PLANNING REF : 260386
PROPERTY ADDRESS : 1 Loddon Court Farm Cottages
: Lambs Lane, Spencers Wood, Berkshire
: RG7 1JG
SUBMITTED BY : Mr June Salisbury
DATE SUBMITTED : 15/03/2026

COMMENTS:
I write to object to Planning Application 260386 for Wyvols Court Farm, Basingstoke Road
1. Expansion plans are large scale and involve land not previously developed (greenfield) away from the established operating area of the business park. It conflicts with the council's policy on development in the open countryside.
2. The site is on an elevated location and is not visually contained and, the building ridge height of 10 metres, will give 360 degree visibility, including across the Loddon Valley from the public footpath that runs along the river Loddon from Kingsbridge to the Mill House Hotel on B3349.
3. A recent Valued Landscape Character Assessment by Wokingham Borough Council noted the site was inappropriate in terms of its established settlement form and its pattern and, also its landscape character.

4. The site is located within the rural parish of Swallowfield, which has limited development status. The scale of the units being proposed are substantially larger than the existing units on site. They are disproportionate and overbearing within this sensitive rural landscape and, conflict with the requirement for limited development in the parish.
5. Planning policies steers large developments such as this towards settlement limits and Core Employment Areas. The site does not have Core Employment Area status and the proposed large-scale development is not a sustainable rural enterprise, as it conflicts with among others the council's spatial development planning policies.
6. In addition to the buildings themselves, additional areas would need to be created to provide operating space for car parking and routine vehicle/ heavy goods vehicle movements within the expanded sites. These substantial footprints would lead to excessive encroachment west and south onto an area of land that at present contributes to a large amount of openness to the site's character. The very tall buildings at 10 metres would adversely affect the visual amenity of its surroundings.
7. Although the National Planning Policy Framework positively supports businesses that contribute to the rural economy, it emphasises the importance that growth must be sustainable. The design and scale of the proposals will dominate its surroundings and encroach into open countryside away from the established business park. The new buildings would be at odds with other buildings close by, particularly the heritage asset of Wyvols Court. When dismissing the appeal to build houses on Wyvols Field (application no. 162360) the inspector gave significant weight to preserving the significance of this designated heritage asset, stating it outweighed among other issues the public benefit of the additional houses. The proposal is therefore not sustainable when assessed on how it blends in with its surroundings.

8. The entrance is on a bend with a 40 mph limit, which is not strictly adhered to on this stretch of the B3349. Increased volumes of vehicle, including heavy good vehicles movements will arise from

the expanded operation in and out of the site and will pose much higher highway safety risks than is currently the case.