

PLANNING REF : 261171
PROPERTY ADDRESS : Handpost
: Basingstoke Road, Swallowfield, Berks
: RG7 1PU
SUBMITTED BY : Mrs Faith Lesley Ramsay
DATE SUBMITTED : 04/06/2026

COMMENTS:

RE: Planning Application 261171 - Land Opposite Charlton Lane,
Trowes Lane, Swallowfield

I object to this application because of concerns regarding highway safety, cumulative development, flooding and drainage issues and the overall impact on the local area.

Charlton Lane and Trowes Lane are narrow rural roads used frequently by local residents, agricultural vehicles, horse riders, cyclists and pedestrians. Visibility can be challenging in places and passing opportunities are limited. I currently walk my dogs along these roads and like many others am often forced into ditches or uncut verges by existing road traffic.

The proposal would introduce five permanent residential pitches together with associated vehicle movements, visitors, service vehicles, including regular septic tank vehicles, deliveries and larger caravan-related traffic. This would inevitably increase activity on roads that are not designed for significant levels of development.

I am also concerned that the application does not adequately consider the cumulative impact of traveller development in the wider area.

Existing traveller sites already exist within the southern part of Wokingham Borough and additional provision is proposed through the emerging Local Plan process which is in advanced stages prior to being adopted. The Council should carefully assess whether further traveller development in this locality would alter the character of the area and place additional pressure on local infrastructure. Whilst I recognise the need for traveller accommodation, this need should be met through appropriate locations identified through the plan-led process rather than through piecemeal development in sensitive countryside locations.

Residents of Swallowfield are very familiar with the area's drainage problems. Much of the surrounding land sits on London Clay, resulting in poor natural drainage and significant surface water issues during periods of prolonged rainfall. My own house has been flooded resulting in substantial damage to the entire ground floor and an insurance claim in excess of 75k.

The fields along Charlton Lane frequently experience standing water and seasonal flooding during the winter months. Waterlogged ground conditions are common and drainage ditches regularly carry substantial volumes of surface water. I have drainage ditches both within my property and along its boundary on Charlton Lane and these are frequently full.

The applicant's own Planning Statement acknowledges that

pre-application discussions identified a history of surface water flooding affecting the site. Whilst a Flood Risk Assessment has been submitted, I am concerned that theoretical modelling may not fully reflect actual conditions experienced locally during wet winters which are increasing in frequency and severity.

The proposed development would replace undeveloped land which acts as a water sink with hardstanding, access roads, residential structures and associated infrastructure. There is concern that this could increase runoff, place additional pressure on local drainage systems and create future flooding problems either on the site itself or elsewhere in the area.

Given the known drainage characteristics of Swallowfield and the increasing frequency of extreme weather events, I believe a precautionary approach should be taken. I therefore request that planning permission is refused or, at the very least, that the drainage and flooding implications are subjected to the highest level of scrutiny before any decision is made.

For these various reasons I respectfully request that planning permission is refused.