

PLANNING REF : 252601
PROPERTY ADDRESS : The Garden Cottage
: Mill Lane, Sindlesham, Berkshire
: RG415DF
SUBMITTED BY : Mr Colin Doddington
DATE SUBMITTED : 23/09/2026

COMMENTS:

I ask the Council not to approve application 252601 in its present form for three reasons:

1. The existing private lane has not been shown to provide safe and suitable access. The submitted evidence does not resolve the constraints created by its narrow, effectively single-track layout and lack of passing places.
2. The application should be considered within the wider Hatch Farm Development Framework. Emerging highway infrastructure near the north-western boundary may offer a more coherent long-term access solution and warrants examination before this application is determined.
3. Protected trees should be retained. The proposed access may require the removal of, or works affecting, trees protected by TPO-1755-2020.

I support appropriately planned residential development of this site and the wider 0.87-hectare site in principle. My objection concerns the proposed access, siting and sequence of development.

The physical relationship between this site and the proposed Hatch Farm highway infrastructure raises a reasonable question as to whether application 252601 should be considered in isolation or as part of a potentially wider pattern of development. Approval at the south-eastern end risks establishing an unsuitable access precedent before the potential for a coordinated north-western solution has been properly examined.

Supporting rationale

- Existing access. The private spur is approximately 2.8 metres wide near the site, is effectively single track and has no passing places. WBC Highways requested widening to 4.1 metres, but the applicant has not clearly committed to that work; the reference to a possible passing bay is also unclear. The assertion that three dwellings would generate few additional trips does not demonstrate that vehicles can pass safely or that pedestrians can use the constrained lane safely.

- Hatch Farm context. The Hatch Farm Emerging Framework Plan at <https://hatch-farm.co.uk/> describes approximately 600 homes, a main access roundabout, a spine road and early delivery of the Mill Lane to Hatch Farm Way link. Application 261613, concerning demolition of the existing farm buildings for future redevelopment, indicates that preparatory activity is progressing. Although neither document guarantees access to this field, the emerging infrastructure is relevant to how the adjoining land should be accessed and developed.

- Planning history and sequencing. The 0.87-hectare field was marketed as a potential residential development site and previously formed part of withdrawn application 201346 for 87 dwellings.

Permitting three

houses at its south-eastern end could establish an access and development pattern that prejudices a more coherent layout served

from the north-west. The Council should therefore consider the present application in its wider planning and transport context.

- Trees and drainage. The current access arrangements may require the removal of, or works affecting, trees protected by TPO-1755-2020. A north-western access may avoid or reduce this impact, as well as potential additional pressure on the existing drainage ditch between The Willows (formerly Monsoon) and The Laurels. These matters should be examined before irreversible works are authorised.

Suggested next steps

1. Withhold approval in the present form until safe and suitable access has been demonstrated.
2. Assess the application within the wider Hatch Farm and Garden Village context, including applications 261613 and 201346 and the potential for coordinated access from the north-west.
3. Invite a materially revised or fresh proposal, if necessary, that avoids reliance on the private spur and retains the protected trees.

Conclusion. I support appropriately planned residential development of the wider field in principle. However, application 252601 relies on a constrained private lane, may affect protected trees and risks establishing an access pattern before the implications of the emerging Hatch Farm infrastructure have been properly considered. I therefore ask the Council to withhold approval in its present form and seek a safer, coordinated solution.