

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

COMMENTS:

I have reviewed the plans for three self-build homes on land north of Mill Lane and welcome the high-quality design and positive intent. However, I have concerns about the suitability of the proposed access.

Site Access

Mill Lane Spur is a narrow, single-track, dead-end road serving a small cluster of homes. Its characteristics include:

- Single-vehicle width with no passing places
- Limited visibility and tight bends
- No provision for two-way access or safe turning
- Frequent vehicle stand-offs and reversing manoeuvres

Since 2017, dwellings served by the spur have increased from 7 to 15, pushing infrastructure to its limits.

Future Growth Context

While this application seeks permission for only three new homes, it is conceivable this application could form part of a broader pattern of development on the site in the future. Indeed, withdrawn application 201346, for example, included:

- 87 homes in total
- 17 homes on this same land parcel

This provides useful context regarding the potential scale of future activity on or near this site.

Alternative Access

Application 201346 had already considered a more suitable access strategy, with highways proposals adjacent to Hatch Gate Farm, including:

- A new roundabout and alternative access route
- Avoidance of reliance on Mill Lane Spur

Revisiting this design would:

- Relieve pressure on the 15 existing dwellings
- Reduce vehicle conflicts and congestion
- Integrate with the new proposal for Loddon Valley Garden Village proposal (252498) access changes on Mill Lane
- Avoid removal of protected Goat Willows (TPO 1755-2020)

Conclusion

I am supportive of well-designed development on this land, including this proposal in principle. However, I believe the existing access challenges should be addressed to ensure safe and sustainable growth.

I therefore ask the Council to consider that site access be taken from the north of the field using the same principles established in application 201346, rather than relying on the already constrained Mill Lane spur would provide a more suitable and future-proof solution.