

PLANNING REF : 252430  
PROPERTY ADDRESS : 11 Trowes Lane  
: Swallowfield  
: RG7 1RJ  
SUBMITTED BY : Mr Leonard Hedges  
DATE SUBMITTED : 15/11/2025

COMMENTS:

I wish to object to the proposed development of 79 dwellings on Trowes Lane, Swallowfield, for the following material planning reasons:

1. Disproportionate Scale & Cumulative Impact

Swallowfield is a very small rural village that has already absorbed significant recent development, including 81 and 20 homes approved nearby. Adding another 79 homes represents disproportionate growth, fundamentally changing the rural character and exceeding what local infrastructure can support. The cumulative impact has not been adequately addressed in the application.

2. Flooding Risk

Trowes Lane is known to flood regularly, often becoming impassable. Additional hardstanding and surface runoff from a development of this scale poses a serious risk of worsening local flooding. The drainage strategy does not convincingly demonstrate how flood risk will be managed on-site or downstream.

3. Wastewater & Sewer Capacity

Residents already experience wastewater backing up, including occasions where toilets cannot be flushed due to overloaded sewers. Local sewage infrastructure is demonstrably at capacity. Approving further housing without confirmed upgrades risks worsening an already unacceptable situation.

4. Insufficient Public Transport

Swallowfield has minimal public transport, offering residents very limited alternatives to car use. This site is therefore inherently unsustainable, contrary to national and local policies that prioritise development where sustainable transport choices exist.

5. Pressure on Local Healthcare

Local GP services are already overstretched, with residents struggling to secure appointments. No evidence has been supplied to demonstrate that healthcare infrastructure can accommodate the increased demand.

6. Limited School Capacity & Safe Travel

The application does not clearly identify where additional children will be schooled or how they will safely travel there. The route to local schools relies heavily on narrow rural roads, and the lack of footpaths and public transport raises safety and sustainability concerns.

## 7. Lack of Local Services

Swallowfield offers very limited shops and essential facilities, meaning almost all daily needs require travel by car. This increases traffic generation and undermines the sustainability credentials of the proposal.

## 8. Highway Safety & Traffic

Trowes Lane and surrounding rural roads are narrow, winding, and not designed for the traffic associated with a development of this size. Increased vehicle movements will impact road safety, congestion, and the character of the village road network.

## 9. Loss of Agricultural Land

The proposal removes valuable agricultural land. Protecting such land aligns with environmental and food-security priorities and supports the rural identity of Swallowfield.

## 10. Parking Pressure & Layout Concerns

The proposed parking provision appears insufficient for modern family car ownership in a rural location with almost no public transport. Undersupply of parking typically results in roadside overspill, creating safety hazards within and around the development.

## Conclusion

For the reasons above, this development is unsustainable, disproportionate, and harmful to both the character of Swallowfield and the ability of local infrastructure to function effectively. I respectfully request that the planning authority refuse this application.