

PLANNING REF : 260386
PROPERTY ADDRESS : Maypool
: The Street, Swallowfield, Reading, Berkshire
: RG71RE
SUBMITTED BY : Mr Martin Nelhams
DATE SUBMITTED : 17/03/2026

COMMENTS:

I would request this application should be rejected on the following grounds:

As for my traffic concerns on the point of access/exit to the site - The increase in Industrial use will certainly increase the vehicle size and numbers using the Basingstoke Road which is a small "B" road, already oversubscribed with the volume of traffic and which is most unsuitable for larger lorries. This together with the wider historic area of Swallowfield traffic concerns, in particular with a recent dangerous incident at the Swallowfield bridge will mean increase

traffic in and around the village causing damage and chaos and this will increase both noise and air pollution.

Further the site is unsuitable to B2 in respect of the unacceptable increase in noise (pollution). There is currently significant industrial noise, vibration and disturbance for residents from the barn units adjacent to Handpost house/ opposite Handpost in units which are not classified as B2. The classification of the proposed units to B2 would exacerbate this issue which is already in contention.

B2 General Industrial use covers industrial processes, manufacturing, and repairs that cannot be classified as light industrial due to noise, smell, or vibration .. Common examples include vehicle repairs hops, heavy manufacturing, and factories, typically situated in industrial zones .

Activities under B2 are generally defined " .. not suitable for residential areas"

These units are clearly within a residential area, therefore there would seem an evident incongruity between this definition and the suitability of this proposed site for B2 use.

Light pollution is a significant issue. This is currently significant from the existing units - flood lights are active for extended hours not just during the hours of darkness but hours of 'dullness'. They are easily visible through insufficient natural screening and are in direct line with current residential properties. The lights are

clearly visible from the road - lighting what is a suburban area with, significantly, no other road lighting, to an unacceptable degree.

The Air pollution will also significantly increase as B2 activities (General industrial use) often involve operations that generate dust and fumes from ill-defined chemical use. I believe that there is already a complaint registered with the council regarding the noise generated in the barns opposite Handpost/next to handpost house which must be taken into account.

Lastly, there must be a concern over water drainage. Swallowfield village suffers from insufficient capacity which has been stressed in other planning decisions in the area and this must be addressed once more prior to any planning approvals.