

PLANNING REF : 252430
PROPERTY ADDRESS : Curly's Way
:
: RG7 1QZ
SUBMITTED BY : Mrs Janine Scott
DATE SUBMITTED : 18/11/2025

COMMENTS:

This plan has too many houses and represents too big a scale for the village and is unsustainable development given the current position and also the recently approved housing developments in the village. Swallowfield is a small village and has previously been designated as a limited development location for good reason; despite this the village is already subject to a 43% increase in the number of dwellings due to recent approvals (Cove and Croudace) and the further 79 homes under this proposed development would cause significant

problems to already overloaded road, school, water, drainage and medical/GP infrastructure. The development is outside the existing village boundary and is on land which has been used for agriculture in the last 10 years, so this is the wrong location for such a big development.

Flooding: Swallowfield and in particular the field and the lane next to the development flood regularly. This development will only add to the already existing risk of flash flooding. Traffic:

Swallowfield residents have to use cars for most journeys. Riders on horses and cyclists use the lanes. Village lanes on the sides of the development are very narrow and not suitable for a major increase in car traffic and the main roads out of the village are not suitable for pedestrians or inexperienced cyclists. The main roads past Swallowfield have major bends and accidents happen regularly - more car traffic from this development will only add to the level of danger for users and increase the number of accidents.

Sewage: The existing sewage disposal capacity in Swallowfield is already overloaded as Thames Water sends trucks a number of times a year to deal with capacity problems; this development has no associated planned water infrastructure to deal with the inevitable increase in sewage requirements.

Schools: Swallowfield no longer has a pre-school and is not in catchment for any primary schools, and access to primary and secondary schools is significantly problematic. Where are the children living in this planned development going to go? Inevitably this will add to the number of car journeys required and hence traffic risk.

GP access: The existing medical centre is already oversubscribed (not counting the new residents of the already approved developments) -

this is a further issue where there is insufficient infrastructure to support a new development of this large scale.