

PLANNING REF : 261171
PROPERTY ADDRESS : 6 The Pippins
: Swallowfield, Reading, Berkshire
: RG7 1LW
SUBMITTED BY : Miss Nikki Dance
DATE SUBMITTED : 08/06/2026

COMMENTS:

I wish to formally object to the application for the change of use of land to a caravan site comprising five Gypsy and Traveller pitches, including static caravans, touring caravans, day rooms, parking, access and associated works.

My primary concern is that this development is not suitable for this location and would have a significant adverse impact on the character of Swallowfield. Swallowfield is a small rural village with a strong community spirit and a countryside setting that residents greatly value. The introduction of a five-pitch caravan site, together with the associated buildings, hardstanding, parking areas and infrastructure, would represent a substantial and permanent change to the nature of the area and would be out of keeping with the village's rural character.

I am also extremely concerned about the capacity of the local infrastructure. In recent years, the newly built housing developments on Trowes Lane have already placed additional pressure on local services and infrastructure. Residents are experiencing increasing strain on local amenities, including access to GP services, and the village has limited facilities available to support further development.

In addition, I have serious concerns regarding drainage capacity. The local drainage system is already under pressure, and there are concerns that existing infrastructure is struggling to cope with recent development in the area. I do not believe sufficient evidence has been provided to demonstrate that the drainage network can accommodate the additional demand created by five new pitches and associated facilities. The increase in hardstanding, access roads and parking areas could also increase surface water runoff, placing further strain on local drainage systems and potentially increasing the risk of flooding or drainage issues.

Taken together, the impact on the rural character of the village, the increasing pressure on local infrastructure and services, and the concerns regarding drainage capacity make this an unsuitable location for this development.

For these reasons, I respectfully request that the Council refuses this application.