

PLANNING REF : 261171
PROPERTY ADDRESS : The Old School
: School Road, Riseley, Berks
: RG7 1XN
SUBMITTED BY : Celia and Nigel Adams
DATE SUBMITTED : 11/06/2026

COMMENTS:

We live not far from the bottom end of Trowes Lane, so relatively close to the planning application site, and not in the village of Riseley itself. We strongly object to this planning application on the following grounds:

1. Integration - the rural village of Swallowfield is small and has had substantial development over recent years. In addition there is already provision for static and touring caravans on the corner of The Devil's Highway and School Lane. There is also a caravan site in Benham Lane. To add further such sites to this small community would result in an imbalance. We have seen the Devil's Highway/School Lane site grow substantially, despite conditions when it was first allowed that were imposed to try and contain it. We know therefore that it is extremely likely that the proposed site will grow to be much bigger than as it is shown now, even if conditions are imposed at this point.
2. Highways - both Charlton Lane and Trowes Lane are single track roads which CANNOT take a community of traffic from such a site. The only way into and out of the site will be via these single track roads. As you will know, such sites as this often have larger vehicles associated with them, such as trucks and pickups. The lanes are just too narrow to accommodate regular trips to and from the site of such vehicles, nor the extra car journeys that would be undertaken.
3. Amenities - there are no local schools, the doctors surgery is full to bursting, there is no supermarket close by; and only a very limited bus service.
4. Flooding - there is known flooding in the area and the fields along Trowes Lane are important for flood alleviation.

We would draw your attention to the Government's Policy Paper for traveller sites which states that sites should be chosen that reduce the need for long distance travelling; avoid undue pressure on local infrastructure and services; are not in a high flood risk area, especially given the vulnerability of caravans; and the scale does not dominate the community. We would argue that all these cases apply here, including the scale, given the other sites already in the locality.

In addition, Wokingham Borough Council's GTAA Assessment 2023, Final Report, states that the number of sites already in the Borough have the potential to be increased through a regularisation of sites that are not authorised. It goes on to state that notwithstanding this, new pitch provision should ensure the site is in a sustainable location in terms of accessibility to services and facilities including health and schools and is suitable in terms of highways. We would argue this site is none of these.

