

From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Sent: 22 June 2026 14:12:30 UTC+01:00
To: "Andrew Chugg" <Andrew.Chugg@wokingham.gov.uk>
Subject: RE: 252762 - West Court Lane, Park Lane, Finchampstead RG40 4QF - 6011060

Hi Andrew

Thanks for looping me in on this. I've had a look through the appeal statement alongside my earlier comments and the more recent consultee responses.

Just to pick up on one point from my original email - I had raised a query about potential effects on the setting of West Court. Having seen the Built Heritage Officer's response, I'm comfortable that there isn't a harmful impact in that respect, so I wouldn't look to press that point any further. Otherwise, I won't repeat the detailed comments from GI, Landscape and Trees, but it did seem worth setting out a few thoughts from the perspective of the SANG itself, given my involvement in the original scheme and its delivery.

As you know, the West Court SANG isn't just general open space – it was secured very specifically to function as SPA mitigation for the Arborfield Garrison development. The whole premise of that is that it needs to provide an attractive, semi-natural alternative to the SPA, so that people choose to walk there instead. That's been carried through consistently from the outline stage, into the detailed landscape strategy and the subsequent discharge of conditions.

On that basis, the point that stays with me in reading the appeal is that the argument is largely framed around the acceptability of a telecoms mast in general terms, and the extent to which it can be screened or assimilated. I don't think that quite gets to the crux of the issue here, which is the deliberate role and character of this particular site.

Even allowing for the proposals sitting against a tree belt, a mast is still going to read as a clearly man-made, vertical feature above the canopy. Given the layout of the SANG, it's also something that would be experienced from within the site itself rather than only in longer views. I think the GI and landscape comments cover that side of things well, so I won't labour it, but I agree with the underlying concern that it introduces something that feels out of step with the intended character.

Where I think the appeal statement is a bit less convincing is in how it deals with what that means for the function of the SANG. The point about there being no evidence that people stop using areas because of masts feels slightly beside the point. The SANG approach has always been based on getting the design right up front i.e. creating a space that feels comparable to the SPA, rather than testing the limits of what people might tolerate.

Similarly on alternatives, I do appreciate the operational constraints they've set out, but there is still (as per my original comments) a wider question about whether land that is specifically relied upon for SPA mitigation is the right place to accommodate this type of infrastructure in the first instance. I'm not sure the appeal quite grapples with that distinction.

More generally, and without straying into the overall planning balance you'll need to set out, I do think there's a slightly bigger picture here around how much weight to give to siting and appearance in this particular location. Because this isn't just about local visual impact - it's tied back to the effectiveness of a piece of mitigation that sits behind a large amount of development in the Borough. That's why the Natural England SANG guidance tends to be quite cautious about introducing features that feel overtly urban.

Taking all of that together, I don't think anything in the appeal materially changes the position I set out previously in relation to the SANG. From that perspective, I'd still have concerns about whether the siting within this location is appropriate, given its intended function.

Kind regards

Nick Chancellor
Development Delivery Manager
Wokingham Borough Council
Email: nick.chancellor@wokingham.gov.uk
Telephone: 07718 251286

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From: Andrew Chugg <Andrew.Chugg@wokingham.gov.uk>
Sent: 16 June 2026 11:29
To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Cc: Shazada Ahmed <shazada.ahmed@wokingham.gov.uk>
Subject: FW: 252762 - West Court Lane, Park Lane, Finchampstead RG40 4QF - 6011060

Hi Nick

Appeal docs are now uploaded to NEC (see extract below). If I could please have your comments on the appeal by 30th June.

Happy to chat through if needed.

252762	APPAPP	West Court Land Park Lane, RG40 4QF	Appeals	APP - TVY181 Finchampstead - Appeal form
252762	APPAPP	West Court Land Park Lane, RG40 4QF	Appeals	APP - Appendix 2 ITM
252762	APPAPP	West Court Land Park Lane, RG40 4QF	Appeals	APP - Appendix 1 Photos with mast
252762	APPAPP	West Court Land Park Lane, RG40 4QF	Appeals	APP - Appeal Statement
252762	APPPINS	West Court Land Park Lane, RG40 4QF	Appeals	Notification of Appeal

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI

Team Manager, Development Management

Wokingham Borough Council

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Please submit your application electronically via the Planning Portal website

at: <https://www.planningportal.co.uk/> The Council has introduced a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date.

Please view our new highways development advice webpage and new Highway Design Guide on <https://www.wokingham.gov.uk/planning-policy/advice-for-developers/highways-development-advice/>.

