

PLANNING REF : 250517
PROPERTY ADDRESS : The Shieling
: Lambs Lane Spencers Wood, Reading, Berks
: RG7 1JB
SUBMITTED BY : Miss Amanda Knowler
DATE SUBMITTED : 09/04/2025

COMMENTS:

The proposed development has its merits until you drop it into the edge of the settlement of Spencers Wood and march it towards the river Loddon a short distance from its south west boundary and the rural parish of Swallowfield. It is clearly out of all proportion to what might be acceptable at this location and does not accord with the council's policy on development limits (CC02); para.2, "Planning

permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments, is within development limits and respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape". With the development located within the AWE DEPZ and, encroaching deep into the countryside, away from the village of Spencers Wood with modest development status and, towards Swallowfield, with limited development status, it should not be allowed to proceed.

Another factor against proceeding is the sites is on good agricultural land that has grown arable crops in recent years. The government published a roadmap for agriculture for the next 25 years in Autumn 2024. It aims among other things to increase home production from

the perilous current low level of self-sufficiency of around 58% to a much higher amount. This is deemed imperative to help the UK in future absorb major shocks to food supplies in a changing world. If the planning application 250517 is granted then there must be conditions to safeguard the area and mitigate as much as possible against negative impacts on the character of the area and local road network. These should include: i) no development to be undertaken until utilities infrastructure are up to capacity; ii) removal of employment area as already five nearby (2 within 50 metres, Alancha and Lambs Farm; 1, within 200 metres, Heron Industrial ; 1 within 400 metres, Wellington Business Units; 1 within 600metres, Wyvols Court Business Park); iii) close off access to Back Lane for all vehicles, except cars and introduce a permanent 20mph speed limit with traffic calming humps in Back Lane to prevent what has become a rat run to a major route to and from the A33; to safeguard highway safety in the vicinity of Lambs Lane School