

Appeal 6005646

Appeal questionnaire

Submitted on 17 March 2026.

Appeal type	Full planning
Appeal site	Land West of Edney's Hill, Barkham Road, Barkham, RG41 4TG
Agent contact details	Tim Northey tim.n@amh.co.uk 07792330576
Application number	251486

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	Yes
Green belt	No
Is the site in a national landscape?	No
Designated sites	Other Thames Basin Heath
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
-----------------------------------	-------

Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	Consultee list - Consultation stage.pdf (/document/1160e508-43d5-4ea4-9404-928397366be7)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	Misc Site Notice.docx (/document/627ff25f-9948-4f35-b674-a77de728c81c)
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/18d6049d-f188-4c71-90fa-d984a288cca9)
Uploaded press advert	Statutory Advert Proof.pdf (/document/5952e264-699b-497f-99ce-41f1d68e63f3)
Appeal notification letter	Consultee list - Appeal notification.pdf (/document/64d566c2-8e0c-43d3-9d9e-3637ce330937) Consultee letter - PINs.pdf (/document/d386554b-bb92-437e-ae33-3fe614a579ab)

Consultation responses and representations

Statutory consultees	Yes WBC CIL WBC Cleaner and Greener WBC Community Safety WBC Digital Solutions Scanning WBC Drainage WBC Ecology WBC Ecology Newts WBC Economic Prosperity & Place (Community Infrastructure) WBC Education (School Place Planning) WBC Environmental Health WBC Green Infrastructure WBC Growth & Delivery (Planning Policy) WBC Health and Wellbeing WBC Highways WBC Landscape and Trees WBC Libraries WBC Property Services WBC Public Rights Of Way WBC Sports Development (Places and
----------------------	--

Neighbourhoods)
WBC Sustainability
WBC Waste Services
Berks, Bucks & Oxon Wildlife Trust
Berkshire Archaeology
BOB ICB NHS Buckinghamshire Oxfordshire
and Berkshire West
Crime Prevention Design Advisor
Natural England
Royal Berkshire Fire & Rescue
Southern Gas Networks
Thames Water Utilities Ltd
The Environment Agency

Responses or standing advice to upload

Yes

Upload the consultation responses and standing advice

[WBC Drainage - email .docx \(/document/df9cb4ae-81ae-46c9-9509-057b4085961b\)](#)
[WBC Sustainability.docx \(/document/8894cfb4-522d-4b0f-ac12-071621f030ce\)](#)
[SGN consultation response.pdf \(/document/45798ddd-2f72-4582-a88f-307630c7ea29\)](#)
[Ecology response 1 - DF_08102025.docx \(/document/2302e607-b4c4-4a04-ac4e-389dbd290076\)](#)
[NEOS Networks consultation response.pdf \(/document/11933c32-adfc-417f-87f9-4b2ddd52a477\)](#)
[Berkshire Archaeology consultation response.pdf \(/document/c0937b5a-f725-4dcc-b461-592f47396695\)](#)
[Planning Policy consultation response.docx \(/document/51f3b686-eb32-4173-85a1-5fb76d20dda1\)](#)
[Environmental Health \(Ground Contamination comments only\)_29092025.docx \(/document/126d42e5-7141-4c78-b604-76d048480111\)](#)
[Thames Water consultation response.pdf \(/document/80bb584f-bcf1-4790-8bd2-88c566653843\)](#)
[Natural England consultation response 2025.08.04.pdf \(/document/d001bda6-d9f2-4279-9054-9165fdf9a0b8\)](#)
[NHS Bucks Oxon & West Berks ICB consultation response.pdf \(/document/d9d08959-a78a-4a91-8b1d-a1577d7d4432\)](#)
[Environmental Health_25092025.docx \(/document/7b6a11ee-61fd-4b16-97ca-a70765043569\)](#)
[PROW Response_26092025.pdf \(/document/5c679a85-8486-4ed5-a247-a96f5a73ce37\)](#)
[CIL Comments.docx \(/document/e7d52258-83a4-4786-83a8-a9b372f73159\)](#)
[Landscape Response - BC_19092025.docx](#)

