

PLANNING REF : 261171
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PROPERTY ADDRESS : The Shieling
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: Lambs Lane Swallowfield, Reading, Berkshire
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: RG71JB
SUBMITTED BY : Mrs Roderic Vaughan
DATE SUBMITTED : 17/06/2026

COMMENTS:

The site is not listed in the emerging Local Development Plan up to 2040 and given the guiding principle of the National Planning Policy Framework is that planning applications should be 'plan led' and lead to sustainable development: the site location is not sustainable and would fail to balance future needs with those of the present. Preserving the natural environment would also be compromised.

According to current planning policies and those included in the emerging Local Development Plan up to 2040 Swallowfield parish is deemed suitable only for limited building development. Recent planning history demonstrates it has taken its fair share in recent years with plans for over 100 houses approved for the village. The proposed traveller site is located outside the village envelope and will form an incongruous development should it go ahead.

Flooding risks in the area makes the site unsuitable for development as is being proposed. It is acknowledged in the planning statement the site has a history of surface water flooding and the experience of Swallowfield Flood Resilience Group should be of material consideration. A network of major surface water pathways in a time of climate change with rain falling in deluges regularly leads to localised flooding. Moreover, the mitigations put in place on the site to minimise flooding risks by way of storage is inadequate given the nature of flooding in the area which occurs very quickly in periods of extreme rainfall. Inevitably the surface water generated by the site will flow down stream in the direction of Swallowfield village. Furthermore, with cesspits to store sewage on site the danger of these overflowing after heavy rain and entering water courses is real. Highway infrastructure is inadequate for this proposed development. Access to the site is by way of a single carriageway road network and is already unsuited to the larger vehicles that journey along these narrow lanes. Although the number of pitches may be small in number the work-related activities based at the site once established is relevant here. The increase in vehicle movements particularly of larger trucks and lorries including tankers entering and leaving the site to empty cesspits on site will have a negative impact on road safety and, on the amenity of residents' enjoyment of open countryside beyond the village boundary.

Whilst the need for traveller sites is recognised in the emerging Local Development Plan and should be supported. The Borough's previous poor provision for traveller sites is no reason to support this speculative planning application at this unsuitable location. I therefore strongly object to planning application 261171 for the reasons outlined above.

Thank you for reading my comments

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