

PLANNING REF : 252430  
PROPERTY ADDRESS : Grange Cottage  
: The Street, Swallowfield, Berks  
: RG7 1RE  
SUBMITTED BY : Mrs Sian Allen  
DATE SUBMITTED : 24/11/2025

COMMENTS:

I strongly object to this planning application for the following reasons.

NPPF99 states there should be sufficient School Place Choices available to meet needs of communities and further that planning authorities should take a proactive approach to meet this requirement. Additionally, Wokingham Borough Council's core strategy pledges that no primary school child should have to travel more than 3-4km along a safe route.

However, this development would be outside the catchment area of any primary school.

Currently, the children of Swallowfield attend over 30 different schools, many requiring council funded transport.

The only roads to exit Swallowfield are unlit B roads and de-restricted country lanes, unsafe for children to walk or cycle on.

There are no plans or funds to build a new school within the catchment of Swallowfield.

To reiterate, no children from Swallowfield attend Lambs Lane Primary because it is outside of catchment, there are no places for them. Regardless, it is only accessible for children of

Swallowfield via car. Indeed the launch of Coves Homes 'The Meadows' (20 properties near this proposal) has been obliged to remove the name of Lambs Lane Primary from its marketing as it's not in catchment and would be false information for prospective buyers.

The nearest secondary school, Oakbank has an inadequate Ofsted rating and is an hours walk away (5.5km). Some children are already transported there by council funded taxis. It is unsustainable to grant another development in this area. The highway safety of this proposed site is compromised. Trowes Lane between the proposed site and The Street is too narrow. It does not meet NPPF 116 highway safety standards, endangering all road users and pedestrians. At certain points, it is currently impossible for two cars to drive along, which is exacerbated by the new Cove Homes development. Drivers have to either mount the pavement or pull into the new Cove entrance to pass each other. This is further exacerbated on The Street (the main exit route from the development), at the first east bound bus stop, The Street is so narrow that it cannot accommodate two buses in opposing directions. These conditions do

not meet NPPF

standards and are an accident waiting to happen.

The bus service fails to meet the guidelines for 'good public transport'. Only one an hour, (irregular and often timetabled more than an hour), none on Sundays and none to our district centre of Wokingham.

The site's proximity to the Burghfield DEPZ and OCZ should be considered. The off site

emergency plan must be stretched to capacity considering the last few years of building

within this area. How can residents be reassured that the existing OSEP is still feasible

considering the huge growth in population? Surely AWE Burghfield and the ONR are aware

that this huge growth in density of population within the OSEP could have catastrophic

consequences in the event of an accident?

Swallowfield has a history of flooding and the sewerage system is inadequate. Thames Water

has categorised the Land west of Trowes Lane (Croudace site) as 'red' yet they have not

allocated any funding to sites in the village up to 2030. The history of flooding in

Swallowfield and the unacceptable conditions of our foul sewer system should render this

site unsafe for new residents and the provisions that the developers propose have not been

able to take into account the yet to be seen effect of The Croudace site.

This proposal is totally unsustainable and contrary to planning guidelines.