversubscribed local schools and this is before completion and full occupation of the Trowes land site. In addition there will be

additional requirements for mains water and sewage. For the reasons outlined above, I respectfully urge the Planning Committee to refuse this application

PLANNING REF : 261171

PROPERTY ADDRESS : 7 Curly's Way
: Swallowfield, Berkshire
: RG71QZ

SUBMITTED BY : Mr Martin Westacott

DATE SUBMITTED : 18/06/2026

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