

PLANNING REF : 260386
PROPERTY ADDRESS : Grange Cottage
: The Street, Swallowfield, Reading, Berkshire
: RG7 1RE
SUBMITTED BY : Mr Peter Allen
DATE SUBMITTED : 28/03/2026

COMMENTS:

I am writing as a local resident to object to the planning application at Wyvols Court Farm (Ref: 260386). While I appreciate the importance of supporting our local economy, I believe the scale and nature of this particular proposal is entirely at odds with a rural parish like Swallowfield.

My concern is the significant expansion onto previously undeveloped greenfield land. The proposal involves large industrial units with a ridge height of 10 metres on an elevated site, which would make them a permanent and overbearing fixture on the skyline. This would be visible for miles across the Loddon Valley and from our well-used public footpaths. In a village with limited development status, this level of encroachment into the open countryside feels disproportionate and would cause irreversible harm to the character of the area and the setting of the Grade II listed Wyvols Court.

A previous appeal for residential development at the adjacent Wyvols Field

(Ref: 162360) was dismissed, with the Inspector placing significant weight on preserving the significance and setting of Wyvols Court. This application would contradict that inspector's findings.

Furthermore the proposal would be incompatible with the nearby village properties. We already deal with noise and light pollution from the existing units, and reclassifying the site for "General Industrial" use would only intensify the disturbance. The prospect of additional floodlighting, vibration, and potential emissions so close to the village is a very real worry for us.

The impact on the B3349 cannot be overstated. It is a narrow, busy road with several dangerous bends that already struggle with current traffic levels. Adding an extra layer of heavy goods vehicles is a genuine safety risk. The B3349 already has a well documented history of crashes along this stretch. Finally, our local drainage and sewerage infrastructure is broken. Building on this scale, on the higher ground will add to the water runoff issues we already face further down in the village, further threatening our homes with flooding.

When you weigh these very real local impacts against the claimed benefits, the balance simply doesn't add up. This development would fundamentally alter the peaceful, rural nature of Swallowfield, and I would urge the Council to refuse the application.