

PLANNING REF : 252601
PROPERTY ADDRESS : Fyrish
: Mill Lane, Sindlesham
: RG41 5DF
SUBMITTED BY : Mr Ian Kidger
DATE SUBMITTED : 19/11/2025

COMMENTS:

I welcome the use of the land and have no issue with the design of the intended properties.

However, I believe the implications of increased traffic and associated safety concerns are material considerations that need to be addressed. As noted by others, the access to these properties is via a single track lane bordered on one side by a drainage ditch and the other by house frontages. Since 2017 the number of properties using this lane as their sole access has increased from 7 to 15. As these properties are all multiple car households the level of traffic, including associated deliveries etc, has more than doubled. Given the space constraints the lane is under great pressure to cope in terms of volume and safety.

The exit onto the private lane is potentially troublesome. Visibility in both directions is restricted. On one side from existing trees and the other from the new property being constructed that isn't reflected in these planning documents.

If permission is granted I'd ask that no further properties be allowed to access the lane from that entrance.

Ideally, as referred to in Mr Doddington's comments there are alternatives - previously outlined in application 201346 and closely aligned with the London Valley Garden Villages application 252498.

This would future proof further development of this site (which is certainly likely) and alleviate traffic issues both on the private lane and at the junction with Mill Lane.