

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

COMMENTS:

I object to the proposed development on the following grounds:

1) Noise and amenity impact

The site is in close proximity to established and expanding residential properties. Existing activity from adjacent barn units already gives rise to significant noise, vibration, and disturbance, together with frequent vehicular movements during weekdays and weekends.

The proposed B2 (General Industrial) use would materially intensify these impacts. By its nature, B2 use involves processes that generate noise, vibration, and disturbance, and is generally considered incompatible with residential environments. The proposal would therefore result in unacceptable harm to residential amenity.

2) Light pollution

The current use of floodlighting on site already results in excessive and intrusive light spill, affecting nearby dwellings due to limited natural screening. Illumination is visible from both residential properties and the main road, adversely altering the character of an otherwise unlit suburban area. The proposal would be likely to exacerbate this harm.

3) Air quality

B2 uses have the potential to generate dust, fumes, and emissions, including from industrial processes and chemical use. This raises concerns regarding adverse impacts on local air quality and the health of nearby residents.

4) Highway and traffic impact

The development is likely to increase both the number and size of vehicles accessing the site. Basingstoke Road is already heavily trafficked and connects to an over-capacity trunk road. It is unsuitable for increased HGV use, as reflected in the historic provision of the Swallowfield bypass. The proposal would therefore exacerbate congestion and highway safety concerns.

Conclusion

For the reasons set out above, the proposal is considered to represent an over-intensive and inappropriate form of development in this location, resulting in unacceptable impacts on residential amenity, the local environment, and the highway network.