

PLANNING REF : 252769
PROPERTY ADDRESS : Mole Park Cottage
: Sindlesham Road, Arborfield
: RG2 9JQ
SUBMITTED BY : Mr Paul Roderick Stevens
DATE SUBMITTED : 16/01/2026

COMMENTS:

Wokingham has higher than average car ownership with many households owning multiple cars. This development will add to already congested and dangerous roads. Church Lane is now closed to through traffic and "traffic calming" on Sindlesham and Reading Roads will push most of the traffic onto the B3030 Mole Road while we wait for the spine road through the larger Loddon Garden Village development to be built (10 to 15 years?).

Mole Road has no footpaths and no streetlights for much of its' length, yet is regularly used by pedestrians, cyclists and horse riders. Congestion is already bad at the Winnersh end of Mole Road by Mill Lane and there will be a cumulative build up of traffic as the Hatch Farm Developers work on access to the site from Hatch Farm Way via Mill Lane.

This development as proposed will lead to an unacceptable increase in congestion on roads that are already at peak capacity much of the time.

NPPF states: The planning system must manage development patterns to reduce the need to travel and offer genuine transport mode choices, which helps to reduce congestion. Also, plans and decisions should ensure that developments which generate significant movement are located in areas where the need to travel will be minimised and the use of sustainable transport (walking, cycling, public transport) can be maximised.

There are no alternatives at this site for active travel or public transport. Other sites where public transport such as railway links are available within Wokingham but have been ignored.

These fields are good quality agricultural land and should be retained for growing food. The NPPF protects agricultural land, especially the best and most versatile requiring strong justification for non-agricultural development.

There are alternative brown field sites available across the wider area that should be developed before green field sites are built on.

The NPPF's Duty to Cooperate (DTC) legally requires local authorities and public bodies to work constructively, actively, and ongoing on strategic planning issues that cross boundaries (housing,

infrastructure, environment) to create effective Local Plans. I see no evidence here of Wokingham working with Reading, Bracknell and West Berkshire to resolve strategic planning issues of transport, housing and protecting the environment.

This area is already subject to excessive housing development, with Shinfield, Hatch Farm and Arborfield Green. Promises of medical facilities in particular have not kept up with demand.