

PLANNING REF : 252601
PROPERTY ADDRESS : The Evergreens
: Mill Lane, Sindlesham
: RG41 5DF
SUBMITTED BY : Mr John Burns
DATE SUBMITTED : 19/11/2025

COMMENTS:

I have no objections to a sensible, thoughtful development of the land considered under 252601. However I do have concerns about the current access proposals.

1. Access and Safety Concerns:

The private lane serving the proposed development is a single-track, no-through road that currently provides access to only a small (but growing) number of residential properties. There are no passing points, and the access to the proposed three new homes would require a tight turn around the house currently under construction. This junction, accompanied with already boosted population on the spur from developments over recent years and associated increase in traffic, poses significant health and safety risks for both pedestrians and drivers using the lane.

2. Infrastructure Suitability:

A previous application for this site proposed more houses but included plans for safer and more suitable infrastructure, with access directly from Mill Lane. The access and site plan in the previous application would inevitably be better served in the long term by the access via Mill Lane as the road infrastructure proposed in the Loddon Valley Garden Village application would complement this development. The current proposal burdens already strained infrastructure on this small lane.