

PLANNING REF : 260386
PROPERTY ADDRESS : Wyvols House
: Basingstoke Road, Swallowfield, Swallowfield, Berks
: RG7 1PU
SUBMITTED BY : Mrs Mary Therese David
DATE SUBMITTED : 21/03/2026

COMMENTS:

We would request the details of this application should be re considered on the following grounds:

A) Position and size: The proposed plans are large scale, in a prominent elevated position, on land which has not been previously developed and which would go against the limited development status of the rural parish of Swallowfield.

B) Classification: Unsuitable to B2

1) Noise pollution: There is currently significant industrial noise, vibration and disturbance for residents from the barn units adjacent to Handpost house/ opposite Handpost in units which are not classified as B2.

There is also already consistent heavy vehicular movement along the proposed site during working hours and also at weekends.

The classification of the proposed units to B2 would exacerbate this issue which is already in contention.

"B2 General Industrial use covers industrial processes, manufacturing, and repairs that cannot be classified as light industrial due to noise, smell, or vibration .. Common examples include vehicle repair shops, heavy manufacturing, and factories, typically situated in industrial zones .

Activities under B2 are generally defined .. not suitable for residential areas"

These units are clearly within a residential area, and an area which is expanding rapidly with the erection of new domestic housing.

Therefore there would seem an evident incongruency between this definition and the suitability of this proposed site for B2 use. 2)

Light pollution- this is currently significant from the existing units - flood lights are active for extended hours not just during the hours of darkness but hours of 'dullness'. They are easily visible through insufficient natural screening and are in direct line with current residential properties. The lights are clearly visible from the main road - lighting what is a suburban area with, significantly, no other road lighting, to an unacceptable degree.

3) Air pollution: B2 activities (General industrial use) often involve operations that generate dust and fumes from ill-defined chemical use.

4) Traffic: Industrial use will increase the size and number of vehicles using the Basingstoke Road- a small B road already over subscribed with volume of traffic feeding an overwhelmed trunk road, and unsuitable for larger lorries- hence the historic construction of the Swallowfield bypass.