

PLANNING REF : 250517
PROPERTY ADDRESS : The Shielling
: The Shielling Lambs Lane Swallowfield, Reading, Berkshire
: RG7 1JB
SUBMITTED BY : Ms Amanda Knowler
DATE SUBMITTED : 26/03/2025

COMMENTS:

I do not support planning application (250517) for 420 homes and associated developments on land west and south of Spencers Wood.

My reasons for objecting are:

The site is within the enlarged Burghfield AWE, DEPZ (detailed emergency planning zone), and forbids major residential developments in these locations. Their importance was supported in February 2021 when A High Court Judge dismissed an attempt by developers to overturn the enlarged planning zone to enable planning to proceed for a Garden Settlement in Grazeley. This is the only atomic weapons establishment that borders Wokingham Borough, with the rest of the borough free from such development constraints. These zones are there for exceptionally sound reasons and, in a world of heightened security risks, their purpose should be respected at all costs and defended from opportunistic developers.

This development will be dependent on existing infrastructures of road networks, schools and medical practices, which are already at capacity. Highways safety risks will increase, school places and doctors' appointments will have to be sought further afield as current provision is already at capacity.

There is no need for another employment location in this part of the borough. Lambs Farm Business Park on the west side of B3349 after recent expansion regularly has numerous business units to let. Employment provision in this rural location already exceeds demand. The local environment and landscape habitat would be adversely affected. River pollution risks from the sloping elevation towards the river Loddon would be high. Climate change with increased prevalence of heavy rainfall can only exacerbate the hazards caused by rainfall run off. Wildlife would be displaced and biodiversity become degraded.

This development is not sustainable and it is not in the Local Plan.

The Planning Framework Policy only recommends presumption in favour of development when the planning application aligns with the council's planning policies. This planning application does not meet these requirements and should be refused. Failure to do so means the planning authority will have ignored its own planning policies.