

PLANNING REF : 261171
PROPERTY ADDRESS : Oakely
: Basingstoke Road, Reading, Berkshire
: RG7 1AA
SUBMITTED BY : Mr Matthew Meredith
DATE SUBMITTED : 02/06/2026

COMMENTS:

Land opposite Charlton Lane/Trowes Lane, Swallowfield

I object to planning application 261171.

The application site occupies a highly prominent position at the junction of Charlton Lane and Trowes Lane and is clearly visible from the surrounding road network and countryside. With extensive frontage to both roads, the site makes a positive contribution to the open rural character of this part of Swallowfield.

The proposed development, comprising five traveller pitches together with static caravans, touring caravans, day rooms, parking areas, hardstanding, boundary treatments and associated infrastructure, would introduce a significant amount of built development and domestic activity into an undeveloped countryside location. The scale and extent of the proposal would fundamentally alter the character of the site and would be out of keeping with its rural surroundings.

I am concerned that the proposal would result in an unacceptable urbanising effect on this prominent gateway location. The introduction of caravans, buildings, vehicle parking, access arrangements, fencing and other associated infrastructure would be highly visible from both Charlton Lane and Trowes Lane and would erode the open and rural appearance that currently characterises the area.

The visual impact of the development should be carefully assessed, particularly given the site's extensive public visibility and its contribution to the wider countryside setting. In my view, the proposal would cause significant harm to the character and appearance of the local landscape and would represent an intrusive form of development in a sensitive rural location.

I also have concerns regarding highway safety. The development is likely to generate additional vehicle movements associated with multiple households, visitors, deliveries and service vehicles. The applicant should demonstrate that safe access arrangements can be achieved, that adequate visibility splays can be provided, and that the proposal would not prejudice the safe operation of Charlton Lane and Trowes Lane.

In addition, the Council should consider the cumulative impact of this proposal alongside existing and proposed development in the locality. Incremental development of countryside sites can collectively result in a gradual erosion of rural character, and the combined effect of development pressures in this area should be fully assessed.

For these reasons, I respectfully request that planning permission be

refused.