

PLANNING REF : 252430
PROPERTY ADDRESS : The Shieling
: Lambs Lane Swallowfield, Reading, Berkshire
: RG7 1JB
SUBMITTED BY : Mr Roderic Vaughan
DATE SUBMITTED : 28/11/2025

COMMENTS:

I object in the strongest possible terms to this planning application reference 252430.

Over 150 objections have been submitted so far, which is a clear indication of the grave concerns residents of Swallowfield Parish have about the proposal. It seeks to build in the region of 80 residential dwellings outside the village fronting a single track road with no street lighting.

There are a number of valid planning reasons for refusal among them:

1. It does not accord with the planning authority's planning policies. Swallowfield is a rural parish with development status for 'limited' development only. A high density housing development outside the

village would be at odds with the current layout and design of residential properties in the rest of the village. Swallowfield has already seen an increase of over 40% in its residential dwellings.

The latest proposed development is therefore NOT SUSTAINABLE

2. It is not sustainable. Inadequate infrastructure with no primary or secondary schools nearby, village medical practice at breaking point, absence of viable public transport and a very small village store would result in a big increase in traffic movements in this rural

location. This proposed development poses an unacceptable risk to highway safety and fails to meet the standards set out in the National Planning Policy Framework paragraph 116. Which are:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual

cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios".

No amount of mitigation can be REASONABLY ACHIEVED IN THIS SENSITIVE RURAL LOCATION.

3. It seeks to develop prime agricultural land, having until very recently grown high value vegetable crops. The National Planning Policy Framework specifically states 'that best and most versatile agricultural land should be protected from significant, inappropriate or unsustainable development'. Furthermore, the Agriculture Act 2020 includes policies to boost farm productivity and increase self

sufficiency of UK farm products. Around 40% of food imports could be grown in the UK and since the 2020 Act global events have heightened the need to move at pace to increase production of food from the UK's own resources.

4. The location west of Trowes Lane floods regularly in periods of high rainfall and, will be at the mercy of the new development to the east of Trowes Lane on slightly higher ground. Whilst the developer will claim mitigations will reduce flood risks on the site it will only makes matters worse for the rest residents of Swallowfield

village and those further to the east along Church Road.

5. It is flawed. The current local plan remains in date and therefore the proposal for a large scale development at this time should be

thrown out. Also, the great emphasis placed on a tiny sample of consultees supporting the proposal is not sound.

These are my reasons for objecting to this planning proposal.

Thank you for reading my comments.