

PLANNING REF : 253093
PROPERTY ADDRESS : Bound Oak
: Part Lane, Swallowfield, Berks
: RG7 1TB
SUBMITTED BY : Mr Matthew Sloan
DATE SUBMITTED : 11/01/2026

COMMENTS:

I am writing to object to the proposed plan to convert the old farm at Glasspool Farm, Part Lane into commercial premises containing an office building with 48 desks and a site for shipping container storage (planning application 253093).

I live on Part Lane a few hundred yards east of the site. The proposal is wholly inappropriate for the area around it and as currently structured would irrevocably alter the rural nature of the area and damage the surrounding infrastructure.

Specifically the plan does not consider the following:

1. Traffic

The site is served by two single lane roads in Trowes Lane and Part Lane. Two new housing developments have recently been approved at the northern end of Trowes Lane which will already significantly increase traffic on these rural roads. The current plans call for office space for 48 desks and a commercial storage space. These will generate a significant increase in commuting traffic (there is no viable public transport to the site) as well as a new volume of large heavy goods vehicles. The current roads are too narrow to handle this volume. The current traffic levels are already leading to damaged verges and issues with drainage as vehicles ride up on the banks to avoid oncoming traffic.

2. Noise

The level of noise this new site would generate with commuter traffic, deliveries from heavy goods vehicles, fork lift trucks etc would be completely out of keeping with the surrounding area and there is no consideration in the plans for how to manage this

3. Flooding

The area around the site is already prone to flooding with the junction of Trowes Lane and Part Lane often flooded for most of the year. 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 further flooding.

4. 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 used to serve simply as passing places on the single lane roads and have been converted to site entrances without planning permission at some point in the recent past

In conclusion, this proposal would drive significant increases in traffic volumes - both commuters and hgv vehicles - which would make the single 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 and noise pollution. It relies on two site

entrances which have been added recently without planning approval and it would irrevocably change the rural nature of the surrounding area. I urge the council to deny this planning permission