[\(/document/7dcf860e-b036-4f16-bd2f-b1f1f831063e\)](#)
[Ecology \(Newts\).pdf \(/document/a31237f7-4d8b-4509-b424-b2dee09d7906\)](#)
[Highways response.docx \(/document/f3afcea3-593c-4715-99f6-c6452ed49875\)](#)
[SSEN consultation response.pdf \(/document/927ccfcd-c1d6-4425-aa79-c7c6ea679c37\)](#)
[TVP Designing Out Crime consultation response 20082025.pdf \(/document/51387781-128b-44d8-ac3f-eb08d85ed751\)](#)
[Affordable Housing 30092025.docx \(/document/eed61067-6025-487e-9941-eff6856b2ad6\)](#)
[Royal Berkshire Fire & Rescue Service consultation response.pdf \(/document/1c5925b5-9a0e-4492-9c0f-ff48f12fe2d3\)](#)

Representations from other parties

Yes

Upload representations from other parties

[Comments_BarkhamParishCouncil_251486_4696525.pdf.pdf \(/document/39209dce-2cd9-41c0-9712-019a9626a459\)](#)
[Comments_TerranceJuckes_251486_4702852.pdf_21082025.pdf \(/document/f3ab4a06-fa96-4671-8ab3-0898406feb5e\)](#)
[Comments_HarminderBal_251486_4697061.pdf.pdf \(/document/4f94949a-e884-48a8-ac93-13a7aa478dad\)](#)
[Comments_MarionDesai_251486_4701750.pdf.pdf \(/document/033482e1-02fb-4509-a6ea-1587f3c649bd\)](#)
[Comments_JacobJanAntonieSipsma_251486_4701999.pdf_18082025.pdf \(/document/b8b05e77-540c-4d82-823c-15f2d0d1f2f9\)](#)
[Comments_GillianPowell_251486_4696202.pdf.pdf \(/document/1d701261-f0c8-440b-8db2-16e898f0fa47\)](#)
[Comments - Julia Trayhorn - 251486_19082025.pdf \(/document/9e655630-f4dc-41be-a056-177f3562596f\)](#)
[Comments_DavidClements_251486_4700101.pdf.pdf \(/document/231f333b-86ff-42dd-a041-1856f5ad6bbd\)](#)
[Comments_StuartYemm_251486_4702800.pdf_20082025.pdf \(/document/3b2a188e-f53d-4da0-80d3-18dac5034c1d\)](#)
[Comments_GillianPowell_251486_4701757.pdf.pdf \(/document/d99aaf77-3a06-4a41-8c8d-2212b8b337e6\)](#)
[Comments_TimBailey_251486_4701881.pdf_18082025.pdf \(/document/248face4-a630-4dec-b6a7-2685e651fff0\)](#)
[Comments_DerekAnderson_251486_4703062.pdf_22082025.pdf \(/document/a0b7e941-a4e3-48ef-b491-270cfdfaeb82\)](#)
[Comments_JackLewis_251486_4702889.pdf](#)

[21082025.pdf \(/document/7eeb2cf8-b71f-474f-82cf-27a417a9339f\)](#)
[Comments StaceyJones 251486 4700082.pdf .pdf \(/document/590b2114-b097-4d65-89cb-2b20a2f90099\)](#)
[Comments DeniseTucker 251486 4702972.pdf 21082025.pdf \(/document/4b042c58-a521-4762-950b-2e4f80206d4e\)](#)
[Comments ChrisHunt 251486 4701815.pdf 18082025.pdf \(/document/3269dee1-6a5d-4986-98cb-2fb3a0786fa9\)](#)
[Comments BARKHAMVillageResidentsAssociation 251486 4696195.pdf.pdf \(/document/11dd0fa8-1dd1-4d58-a53c-393b7a414507\)](#)
[Comments JMorley 251486 4702300.pdf 19082025.pdf \(/document/191837a1-2de7-4993-bd62-430454011354\)](#)
[Comments DaleWade 251486 4702242.pdf 19082025.pdf \(/document/6bdb6147-04fd-4d3d-be95-44fa3ee54bae\)](#)
[Comments - Barkham PC - 251486 20082025.pdf \(/document/07f33ff4-01e2-46e6-9949-4a33f12ed808\)](#)
[Comments PaulaJuckes 251486 4702845.pdf 21082025.pdf \(/document/7eda882a-87b1-44db-b7f0-4f8da50bbb89\)](#)
[Comments GillianPowell 251486 4701756.pdf .pdf \(/document/bd9780bf-3eeb-4575-bff3-566fd5ba8760\)](#)
[Comments BarkhamParishCouncil 251486 4702648.pdf 20082025.pdf \(/document/09198fb5-9320-443d-9bf9-59d4bf793f21\)](#)
[Comments PaulRobinson 251486 4695729.pdf.pdf \(/document/01ac8ec8-4f9e-45a4-b75c-5d61b8dd28f1\)](#)
[Comments AndrewWhitlam 251486 4701817.pdf 18082025.pdf \(/document/c5b613c1-e740-492d-a9ab-6be34d5a31ea\)](#)
[Comments VickyBurrows 251486 4701748.pdf .pdf \(/document/7a7a3b3f-f9cd-41fd-abdb-7368425d5117\)](#)
[Comments CouncillorAdrianBetteridge 251486 4698941.pdf.pdf \(/document/d4099bf3-e9f3-4c5e-9985-794a1faab312\)](#)
[Comments King 251486 4695886.pdf.pdf \(/document/82fa73e1-0f02-4e99-a735-7cd83ac17dd9\)](#)
[Comments SheilaPick 251486 4701758.pdf.pdf \(/document/0e5d4c73-eb4d-4ea3-89ce-7ed87c6e4f51\)](#)
[Comments LauraHeyliger 251486 4701768.pdf.pdf \(/document/bd982412-3257-4445-87c3-82deadb200d\)](#)
[Comments MikeBarker 251486 4702797.pdf 20082025.pdf \(/document/acec07fa-138f-4eae-8144-85e4f203ce19\)](#)
[Comments RoyMartin 251486 4701886.pdf 1](#)

