

PLANNING REF : 252430  
PROPERTY ADDRESS : Oak Cottage  
: Basingstoke Roa Swallowfield, Reading  
: RG7 1PY  
SUBMITTED BY : Mr Steve Peake  
DATE SUBMITTED : 28/11/2025

COMMENTS:

I urge the planning committee to apply common sense in their assessment of this application.

As you will see from the 100+ submissions objecting to this development, the Village does not have the infrastructure to cope with yet another significant housing estate. There is already one such site nearing completion and another one which was recently signed off, despite the objection of the local population, just about to start. Without either of these coming online many if not all of the local infrastructure elements, ( Public transport, Traffic management, Availability of schools, Flood control, Water and Electricity supply, Inadequate Roads & pavements, etc.) are already overwhelmed.

I also note that the submission claims to include 40% "affordable housing". I see that the cheapest houses in the just being completed site are being valued at 600,000. I do not see this can be classed as "affordable". I therefore submit to you that none of the planned houses will be truly affordable, I myself have a son and he and his partner who despite them both having better than the national average paid jobs and no children would not be able to afford any of the

houses planned for this development. This fact is driven by the high uplift that properties in Swallowfield attract and the only way a truly affordable property could be built in this area would be if it was a block of flats. The property developers are very much aware of this and target Swallowfield because they see that, because of this uplift Swallowfield attracts as a small rural village, they can get increased returns on developments here rather than build them in places where the infrastructure already exists. Ironic as they are in fact destroying the very essence of life they are selling in the marketing of such developments.

To even consider approving this development would be laughable if it wasn't such a serious issue to the local population. And please remember these are the very people who elected this council to look after their best interest. Approving this development would have an immediate detrimental impact on their quality of life and standard of living !!

It might also be worth remembering that while "quality of life" isn't explicitly named as a single human right, it is the result of many

recognized human rights, such as the right to an adequate standard of living, which includes the rights to medical care and education both of which are things that would be eroded for the existing population should this development be approved. As would the access to clean water and an adequate sewage system.

As our elected representatives I believe you would be considered as failing in your duties if you allow this submission to be approved.