

PLANNING REF : 251413
PROPERTY ADDRESS : Village Farmhouse
: Village Farmhou The Street, Swallowfield
: RG7 1QY
SUBMITTED BY : Mrs Stephanie Jones
DATE SUBMITTED : 19/08/2025

COMMENTS:

I wish to object to Planning Application 251413, Robin Lodge Nursery, Swallowfield, Wokingham. The reasons for my objection are shown below.

Previous virtually identical applications have been refused in 2022,2023 and on appeal in 2024. The reasons given for refusal have not been addressed in this application and the proposed site is clearly not suitable for this development.

Location: the location on the outskirts of the village is inappropriate for this business. The road (Part Lane) is too narrow for large machinery or lorries. Even with noise abatement measures such as acoustic fencing, the activities of chipping and splitting, along with movement within the site, would give rise to continuous irritating noise to the detriment of neighbouring households, of which my house is one. Even with the proposal to reduce the amount of hardstanding it will still be visually unattractive and impact the character of the area. Also the proposed acoustic fencing will also be visually intrusive and will not actually address the loud noise from the saws and cutting of the wood.

Noise. The application shows car parking for 12 cars and 2 lorries and storage for heavy equipment. Along with the possibility of the yard becoming a working timber yard or builders yard, this would result in an increase in noise. As stated in Planning, Design & Access

Statement the business would undertake: - Logging - Chopping - Chipping - Storage - Parking forestry plant and machinery. These are activities that, if undertaken using commercial machinery (the application also includes a building to store this machinery), creates huge amounts of noise and waste.

Traffic. Large vehicles moving in and out of the yard will increase the amount of traffic on Part Lane. The lane is a single lane road with limited passing places and would become even more dangerous than it already is with such an increase in large trucks and machinery that will be required for the business.

Flooding. Every year in the last 10 years since I have lived in Swallowfield, there has been major flooding along Part Lane, Swallowfield, that is the only access to the site. An increase of buildings, carparking and hardstanding will create an increased risk of flooding of the surrounding area and properties and reduction in floodplain area. While the FRA report addresses what can be done to the proposed development to avoid flooding issues, it has not addressed the potential for flooding to the surrounding properties and roads.