

PLANNING REF : 252601
PROPERTY ADDRESS : The Garden Cottage
: Mill Lane, Sindlesham, Berkshire
: RG41 5DF
SUBMITTED BY : Mr Colin Doddington
DATE SUBMITTED : 18/11/2025

COMMENTS:

I have reviewed application 252601 regarding the proposal for three self-build homes on land north of Mill Lane, Wokingham. I welcome the intent to make positive use of this land and appreciate the thoughtful architectural design. However, I wish to raise two important concerns relating to (1) site access arrangements and (2) drainage capacity, which I respectfully request the Planning Officer and Committee carefully consider.

1. Site Access

Mill Lane Spur is a narrow, single-track, no-through road serving only a small number of homes. Without passing points, it is ill-suited to increased traffic or regular two-way movement. Since 2017, dwellings on this spur have increased from 7 to 15, bringing the road to the limits of safe operating capacity.

While this proposal is for only three homes, the pattern of recent development and the block plan suggest this area could be part of a larger phased development. Notably, the previously withdrawn application (201346) proposed 87 dwellings, including 17 on this same parcel of land.

I therefore urge the Council to:

- Reassess the access design included in application 201346, which provides an alternative route and alleviates pressure on Mill Lane Spur.
- Consider this alternative as a more sustainable, future-proof solution for this and any subsequent development phases.

This alternate strategy would:

1. Reduce pressure on existing properties served by the spur.
2. Minimise vehicle conflict, congestion, and delays.
3. Better align with the emerging Loddon Valley Garden Village proposal (252498), which includes:
 - A new link road to Hatch Farm Way
 - Partial closure of Mill Lane
 - A new link to Mole Road
 - A roundabout to service northeastern development
 - Pedestrian improvements along Mole Road

Additionally, this would avoid disturbing protected Goat Willows (TPO 1755-2020) that may require removal under the current access plan.

2. Drainage

The drainage ditch running parallel to the bonded surface of Mill Lane Spur particularly between the western edge of Monsoon and where it exits near The Laurels appears to be under strain. Given the ditch's age and existing load, recent developments may be pushing its capacity. I would therefore suggest a drainage ditch clearance

appropriate before further burden is added.

Conclusion

I am not opposed to development on this land, including the current proposal, provided access and infrastructure implications are properly addressed. I respectfully request the Council consider:

- Implementing an access point from the northern boundary as per application 201346, consistent with the Loddon Valley Garden Village plans.
- Conducting drainage ditch clearance as a precautionary measure.

These actions would support responsible development that safeguards both current households and future residents.