

PLANNING REF : 253094
PROPERTY ADDRESS : Yewtree Farm
: Part Lane, Swallowfield, Reading, Berkshire
: RG7 1TB
SUBMITTED BY : Mrs Charlotte Chapman
DATE SUBMITTED : 12/01/2026

COMMENTS:

I am writing to object to the proposed plan to convert the barn old at Glasspool Farm, Part Lane into 5 new dwellings (planning application 253094), as a nearby resident of Part Lane.

The proposal is utterly inappropriate for the area and the surrounds. The current proposal structure would alter and negatively impact the rural nature of the area and the related biodiversity, and damage the surrounding infrastructures which are already under significant strain.

Specifically, the plan fails to consider:

1. Traffic: The site is served by two single-track roads in Trowes Lane and Part Lane (which carries a significant of commuting and agricultural traffic. The two recently approved housing developments (northern end of Trowes Lane), materially increasing traffic on rural roads. Current plans will generate a significant increase in traffic (there is no viable public transport to the site), as well as a volume of heavy goods vehicles during the construction phase. Roads are too narrow to handle this volume and two-way traffic (especially) will render the services roads inoperable. Existing traffic volumes already damage verges and the associated vegetation, and cause issues with drainage as vehicles ride up on the banks to avoid oncoming traffic. Flooding (specifically cited below) and excess water have already destroyed the road surface at the entrance to Trowes Lane, which will be further harmed by increased traffic volumes and (especially) related industrial vehicles.

2. Flooding: The area around the site is already prone to flooding with the junction of Trowes Lane and Part Lane flooded almost all year round. The site has no access to mains sewage and increased number of people on the site and associated traffic would further damage the roads and ditches leading to added and wider-spread flooding.

3. The plans rely on two entrances - one on Part Lane near the junction with Trowes Lane and one on Trowes lane itself. Both of these entrances are new - they are passing places and not suitable for site entrances (it would reduce available passing places on an already congested and contested sign-track road).

4. Environment & Wildlife: Such an increase of demand to the local infrastructure (waste mgmt, roads and traffic, amenities, utilities, etc.) will, with surety, negatively impact the local wildlife and biodiversity. In the planned site's direct surrounding area, some of the local species that will be harmed are: red kites, buzzards, barn owls, deer (multiple varieties), jays, Montagu's harriers, green woodpeckers).

5. Design: The five-dwellings listed in the proposal, expected to all connect into one sizeable building, is utterly out of keeping with the rural nature of the immediate and wider surrounding areas (which are single family dwellings and farm buildings, widely spread across the property). This substantial building will urbanise the area and the proposed design (including its black pvc windows and doors) is not in keeping with the surrounding area (including some of the Grade-2 listed, historic properties (circa 400+ years of age) and suggests the plans have not been properly considered for such an historic location.

In conclusion, this proposal would drive an increase in traffic volumes (both commuters and hgv) which would make the single track roads extremely difficult to navigate (especially given the two large developments already approved at the northern end of Trowes Lane). It would lead to damage to verges and to the road network, flooding, noise pollution, physical pollution, increased litter and fly-tipping). It relies on two site entrances which have been added recently without planning approval, and it is wildly out of keeping with the rural and historic nature of the area. Furthermore, if this exploitation of the local, rural areas goes ahead, it will lead to yet more exploitation and destruction of the local habitats for species already in decline in the UK.