

PLANNING REF : 261171  
PROPERTY ADDRESS : The |shieling  
: Lambs Lane Spencers Wood, Reading, Berkshire  
: RG7 1JB  
SUBMITTED BY : Ms Amanda Knowler  
DATE SUBMITTED : 17/06/2026

COMMENTS:

The site chosen for this planning application is not included in the emerging Local Development Plan, up to 2040. A guiding principle of the National Planning Policy Framework is for planning applications to be 'plan led' and that they should result in sustainable development. It is hard to see how development at this location can be sustainable given its shortcomings on drainage and highways infrastructures. Moreover, the site is beyond the village boundary and would result in a 'blob' development in the event of the application being approved.

Flooding risks are very high at this location and developing the site would add to an already challenging situation in Swallowfield during prolonged periods of rain, particularly in the winter. Evidence of the local drainage infrastructure being unable to cope was seen earlier in the year when tankers were used 24/7 for over a month to alleviate pressure on the drainage system in Swallowfield village. Precautions to minimise the risk of the site adding to the problem includes the site having its own sewage and surface water storage. This appears inadequate to cope with current weather patterns of extreme weather and, will therefore add to the flood risk in the village.

The local road network is entirely single carriageways with very few passing places making it unsuited to cope with increased traffic volumes generated by the site. In particular trucks and lorries relating to the business operations of the occupiers would increase road safety risks and badly affect the amenity and enjoyment of local residents using the narrow lanes beyond the village of Swallowfield.

For these reason I object to the proposal for a travellers site at the junction of Trowes Lane and Charlton Lane.