

PLANNING REF : 252498
PROPERTY ADDRESS : 1
: 1 Wheatsheaf Close, Sindlesham, Berkshire
: RG41 5PT
SUBMITTED BY : Mr Edward Lawson
DATE SUBMITTED : 16/01/2026

COMMENTS:

Dear Sirs and Madams

RE The over development of Arborfield / Sindlesham, and current planning application

When the Liberal Democrats were in opposition to the Conservative MP and council, you campaigned that you were against the development of the land between Sindlesham and Arborfield. There are numerous press releases to confirm this, from yourselves. Once voted in, and I am one, who only voted for you because you were against this development, you did a complete U turn, and proposed the development. You lied to the voting public, you got voted in on false pretences, and I do think this should be made illegal.

On 07/01/2026 at Prime Minister question time, the response to the last question asked, the Prime Minister said that ' farm land should be protected from development. '

1, The gipsy / traveller site on Betty Grove lane was never in the original plans and has been put in as an afterthought, so should be turned down. There has been no local consultation for this

2. Impact on the character of the area and density/over-development. With the development of Arborfield Garrison, Shinfield, Arborfield green, this area cannot take any more development, green space must be maintained. Over development has led to a continuous urbanisation from Tilehurst, Berkshire to Farnham, Surrey, with very little green corridors in between, We must protect our green spaces, especially, when there are so many empty properties that can be utilised.

2, Highway safety, traffic generation, and inadequate parking

Due to the over development. of the local area, Arborfield, Garrison, and surrounding areas the roads are already over capacity. It will not matter how many new roads are put in, they will all have to feed in to the, already, congested local roads. It is a hazard trying to get out of Wheatsheaf Close on to Mole Road.

Environmental impact, flood risk, and loss of biodiversity or protected trees

The whole of the grade A agriculture land, that is Hall Farm, which the Prime Minister, on 07/01/2026, at Question Time needs to be protected,

The area is home to many protected species, including, Barn owls, Bats, Adders, and grass snakes

It is also a huge sponge, it absorbs a vast amount of rain water, any development will massively increase run off, and increase flooding downstream of the Loddon, The developers will claim that they can counteract this, but it will happen.

If anyone can walk around the land that is proposed for development

, and think its a good ideo , I will be amazed.

Inadequacy of local infrastructure (schools, healthcare, drainage)

as above , Roads cant take any more traffic, will not matter how many new roads are built, they will have to feed in to the already overcrowded existing roads. more flooding, local, water, sewage, electricity will not be able to cope with development.

The Arborfield development was promised GPs and dentists , which has not happened , so no chance here.

Conflict with the local development plan or the national planning policy framework (NPPF).

the Gipsy , Traveller site on Betty Grove Lane was not included in this .

Kind Regards

Edward Lawson