

PLANNING REF : 250517
PROPERTY ADDRESS : The Shieling
: Lambs Lane Swallowfield, Reading, Berkshire
: RG7 1JB
SUBMITTED BY : Mr Roderic Vaughan
DATE SUBMITTED : 25/03/2025

COMMENTS:

I wish to register my objection to this planning application (250517).

The site is not included in the Local Development Plan (LDP) and, is therefore opportunistic and speculative. It is also not sustainable. The local road network is inadequate for an additional daily 1,000 vehicle movements, posing severe highway safety risks, particularly in the vicinity of Wellington Industrial Site and the various retail outlets on the east side of the B3349 in Spencers Wood and further along to the north towards Three Mile Cross. The mitigation schemes for this development do not integrate with and, are not required by the local community. There is already adequate provision of sports pitches at the Shinfield, Strategic Development Location.

It refers to reliance on existing services such as Lambs Lane Primary School which is virtually full and Swallowfield and Shinfield Medical Centres which are at capacity where it takes weeks to arrange an appointment.

It is a stand-alone development that is random in nature and contiguous to an area of low housing density that currently provides a smooth transition into the open countryside. This development will lead to a hard urban edge close to the river Loddon and rural village of Swallowfield.

In addition to vehicle movements generated by 420 new homes, the 1hectare business park would impact road safety negatively with increased commercial and heavy goods vehicle movements in close proximity to the local primary school in Back Lane. The proportion of children walking to the school is already very low and, will inevitably reduce further, as the local road network will not cope with its inadequate provision for vehicles, pedestrians and cyclists. The business park, east of the B3349 and, to the south of the site, is opposite the long established and much expanded Lambs Farm Business Park, which is no longer operating at full occupancy following more recent expansion, with numerous units regularly available to let. Thus, clearly demonstrating provision for business space is exceeding demand.

Plans for a Garden Village comprising circa 4,000 homes at Hall Farm (around 3 miles distant) are included in the Local Plan, with integrated infrastructure schemes for roads and other services. Thus, providing a sustainable development for much needed homes in the right location.

The area has with the Shinfield and Arborfield Strategic Development Locations and continues with the Hall Farm Garden Village to make a huge contribution to the provision of homes in a planned manner in this part of the borough.

The site is within the enlarged Burghfield AWE, DEPZ (detailed emergency planning zone), which prohibits major residential developments. A High Court Judge rejected an attempt by developers (including Crest Nicholson) in February 2021 to overturn the enlarged planning zone to allow planning to proceed for a Garden

Settlement in Grazeley. These zones are extremely rare and are there for exceptionally sound reasons and, in a world of heightened security risks, their purpose should be respected at all costs.

Such a development, at this location would impact very badly on the local environment and landscape habitat. Its elevation north to south and proximity (approx. 100 metres) to river Loddon would result in run off and river pollution. It would also lead to the displacement of wildlife and diminution of wildlife corridors. Furthermore, the biodiversity in this rural location would be degraded and no amount of offsetting in other locations justifies the damage that would be done here.

Thank you for reading and considering my comments.