

PLANNING REF : 252257
PROPERTY ADDRESS : Autumn House
: Milley Lane Lane, Hare Hatch
: RG10 9TH
SUBMITTED BY : Mr Jeff Parton
DATE SUBMITTED : 11/11/2025

COMMENTS:

We are writing to support this application.

The proposed development is compliant with 154 (g) of NPPF policy; is redevelopment of PDL and offers a well considered layout and design with attractive house types with high quality finishes and with a high level of proposed landscaping and tree planting. WBC cannot currently demonstrate a 5 year land supply and this site is an obvious

candidate to assist in contributing in a meaningful way towards the present shortfall.

As an immediately adjacent property owner we do have concerns about the effects of the proposed development on our privacy and amenity. We note that plots 14 and 15 have 3 storeys which contain a bedroom and ensuite bathroom. We would prefer the ensuite on each plot to be reversed so that the bedroom does not overlook our property. We also hope that the existing screening along the western boundary is retained and enhanced. We have considerable concerns about the so called "dry means of escape" corridor proposed to run adjacent to our eastern boundary. We are told this is to alleviate surface water flooding on the northern part of the site. Local knowledge suggests that flooding is not at all likely and the existing ditch would in any event deal with any extreme rainfall; last winter being a case in point where despite months of above average rainfall the ditch never looked likely to fill to any noticeable degree. As proposed the dry means of escape would allow residents access from the development

through the retained land to the junction with Scarlets Lane and Milley Lane which would be prejudicial to the security of our property and would certainly fall foul of the principles of Secured by Design. We would prefer this footpath to be deleted from the scheme. We note the concern of some as to the proposals for streetlighting and agree that the scheme needs to ensure that it is sensitive to local residents.

We are aware that the applicant has a reputation for delivering high quality residential schemes and it is evident from the level and quality of detail contained in the application that considerable care has been taken to ensure that the scheme meets the standards which should be expected for such a prominent site in a Green Belt location adjoining, as it does, an area of special character. The present use of the site as a garden centre has now lapsed and it's future is

therefore uncertain in terms of alternative possible uses. This proposal offers a viable solution which will benefit the local area socially, economically and visually and should be permitted.