

PLANNING REF : 251413
PROPERTY ADDRESS : 1 Curlys Way
: Swallowfield, Berkshire
: RG71QZ
SUBMITTED BY : Mr Peter Sampson
DATE SUBMITTED : 15/08/2025

COMMENTS:

I wish to STRONGLY OBJECT to planning application #251413 as it would represent a wholly inappropriate development in Part Lane, Swallowfield. This application is again being submitted for consideration by the Council despite numerous previous refusals and no material change to the site's situation. My primary concerns are as follows:

- Part Lane is a narrow single-lane country lane with very limited passing places. It is in regular use by walkers, cyclists, dog walkers and horse riders making it highly unsuitable, and extremely dangerous, for use by the commercial vehicles, plant and machinery that would be required by this site should the application is granted.

- As WBC will be aware, this area of Part Lane is subject to regular flooding with the road regularly being closed to traffic. There is also significant risk to adjacent properties from the "bow wave" caused when vehicles attempt to use this lane when standing water is present. Additional vehicle movements of larger vehicles would exacerbate this and is likely to cause damage to property.

- Whilst not an expert on flooding matters, it would seem logical that the addition of the hard standing described in the application will only increase the flood risk as well as the speed of water flow as ground absorption would not be possible. Looking at the Flood Risk

assessment on the planning portal, there would seem to be an inconsistency between the proposed extent of the development and the assessment undertaken. I would urge the council to examine this and suggest that the local Flood Resilience Group/Swallowfield Parish Council are consulted so that a factual understanding of the site is taken into account.

- The application site lies in the countryside and approval would represent an unacceptable move towards industrialisation with the attendant noise and visual pollution affecting both local residents and wildlife. Both the hard standing and "acoustic fencing" is not in-keeping with what would be expected in a rural country lane and the significant noise not in keeping with the "quiet rural countryside" as described in Swallowfield's adopted Village Design Statement.

- This proposed development poses several significant challenges to wildlife in the area;+

- disrupting ecosystems and threatening biodiversity. Of particular concern:

- o Wildlife can be harmed by machinery, vehicles, or construction activities. I see little or no mitigation for this

- o Loss of critical habitats. Addition of hardstanding, an industrial situation and significant increase in vehicle movements is, on the balance of probability, going to have a significantly adverse effect on local ecosystems leading to more roadkill and stress on nearby wildlife

- o Construction and runoff from the industrial processes can introduce toxins that harm wildlife as well as entering the water

systems

o Biodiversity Net Gain ("bionet gain") requires a minimum 10% net gain in biodiversity value compared to the pre-development state. Looking at what is proposed in this application, I cannot see how this obligation can be met without resorting to purchasing statutory biodiversity credits, a situation that, by definition, does not benefit the site in question.

Whilst expressing my concern for the ecological issues that this application would cause, I find it highly unusual that the reptile and amphibian report undertaken (the name of the consultant does not

appear on the report) states that "no reptiles or amphibians were found on site." Having lived in close proximity to the site since 1997, I find this strange. Frogs and toads are regularly seen and grass snakes on occasions.

In summary, this application has many significant issues as highlighted in the previous applications' refusals. The current application offers little material difference with WBC's concerns not being addressed. I would strongly urge WBC to decline planning permission.