

PLANNING REF : 261171
PROPERTY ADDRESS : Yewtree Farm
: Part Lane, Swallowfield
: RG7 1TB
SUBMITTED BY : Mr Rob Chapman
DATE SUBMITTED : 10/06/2026

COMMENTS:

Dear Planning Team,

I am writing to formally object to the proposed development of five gypsy and traveller pitches at Trowes Lane, Swallowfield.

Key objections:

Overdevelopment in a rural setting

Density and scale are disproportionate to the surrounding sparsely populated countryside

Five pitches plus associated infrastructure materially change the character of the site

Conflicts with policies protecting the rural landscape and low-density development pattern

Harm to visual character

Bulk, layout and hardstanding create an urbanised appearance

Design, materials and boundary treatments are not in keeping with the local vernacular

Development would be visually intrusive within an otherwise open and undeveloped area

Loss of residential amenity

Increased noise, activity and disturbance, particularly evenings/weekends

Reduced privacy for neighbouring properties

Risk of light pollution, litter and fly tipping impacting the wider area

Unsuitable intensity and site use

Scale of development likely to drive higher turnover and transient occupancy

Risk of reduced stewardship and ongoing site management concerns

Infrastructure and access constraints

Increased traffic on narrow, already pressured rural roads

Access arrangements raise safety and congestion concerns

Additional strain on local infrastructure and services

Pressure on local services

Limited capacity in local schools and public services
Additional demand would not be adequately supported by existing provision

Conflict with local planning intent

Development does not align with established settlement patterns
Fails to respect the character, tranquillity and openness of the countryside

Additional considerations (often raised in similar cases):

Precedent risk - approval could open the door to further similar developments in nearby rural plots
Landscape and ecology impact - loss of natural habitat, hedgerows or green space (if applicable)
Drainage and utilities - potential challenges with surface water run-off, waste, and site servicing

Highway safety - cumulative impact of larger vehicles, caravans and manoeuvring on rural lanes

Summary

The proposal represents an over-intensive, visually harmful and infrastructure strained development that is incompatible with the rural character of the area.

For these reasons, I urge the planning authority to refuse the application.

Kind regards,
Rob Chapman