

PLANNING REF : 252498
PROPERTY ADDRESS : 1 Newlands Cottages Mole Road
: Sindlesham, Berks
: RG415DL
SUBMITTED BY : Karen Bennett
DATE SUBMITTED : 16/01/2026

COMMENTS:

I strongly object to the planned development. There are many reasons why I find this development a disaster for the Arborfield community. The area is renowned for flooding and I don't see the solution the developers have said they will put in place will be sufficient. The water will only be pushed further into the surrounding area.

The roads are already saturated with traffic especially Mole Road which is regularly at a standstill. The plans that will eventually (After the build has been completed) be put in place to accommodate the vast amount of extra vehicles from the development, will not ease the traffic from Mole Road, Lower Early Way and Winnersh. With Mill Lane being planed to shut because of a further large development

taking place at Hatch Farm it will mean the traffic has no option but to be funnelled through Winnersh. The pollution and noise the traffic cause already is high.

The position the developers have decided (as stated at a meeting for commercial considerations) to place the 20 pitch gypsy and traveller site is most concerning. The site has been placed on the boundary of the development well away from the planned community they want to build. The access is in the Winnersh parish and is a very narrow lane. There is no lighting, path or passing places on this lane that is used regularly by dog walkers, horses, cyclists and runners, which causes huge safety concerns. The lane along with the exit from Betty Grove Lane onto Mole Road would not withstand the amount of vans, caravans, pick-ups, trucks, horseboxes and other vehicles the site uses would be driving. The travelers need an entrance and exit from a main road that is suitable and safe for the coming and goings of the vehicles they use and it nearer the amenities they need. The noise and

pollution from theses vehicles using the lane at all hours would be unbearable to the community that is seated right next to the field. This field floods and it unusable for most of the year as the ground is very boggy and takes the runoff from the surrounding area and vehicles are unable to drive across it without getting bogged down and then needing to be pulled out causing more damage to the ground. To build the pitches up to prevent flooding will in turn cause the water to flood the gardens even more than they do now. The light the site would require for the safety of the users would I turn be unbearable to the local community along with the noise the site would generate at all hours. The vast amount of wildlife in this field will have nowhere to go because of the developments being built. There has been no trials to see if dormice and newts are present and in what numbers. The deer have their baby's in the spring in the grass that is left to grow tall for them(it's cut after they have left) and the hedgerows.

The commercial considerations (UoR words not mine) are very disturbing for placing this site on the boundary of the development as it is discriminating against the site users and at the same time discriminating against the community that is already established here. There are already 4 pitches on Mole Road and a further 16 pitches on Bearwood Road. The site already in Arborfield is under

used so why have WBC gone against their own policy of not over saturating communities with pitches? The schools and health services are already stretched.

Arborfield has already swallowed a vast amount of houses that the council have said need to be build but with this development, Arborfield Green, Hatch Farm and all the other developments in the pipeline it seems that we have had to take a majority of the building so the rest of Wokingham can remain a market town. I do feel that the developers have not been very transparent with the local community with their plans on this development and certainly on the plans for the large 20 pitch travellers site.