

PLANNING REF : 252601
PROPERTY ADDRESS : The Willows
: Mill Lane, Sindlesham
: RG41 5DF
SUBMITTED BY : Mr Jack Clements
DATE SUBMITTED : 19/11/2025

COMMENTS:

I have reviewed the documents submitted under application 252601 for three self-build homes on land north of Mill Lane, Wokingham. While I am very supportive of new housing, I would raise a concern about the proposed access arrangements.

To be clear, I do not oppose new homes on this land. I support appropriate development and the investment it brings. My comment relates solely to the suitability and long-term sustainability of using a private single-track section of Mill Lane for site access, a lane that has already seen a large increase in traffic since its inception.

I would ask the Council to reconsider the access solution put forward in withdrawn application 201346 and in current application 252498 (Hatchgate Farm / Loddon Valley Garden Village), both of which include redesigned access to the east and west and a new roundabout on Mill Lane. These proposals provide a far more appropriate and future-proof point of entry to the same field.

Application 252498 proposes

significant redesign of Mill Lane, including a new roundabout at the Hatch Farm junction. This would create a safer and more logical access point to the field from the west, avoiding the constraints of Mill Lane entirely and aligning this small development with the Council's wider infrastructure plans.

The current proposal relies entirely on the narrow, private, single-track part of Mill Lane, which has no passing place and cannot safely accommodate two-way vehicle movements. Although this application is for only three houses, the history of the site is relevant: application 201346 sought permission for 17 homes before being withdrawn. This indicates that further development on this land is likely in future. What may appear workable for three houses now could easily become inadequate and unsafe if the site evolves over time.

It is also worth noting the proposed entrance sits extremely close to a protected oak tree, raising questions about how construction traffic, heavy plant, and materials would access the site without disturbing its roots or canopy. The proposal requires removing several established trees that contribute to the rural character of Mill Lane. Notably, the group of Pussy Willows identified in the Tree

Protection Report by Nicholas van Pelt (Ref. NvP3600, 25 July 2024, for application 242058). Whilst these trees are not protected they do shape the lane. These trees would not need to be removed / be a risk of damage if an alternative access point were used.

In summary, I fully support the principle of housing on this site, I agree with other comments that it would create more of a community. However, given the withdrawn 201346 plans, the current 252601 submission, and the strategic works proposed under 252498, it is

reasonable to expect continued development on this land. The proposed access route is unsuitable, both for residents and for construction logistics, and its impacts particularly the unnecessary loss of established trees are avoidable. Approving access via a single-track private lane now would set an unsustainable precedent. I respectfully request that the Council reconsider the access arrangements and protect the rural character and safety of Mill Lane.