

PLANNING REF : 252430  
PROPERTY ADDRESS : Grange Cottage  
: The Street, Swallowfield, Berkshire  
: RG71RE  
SUBMITTED BY : Mr Peter Allen  
DATE SUBMITTED : 24/11/2025

COMMENTS:

I am writing to formally object to the above planning application for 79 homes on land south of Foxborough, Swallowfield. I believe this development is unsustainable and would have a significantly detrimental impact on the local area for the following key reasons:

1. Conflict with the Local Plan and Unsustainable Growth:

The application site lies outside the defined settlement boundary of Swallowfield and is not allocated for development in the current draft Local Plan. Swallowfield has already experienced a 43% increase in dwellings in recent years, which has placed considerable strain on local infrastructure. Adding a further 79 homes is unsustainable without a commensurate and prior investment in essential services and infrastructure, which is not forthcoming.

2. Severe Strain on Local Services and Infrastructure:

Healthcare: Local GP surgeries are already oversubscribed and cannot absorb the additional patient load from 79 new households.

Education: Swallowfield falls outside the catchment area for any primary school, meaning children from this development would place further pressure on already oversubscribed schools in neighbouring villages.

Utilities: Thames Water has categorised a nearby approved site as "Red", confirming there is no adequate water supply, no surface water drainage capacity, and no foul water disposal capacity. Furthermore, no funds are allocated for upgrades in Swallowfield until at least 2030. The adequacy of the electricity supply is also a serious concern.

3. Inadequate and Unsafe Transport Links:

Public Transport: There is no public transport link to Wokingham, the district centre, and only a poor and irregular service to Reading. This will force a high dependency on private car use, contradicting sustainability goals.

Highway Safety: Trowes Lane, the primary access route, fails to meet the safety standards set out in the National Planning Policy Framework (NPPF Paragraph 116). It is unsuitable for the increase in vehicle traffic and is dangerous for the existing pedestrians, cyclists, and horse riders who use it.

4. Significant Flood Risk:

Parts of the site are within Flood Zone 2. The field already floods across Part Lane, and this risk will be exacerbated by surface water

run-off from this development, compounded by the runoff from the recently approved Cove and Croudace developments (133 houses). This poses an unacceptable flood risk to the new residents and existing properties downstream.

In conclusion, this proposal represents an unplanned, unsustainable development that would harm the character of our village, overwhelm local services, and create serious safety and flood risks. It conflicts with core planning principles and the emerging Local Plan.

I urge the Council to refuse this application.