

PLANNING REF : 251413
PROPERTY ADDRESS : Parish Office
: Swallowfield Street, Swallowfield, Reading
: RG7 1QX
SUBMITTED BY : Swallowfield Parish Council
DATE SUBMITTED : 14/08/2025

COMMENTS:

Swallowfield Parish Council object to this application for the following reasons:

1. Location: the location on the outskirts of the village is inappropriate for this business. The road (Part Lane) is too narrow for large machinery or lorries. Even with noise abatement measures such as acoustic fencing, the activities of chipping and splitting, along with movement within the site, would give rise to continuous irritating noise to the detriment of neighbouring households. Although the applicant is proposing a reduced amount of hardstanding (NOTE: a requirement for any hardstanding should be that it is permeable to reduce water run-off) it will still be visually unattractive and damage the character of the area. Also, although the applicant has removed the proposal for unsightly bunds around parts of the site, the proposed acoustic fencing will also be visually intrusive.

2. Flooding: the latest flood survey addresses only the northern part of the site. We will leave it to the EA to comment on the adequacy of the new assessment, but ask that WBC and the EA review it in the light of comments provided in application 231233 by Swallowfield Parish Council, which include comments from Graham Stanley, the chairman of our parish Flood Resilience Group.

3. Biodiversity: The constant noise and disturbance from this type of operation is likely to make the site less attractive to wildlife and therefore reduce biodiversity.

As has been pointed out in relation to previous applications for this site, some of the submitted documents refer to the site having an area of 0.4 hectares. This is incorrect: the site area is probably around 1.33 hectares. The incorrect figure is used in the PDA by ET Planning. The latest Flood Risk Assessment has photographs and diagrams which show the area as only the north part of the site. These documents and any other incorrect documents should be corrected and revised appropriately.