

PLANNING REF : 250517
PROPERTY ADDRESS : The Shieling
: Lambs Lane Swallowfield, Reading, Berks
: RG71JB
SUBMITTED BY : Mr Roderic Vaughan
DATE SUBMITTED : 10/04/2025

COMMENTS:

1. AWE (DEPZ); the site is within the zone and the proposal comprises a major development and is contrary to the requirements in the council's policy TB04 (MDD Local Plan). The applicant's evacuation plans are inadequate for this largescale development with all routes out being towards AWE a short distance to the north west.

2. Does not accord with council's policies on development; for example, CC01 (presumption in favour of sustainable development), CC02 (development limits), CC04 (Sustainable design and construction). The site was excluded from consideration for the Local Plan and, although it is contiguous with the settlement of Spencers Wood, the village only has moderate development status; the proposal is for a major development that would normally only be allowed if included in the local plan. 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. This is not the case here. Moreover, planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments appropriate for its location. This is not the case here. If

sustainable is to mean what is defined by sustainable, that developments undertaken will not have a negative impact on its local environment after completion, then this proposal fails that test. Improvements to road junctions leading from the site at Body's Farm entrance and with the B3349 and Back Lane won't on their own solve the problem of traffic backing up on the ancient B3349 due to bottlenecks along the route to the M4 to the north.

3. Impact on local road network; the scale of the proposed development with its 420 dwellings, 80 bed care home and employment area, primary school, service hubs is bound to result in at least a further 1,500 plus daily vehicle movements. This would be intolerable at this location. Should the proposal be allowed, then a number of measures should be introduced to mitigate the negative impacts on the local

road network: i) 30 mph speed limit extended south to the junction of B3349 with Swallowfield Street; ii) close off Back Lane immediately past the entrance to Lambs Farm Business Park to all commercial

vehicles including heavy goods vehicles, with speed humps and width restriction at junction of Back Lane and Lambs Lane. This would stop what is now a rat run to becoming a major route to and from the A33. Thus avoiding the use of roads that are in effect unclassified and not intended for major routes.

4. The site is on good agricultural land that has been used for arable farming up to 2024. Securing adequate levels of food production in England has preoccupied successive governments in recent years due to very low self-sufficiency levels of less than 60%. A 25 year plan to increase production was published in autumn

2024 to meet the challenges of changing world with its fragile supply chains. These are my reasons for objecting to their planning application