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From: Andrew Chugg

Sent: 11 June 2026 15:24

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>; Seama Ali <Seama.Ali@wokingham.gov.uk>

Cc: Planning Appeals <Planning.Appeals@wokingham.gov.uk>

Subject: RE: 252762 - West Court Lane, Park Lane, Finchampstead RG40 4QF - 6011060

VERY good point Nick.. forgot about that..

[@Seama Ali](#) can you please also consult Natural England.. ta

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI

Team Manager, Development Management

Wokingham Borough Council

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From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: 11 June 2026 15:13

To: Andrew Chugg <Andrew.Chugg@wokingham.gov.uk>

Cc: Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>

Subject: FW: 252762 - West Court Lane, Park Lane, Finchampstead RG40 4QF - 6011060

Thanks for the heads up. In terms of external consultees, you might want to add in Natural England too as I understand they have produced SANG design guidance on

what is/isn't acceptable in SANGs (to ensure they fulfil the intended purpose); their written view on this is likely to assist.

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From: Andrew Chugg <Andrew.Chugg@wokingham.gov.uk>
Sent: 11 June 2026 14:49
To: Planning Appeals <Planning.Appeals@wokingham.gov.uk>
Cc: Brian Conlon <Brian.Conlon@wokingham.gov.uk>; Justin Turvey <Justin.Turvey@wokingham.gov.uk>; Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Subject: RE: 252762 - West Court Lane, Park Lane, Finchampstead RG40 4QF - 6011060

Hi Seama

Please refer to my answers in **green** below.

[@Nick Chancellor](#) A 'heads-up' for u!

Kind Regards

Andrew Chugg

Andrew Chugg MRTPI
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Wokingham Borough Council
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From: Planning Appeals <Planning.Appeals@wokingham.gov.uk>

Sent: 11 June 2026 13:28

To: Andrew Chugg <Andrew.Chugg@wokingham.gov.uk>

Cc: Brian Conlon <Brian.Conlon@wokingham.gov.uk>; Justin Turvey <Justin.Turvey@wokingham.gov.uk>

Subject: 252762 - West Court Lane, Park Lane, Finchampstead RG40 4QF - 6011060

Hi Andrew

Please find attached a start letter for the above appeal. Please confirm that you are happy with this procedure? **Written rep's appeal is suitable**

The questionnaire/file have to be sent by the Appeals Officer, by **18 06 2026**.

Can the site be seen from seen from public land? **Y/N Only partially**

Is it essential for the inspector to enter the site and/or any adjoining properties? **Y/N If YES why? Yes, needs to be viewed within the site (a SANG) and from public highways outside the site.**

Are there any health and safety issues you are aware of? If so what are they? **Y/N No**

Who in WBC would you like to be consulted? **Same as at application stage PLUS WBC Arborfield Garrison SDL Development Delivery Manager (@[Nick Chancellor](mailto:Nick.Chancellor@wokingham.gov.uk))**

Any external consultees? **Berkshire Archaeology**

All other parties consulted on the application (e.g. Parishes, Ward Members, neighbours and statutory consultees) will be notified of the appeal.

Kind regards,

Seama Ali, LLB

Planning Technical Officer, Development Management and Compliance.

Wokingham Borough Council

Email: Planning.appeals@wokingham.gov.uk

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From: Appeal a planning decision <appeal.a.planning.decision@notifications.service.gov.uk>

Sent: 11 June 2026 11:27

To: Planning Appeals <Planning.Appeals@wokingham.gov.uk>

Subject: New planning appeal: 6011060

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For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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Planning
Inspectorate

You have a new planning appeal against the application 252762.

We will decide the appeal by written representations. You can tell us if you think a different procedure is more appropriate in the questionnaire.

Appeal details

Appeal reference number: 6011060

Address: West Court Land, Park Lane, Finchampstead,
Wokingham, RG40 4QF, United Kingdom

Planning application reference: 252762

Start date: 11 June 2026

Timetable

Local planning authority questionnaire

Due by 18 June 2026.

Statement from the local planning authority

Due by 16 July 2026.

Interested party comments

Due by 16 July 2026.

Final comments

Due by 30 July 2026.

What happens next

[Submit your questionnaire and other documents](#), including your appeal notification letter and a list of those notified by 18 June 2026.

[Find out your responsibilities in the appeal process](#).

The Planning Inspectorate

west3@planninginspectorate.gov.uk