

PLANNING REF : 252430
PROPERTY ADDRESS : Barn Cottage
: The Street, Swallowfield, Berkshire
: RG7 1QY
SUBMITTED BY : Mr Richard Charles Catling
DATE SUBMITTED : 28/11/2025

COMMENTS:

I wish to raise my objection to the above outline application for 79 dwellings.

Having been a resident of Swallowfield for over 35 years I have experienced the expansion of the village and the adverse effect this has had on the amenity that is village life.

My principal objections are as follows.

1. This proposal cannot be considered in isolation. This development is additional to a number of other proposed developments in and around the village. There are numerous other building developments either being constructed or soon to be started in Spencers Wood and Arborfield. These can only put further strain on the local transport system, utilities such as schools, medical practices and environment etc.

2. I understand the development is considered outside the village settlement and is contrary to WBC's current planning policy and therefore any application should be rightfully be rejected. Acceptance of the application would set a precedent for future applications and would put into question the validity of WDC's own planning policy.

3. Road access to this site via Trowes Lane is a small lanes and is unsuitable. It will provide additional traffic onto The Street and local roads.

4. The current utilities within the village are being used at full capacity. Due to the poor reliability of the village sewage system Thames Water regularly need to resort to using sludge tankers to remove sewage. On occasion this has been necessary for over three weeks and has been on a 24/7 basis.

5. As our house is close to the mini roundtable end of The Street over the years we have experienced flooding in The Street and Part Lane. This is real and ever present risk. Building on this green field site can only increase this major risk.

6. We live in an attractive small rural village, the location of this development at the edge of the village will adversely affect the very character, appearance and nature of our village.