

From: [Helen Maynard](#)
To: [James Fuller](#)
Subject: RE: 251774
Attachments: [27.4.2026 - 251774 Old sawmill OR + HM.docx](#); [27.4.2026 - 251774 Old sawmill - Character.docx](#);
Sent: 27/04/2026 11:01:12

Hi James,

Can you look at the red line on the location plan and the site plan as they are different – I think we need a revised plan.

Also, the visibility splay is from a central point in the site but this doesn't seem to be the access point as the parking is adjacent to the visibility splay? What are we actually considering as the access to each house, I don't think the site plan is all that clear.

Sorry its so red!

I've attached a second document which is my attempt at a character section, acknowledging the harm identified by Inspectors and saying its still here then saying that harm is localised & outweighed by 5YHLS in the balance.

Kind Regards
Helen

Helen Maynard MRTPI
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Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: James Fuller <James.Fuller@wokingham.gov.uk>
Sent: 24 April 2026 12:13
To: Helen Maynard <Helen.Maynard@wokingham.gov.uk>
Subject: 251774

Hi Helen,

Please see attached.

This is a bit of a muddle between mine and bens work so happy to call to discuss any changes. Will send conditions over today.

Thanks.

Kind Regards,
James

Planning Officer

Wokingham Borough Council

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Telephone: 07885983800

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