

PLANNING REF : 252498  
PROPERTY ADDRESS : 1 Newlands Cottages  
: Mole Road, Sindlesham, Berks  
: RG41 5DL  
SUBMITTED BY : Mrs Karen Bennett  
DATE SUBMITTED : 16/11/2025

COMMENTS:

The whole of Arborfield has been inundated with thousands of houses over the last few years with very little infrastructure to support them. There is significant flooding to the gardens and field behind Newlands cottages since the football club raised the playing pitches this will only become worse after more houses are built. The wild life (deer, geese, fox's and bats) that thrive in the field behind the cottages will have nowhere to go after you have turned it into a traveler site. This area and ground are most unstable for this purpose as it is on the edge of a housing estate, the access would be difficult and the ground holds water. The land was rented out some 30 years ago simply because the university were unable to use it effectively as it as so boggy even in the driest of winters. The noise levels have already increased with the players and coaches shouting so all the extra traffic will not only bring more noise but extra pollution from the fumes. Traffic is already a major concern and with all the extra cars the proposed "garden village " will generate the area will be at a standstill when the roads out of Arborfield and mill lane are closed because the roads are flooded which is a frequent occurrence and becoming more frequent as the years go by.