

PLANNING REF : 252498
PROPERTY ADDRESS : The Shieling
: Lambs Lane Swallowfield, Reading, Berkshire
: RG7 1JB
SUBMITTED BY : Mr Roderic Vaughan
DATE SUBMITTED : 15/01/2026

COMMENTS:

Upwards of 500 written comments have been received up to a few days before consultation ends. Most of these object to this planning application for a major development in the countryside between two virtually completed developments in the Shinfield and Arborfield Strategic Development Locations (SDRs). The proposal, if granted the go ahead, will result in three separate developments (Shinfield,

Loddon Valley and Arborfield) morph into an urban corridor south of the M4 to the Hampshire border. The strength of feeling among local residents still motivated to participate in the consultation is clearly opposed to denuding them of natural countryside on such a great scale. No amount of artificial creation of green space will replace that which will be lost.

In summary, there are good planning reasons for objecting to this planning application:

- The Wokingham Borough Council Development Plan has not yet been adopted and the application is therefore premature
- Loss of prime agricultural land (the best and most versatile (BMV) agricultural land from significant, inappropriate or unsustainable development proposals should be protected according to Natural England; consider the economic and other benefits of BMV agricultural land, and try to use areas of poorer quality land instead of higher quality land according to the National Planning Policy Framework - Inadequate highways provision; huge negative impact on the Lower Earley road network
- The site is in a floodplain and proposed mitigations for the construction of housing and other building infrastructure will not protect other areas on lower elevations within the location and beyond
- Inadequate provision for the type and volume of residential units to meet the real need of local people; that is, more social, affordable and smaller open market housing needed to address the housing crisis
- The natural habitat and wildlife cannot be replicated within artificially created green spaces within the development site and beyond to meet biodiversity net gains (BNG)

These are my reasons for objecting and thank you for considering them.