

PLANNING REF : 260386
PROPERTY ADDRESS : The Linney
: 5 Foxborough, Swallowfield, Reading, Berkshire
: RG7 1RW
SUBMITTED BY : Mr Rod Carroll
DATE SUBMITTED : 22/03/2026

COMMENTS:

I wish to object to this planning application on the following grounds:

1) Noise and disturbance

There is already significant industrial noise, vibration, and general disturbance affecting nearby residents from the existing barn units, which are not classified as B2. In addition, there is frequent heavy vehicular movement along the site during both weekdays and weekends.

The proposed change to B2 (General Industrial) use would inevitably intensify these issues. By definition, B2 use includes activities involving noise, vibration, and other impacts that are typically considered unsuitable for residential areas. Given that this site is located within an established and expanding residential area, the proposed classification is incompatible with its surroundings.

2) Light pollution

Existing units already generate excessive light pollution, with floodlighting in use for extended periods, including during daylight hours of low visibility. The lighting is clearly visible from nearby homes due to inadequate natural screening and directly affects residential amenity. It is also prominent from the main road, introducing an unacceptable level of artificial light into what is otherwise a suburban area without street lighting.

3) Air quality

B2 industrial activities can give rise to dust, fumes, and emissions, potentially involving chemical processes. This raises concerns about the impact on local air quality and the health and wellbeing of nearby residents.

4) Traffic impact

The proposed industrial use is likely to increase both the volume and size of vehicles accessing the site. The Basingstoke Road is already heavily used and feeds into an overburdened trunk road. It is not well suited to larger vehicles, as evidenced by the prior need for the Swallowfield bypass. Any further increase in traffic

would exacerbate existing congestion and safety concerns.