[8082025.pdf \(/document/981796b1-367f-4851-ab68-89154b1ffe1c\)](#)
[Comments SineadMcLeish 251486 4695733.pdf \(/document/e54494bc-ee78-4d33-8dba-8df6354590f9\)](#)
[Comments NlckiMcLean 251486 4699157.pdf \(/document/bd07a647-116c-40c4-9349-9642618d38d4\)](#)
[Comments AlisonGoudge 251486 4702867.pdf 21082025.pdf \(/document/b66d7407-e839-4c8c-882d-976636bdde51\)](#)
[Comments JackieAbrahams 251486 4703066.pdf 22082025.pdf \(/document/9de7002c-f5e8-497a-9c61-9bf9828bc531\)](#)
[Comments ChrisHunt 251486 4701814.pdf 18082025.pdf \(/document/47cc975c-d6f0-41e8-94f2-9cade76558e3\)](#)
[Comments JULIETTAKHOSHABA 251486 4702385.pdf 19082025.pdf \(/document/d635ec33-2591-4586-a9f2-9d0a42d2bee0\)](#)
[Comments ChrisHeyliger 251486 4702352.pdf 19082025.pdf \(/document/e0b40598-0021-4287-a9cf-9d151c00dc74\)](#)
[Comments JULIETTAKHOSHABA 251486 4702353.pdf 19082025.pdf \(/document/46702042-0a43-4422-969c-9e7b0d89bb6e\)](#)
[Comments PatrickTurley 251486 4702322.pdf 19082025.pdf \(/document/f51781a6-fffc-46ea-8bf4-a03b7ef37c1c\)](#)
[Comments HarminderBal 251486 4697059.pdf \(/document/efdb5a6f-5f70-4061-aaac-a142207e5852\)](#)
[Comments DerekAnderson 251486 4703061.pdf 22082025.pdf \(/document/f0181505-bb42-4c86-844b-a151a46026b0\)](#)
[Comments RichardAbrahams 251486 4702962.pdf 21082025.pdf \(/document/a02625f5-caad-4185-ae1f-a324847ef6b4\)](#)
[Comments ValeriePercival 251486 4696705.pdf \(/document/0614c126-f01f-48ea-847d-a8d8ccbed657\)](#)
[Comments AmitLakhani 251486 4701388.pdf \(/document/2465e4b2-dc43-4189-b58c-acb29d42faea\)](#)
[Comments AmitLakhani 251486 4701389.pdf \(/document/fe975edb-0342-4510-afad-aeb5f18a4dc9\)](#)
[Comments AnthonyHarrison 251486 4695646.pdf \(/document/60dd747c-789b-4767-abc1-af5b4e385122\)](#)
[Comments SonaLakhani 251486 4702595.pdf 20082025.pdf \(/document/5faafcd3-9b83-4e4e-a055-af7c92a4eb5f\)](#)
[Comments PaulSteel 251486 4701198.pdf \(/document/ad6c8d79-857d-4785-87b1-b3809d2ad50b\)](#)
[Comments King 251486 4708878.pdf 17092025.pdf \(/document/ee36e1e8-0afa-429b-bd12-](#)

