

PLANNING REF : 253094
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 barn old at Glasspool Farm, Part Lane into 5 new dwellings (planning application 253094).

I live on Part Lane a few hundred yards east of the site. The proposal is clearly inappropriate for the area around it and as currently structured would 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 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. 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. 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.

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 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

4. Design

The proposed design with 5 dwellings all connected into one sizeable building is not in keeping with the rural nature of the immediate area which contains single family houses and farm buildings spread out over a wide area. This substantial building will urbanise the area and the proposed design with black pvc windows and doors is not in keeping with the surrounding area either and suggests the plans have not been very well thought through.

In conclusion, this proposal would drive an increase in traffic volumes - both commuters and hgv vehicles during construction - which would make the single lane 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 is not in keeping with the rural nature of the surrounding area. I urge the council to deny this planning permission