

PLANNING REF : 252601  
PROPERTY ADDRESS : The Willows  
: Mill Lane, Sindlesham  
: RG41 5DF  
SUBMITTED BY : Miss Amy Scott  
DATE SUBMITTED : 19/11/2025

COMMENTS:

I've reviewed application 252601 for three self-build homes north of Mill Lane, Wokingham. Whilst I am in favour for new housing, I'm concerned about the proposed access via the narrow, private single-track section of Mill Lane. It has no passing places and isn't safe for two-way traffic.

I ask the Council to look again at the access plans in withdrawn application 201346 and current application 252498 (Hatchgate Farm / Loddon Valley Garden Village). Both include redesigned access points and a new roundabout on Mill Lane, which would be safer, future-proof, and better aligned with wider infrastructure plans. Although this application is for just three homes, the site previously had plans for 17, so more development is likely. What works now could quickly become unsafe. The proposed entrance is also very close to a protected oak tree, raising concerns about construction traffic and root damage. Plus, several established trees would be removed trees that help keep Mill Lane's rural character.

In short, I support housing here, but the current access plan isn't suitable and risks unnecessary tree loss. Approving this route would set a bad precedent. I ask the Council to rethink the access arrangements to protect safety and the character of Mill Lane.