[b55f3c6c810d\)](#)
[Comments AlisonTurley 251486 4702941.pdf_21082025.pdf \(/document/1e65799f-485c-4a7d-8aa8-b906a2eb7ff0\)](#)
[Comments RosemaryBarker 251486 4702788.pdf_20082025.pdf \(/document/f0fd72da-8f80-4ff5-a652-bce5c6119536\)](#)
[Comments DennisEyriey 251486 4696210.pdf \(/document/566905c8-e567-460b-a2cc-be25b5fafcbf\)](#)
[Comments GaynorWhite 251486 4701749.pdf \(/document/865714d8-b96d-4897-924b-bed86eb44b4e\)](#)
[Comments SimonBee 251486 4701766.pdf.pdf \(/document/ef9aa23a-caf6-4874-b44f-c381a1a07f0f\)](#)
[Comments PETERKHOSHABA 251486 4702387.pdf_19082025.pdf \(/document/d224dd6a-3b15-44f5-87b6-c8de5138aa54\)](#)
[Comments JohnwilliamTrayhorn 251486 4701767.pdf.pdf \(/document/0de4a64c-8aa2-4e75-828a-cac4d665c291\)](#)
[Comments NormanStaniford 251486 4701979.pdf_18082025.pdf \(/document/506d13fe-dce3-473e-a901-cf7b5805fe20\)](#)
[Comments LeahRickwood 251486 4702973.pdf_21082025.pdf \(/document/14bd67b3-74cf-4f1d-9e15-d0e2dd6a2953\)](#)
[Comments LauraRobinson 251486 4695746.pdf.pdf \(/document/1c6980ee-1bc1-4d25-9bfd-d88bd7772db7\)](#)
[Comments PETERKHOSHABA 251486 4702386.pdf_19082025.pdf \(/document/3ed7aea0-92e9-423c-b5a2-e0327532fe11\)](#)
[Comments JackieAbrahams 251486 4703065.pdf_22082025.pdf \(/document/dc5837f1-329b-46a5-9e6e-ef079196da3f\)](#)
[Comments StephenOllerhead 251486 4702237.pdf_19082025.pdf \(/document/166ae6bc-0186-4da5-b5cc-f27291b22e30\)](#)
[Comments AlisonTurley 251486 4702940.pdf_21082025.pdf \(/document/8b415eee-381b-4a99-b9bb-f95317d6af4e\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Signed Officer Report Draft Decision Notice_15102025.docx \(/document/edf5abbf-7d71-474e-8b9d-13af2ba84ca6\)](#)
[Decision Notice_16102025.pdf \(/document/cc4b310d-d34e-4963-9aed-8dec7e2e188\)](#)
[Signed Officer Report_15102025.docx \(/document/511056ec-e902-4359-870b-f82dd2c3bcb3\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[CP1 - Core Strategy.pdf \(/document/71f7efb3-c72e-4ffe-bb35-0d70a24bff1a\)](#)
[CP3 - Core Strategy.pdf \(/document/6bfc1b95-d473-4ad8-81d8-1a9e73635e18\)](#)
[CC03 MDD Local Plan.pdf \(/document/fcc4a44e-0ee7-43e8-b6b6-1e6c0aa8c4e4\)](#)
[CC01 MDD Local Plan.pdf \(/document/453244ac-0089-4199-a5c6-29bc6c9edc75\)](#)
[TB12 MDD Local Plan.pdf \(/document/66a81f65-bfe8-4d23-9c3a-311e52dd11db\)](#)
[TB07 MDD Local Plan.pdf \(/document/33491061-e427-4670-b9fc-32559b03646b\)](#)
[CP8 - Core Strategy.pdf \(/document/1f79033e-6870-438b-9946-3bd0cb17d2f4\)](#)
[CC07 MDD Local Plan.pdf \(/document/2a829ef2-b03b-4ab1-8d77-3eb578e917d6\)](#)
[CP11 - Core Strategy.pdf \(/document/ed100052-9783-4797-93a6-51f102e7cde4\)](#)
[TB23 MDD Local Plan.pdf \(/document/4381566a-cdcb-4c87-b08d-534550e74b7b\)](#)
[CC10 MDD Local Plan.pdf \(/document/fca2ce07-4f9e-4bbd-bc26-5e8cea4b0b46\)](#)
[CC06 MDD Local Plan.pdf \(/document/ae1296f9-5126-4f4a-9cf8-640fd054764b\)](#)
[TB05 MDD Local Plan.pdf \(/document/c8d6b66c-7c1e-4b1f-add8-6a0044693b18\)](#)
[CC02 MDD Local Plan.pdf \(/document/280625cc-74db-4447-abd3-6c8085f401ff\)](#)
[TB25 MDD Local Plan.pdf \(/document/cd82fab7-58ef-4715-88ba-7d3da2b359d4\)](#)
[Core Strategy Front Cover.pdf \(/document/5acb407f-40d9-4099-9591-89ce79d5b822\)](#)
[CP2 - Core Strategy.pdf \(/document/97270ebd-77e7-4f88-ae7c-94422e351837\)](#)
[CP5 - Core Strategy.pdf \(/document/aa62319b-3835-45d3-8027-94ef9dc24484\)](#)
[CP6 - Core Strategy.pdf \(/document/9cb53337-e7f6-4c25-ab60-97354f0eb06a\)](#)
[CC09 MDD Local Plan.pdf \(/document/9a9fb020-fc52-4d87-9339-b596c733504f\)](#)
[Adopted MDD February 2014 front cover.pdf \(/document/77340c41-a309-4941-8fae-c2fc3a153f70\)](#)
[CC04 MDD Local Plan.pdf \(/document/9817c61d-d44f-4c01-9d26-d9af99d6e2d7\)](#)
[CC05 MDD Local Plan.pdf \(/document/bc8356fb-d833-417d-8884-de6199bdb418\)](#)
[TB08 MDD Local Plan.pdf \(/document/de84cf4e-f403-4f9b-aed8-e7e037005e51\)](#)
[CP17 - Core Strategy.pdf \(/document/9fbaf18c-9125-4d69-b302-f7f3c56b33f\)](#)
[TB21 MDD Local Plan.pdf \(/document/10c66e1f-ad70-475e-9af3-fc306995fc15\)](#)

