

PLANNING REF : 252498  
PROPERTY ADDRESS : Sindlesham  
: Wokingham, Berkshire  
: RG41 5GJ  
SUBMITTED BY : Ms J M  
DATE SUBMITTED : 26/11/2025

COMMENTS:

1. Large scale development is not the best solution if it means large scale loss of green fields, local heritage, diverse wildlife habitat and destruction of biodiversity.
2. Houses built in this area will not be affordable for the first time buyer or indeed many existing home owners who wish to move. The only real beneficiary are the developers and land owners. Houses should be built where land is cheaper (i.e. Not in the South East of England) to help keep costs down and make houses truly affordable. With the adoption, by many companies, of remote working over the past few years, it is no longer a valid argument to say houses need to be built where the jobs are.
3. SANGS do not provide the variety or interest of the natural landscape. They will, in this case,, as on the Hatch Farm estate, be built on flood plains which means they are inaccessible for over half the year due to flooding. They are small, the fixed route is repetitive and uninteresting and they are absolutely no substitute for the natural green spaces which already exist.
4. The Planning Statements and Reports, Loddon Garden Village Environmental Statement, Chapter 2 Site and Local Context states:  
2.2.11 The Site is well located in terms of existing highway infrastructure and benefits from good connections to the local and strategic highway networks, notably the M4 (Junction 11), approximately 1.5km north west of the Site."

This statement totally ignores the fact that the access to these "good connections" comprise of what were once country lanes e.g. Mole Road which is not designed to cope with the current level of traffic before the additional 2800 houses are built. We already suffer

extensive tailbacks and stationary traffic along Mole Road during peak hours. This problem is compounded by the closure of Mill Road on a frequent basis due to flooding and the pinch point on King Street Lane where traffic signals contribute significantly to the back up of traffic which does, at times, extend for the full length of Mole Road.

"2.2.12 The local area has a high level of pedestrian and cycle connectivity, due in part to the significant investment in new infrastructure that has been implemented over recent years in conjunction with the Thames Valley Science Park and south of the M4 developments. " This statement is not true. Mole Road is a country Lane which does not have a footpath let alone a cycle lane.

"2.2.13 The Site has several access points, including from the west (Shinfield Eastern Relief Road and South Avenue), the south (A327 Arborfield Road) and east (B3030 Mole Road). " Access points which are already at capacity and cannot cope with any more traffic particularly that which will result from a development of this size.  
"2.2.15 Other nearby bus links are accessible from Shinfield to the west, Sindlesham to the east, Arborfield and Arborfield Cross to the south and Earley to the north." This statement is not true.

Sindlesham does not have a bus service and hasn't for many years (over 20 years). The nearest bus stop from Mole Road will be a minimum 1.6km. There is only a partial footpath so not a safe pedestrian route.

5. This development will lead to destruction of ancient hedgerows, cutting down of veteran trees and widespread loss of wildlife habitat leading to further loss of valued local biodiversity.

6. The Hall Farm site has much valued local heritage which needs to be protected and preserved, not built over or surrounded by houses. It includes listed buildings and an ancient monument. There is also an old water mill and an old iron age settlement with links to the Roman Road to Silchester.

7. The Climate Emergency will inevitably make flooding worse than it currently is and much of this site is flood plain. Construction will make the flooding worse (from water run off when previously absorbent green fields get built on).

8. More people, more cars and more pressure on dental and medical services will result if this proposal goes ahead. Existing medical and dental practices already struggle to recruit doctors and dentists. The new development may provide for medical services but how will this be staffed if we do not have enough doctors to operate our existing medical centres?

7. I believe that provision is also being made for 20 traveler pitches. I haven't been able to find the exact location of these pitches but I believe it important to ensure that these pitches are not segregated and not placed on the outer edges of the development.