[CP7 - Core Strategy.pdf \(/document/be3f67a8-ccf3-4ddc-bd17-fe8dcff5aaf3\)](#)
[CP9 - Core Strategy.pdf \(/document/e1f3a57d-1633-41e4-a573-fe97d4be0af5\)](#)

Emerging plans

Yes

Upload emerging plan and supporting information

[Emerging Local Plan.pdf \(/document/849f6119-7ce0-4b91-a767-1e1e46018c30\)](#)

Do you have any other relevant policies?

Yes

Upload any other relevant policies

[Arborfield & Barkham NP note Dec 2019.pdf \(/document/64d9d9fa-8b63-45f4-b6ad-3b349e988d93\)](#)
[Barkham VDS.pdf \(/document/b1ca226d-f8da-48dc-999f-947ee1b56092\)](#)
[Play Space Design Guide Technical Note \(March 2018\).pdf \(/document/a3d2d27a-632a-42d6-8197-df59ef165ff4\)](#)

Supplementary planning documents

Yes

Upload supplementary planning documents

[SPD on Sustainable Design and Construction Guidance Note.pdf \(/document/bf9ceb24-999f-4619-911b-28c63839f140\)](#)
[Adopted Affordable Housing SPD July 2013.pdf \(/document/17b62559-77d8-4f6c-b28a-404c24f592db\)](#)
[SPD on Sustainable Design and Construction.pdf \(/document/fa9f707d-430f-400a-8673-7bafaad04bf6\)](#)
[Borough Design Guide Interactive SPD~.pdf \(/document/a7348d5b-9701-4239-8682-ada1349a6639\)](#)

Community infrastructure levy

Yes

Upload your community infrastructure levy

[CIL Frequently Asked Questions.pdf \(/document/dce146d0-098e-482a-923a-5c2e4a9ff2dd\)](#)
[WBC Adopted Regulation 123 List Document - Jan 2017.pdf \(/document/1041159e-12fc-4cad-b1c8-9a13c598af8b\)](#)

Community infrastructure levy formally adopted

Yes

Date community infrastructure levy adopted

6 April 2015

Site access

Access for inspection

Yes
to see the site in the context of surroundings

Will the inspector need to enter a neighbour’s land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Hearing
Why would you prefer a hearing?	Due to the level of public interest and various topics for reasons for refusal
Appeals near the site	No
Extra conditions	Yes to be dealt with within the SOC