

Lodge Road, Hurst – Inquiry Core Document List



CD 1: Application Documents

- 1.1 Decision Notice – application ref: 242067
- 1.2 Officer Report – application ref: 242067
- 1.3 Illustrative Masterplan (amended – rev C)
- 1.4 Parameters Plan (amended – rev D)
- 1.5 Design and Access Statement
- 1.6 Illustrative Masterplan (as submitted with appeal – Rev B)
- 1.7 Parameter Plan (as submitted with the Appeal – Rev C)

CD 2: Statement of Case's

- 2.1 Appellant Statement of Case
- 2.2 LPA Statement of Case
- 2.3 EA Statement of Case

CD 3: Statement of Common Ground's

- 3.1 General Statement of Common Ground
- 3.2 Landscape Statement of Common Ground
- 3.3 Highways Statement of Common Ground

CD 4: LPA Proofs of Evidence

- 4.1 Planning Proof of Evidence
- 4.2 Sustainable Location Proof of Evidence
- 4.3 Landscape Proof of Evidence
- 4.4 Proof of Evidence Addendum (Flood Risk and Planning) Mark Croucher
- 4.5 Proof of Evidence Addendum (SEQUENTIAL TEST) Mark Croucher

CD 5: Appellant Proof of Evidence

- 5.1 Planning Proof of Evidence

5.2 Highways Proof of Evidence

5.3 Landscape Proof of Evidence

5.4 Ecology Proof of Evidence

5.5 Flood/Drainage Proof of Evidence

5.6 Design Proof of Evidence

5.7 Arboriculture Proof of Evidence

5.8 Planning Supplementary Proof of Evidence

5.9 Transport Rebuttal Proof of Evidence

5.10 Ecology Rebuttal Proof of Evidence

5.11 Veteran Tree Rebuttal Proof of Evidence

5.12 Flood/Drainage Supplemental Proof of Evidence – Ian Walton

5.13 Flood/Drainage Supplemental Proof of Evidence – Rob Walker

5.13 Flood/Drainage Supplemental Proof of Evidence – Rob Walker, Appendices, Annex A
Spreadsheet 1

5.13 Flood/Drainage Supplemental Proof of Evidence – Rob Walker, Appendices, Annex A
Spreadsheet 2

5.14 Planning Supplemental Proof of Evidence – Flood Sequential Test

5.15 Flood/Drainage Supplemental Proof of Evidence – Floodplain Compensation Storage

5.16 Flood/Drainage Supplemental Proof of Evidence – Third Party Representations

CD 6: EA Proof of Evidence

6.1 EA Proof of Evidence – Ecology + Appendices

6.2 EA Proof of Evidence – Flood Risk + Appendices

CD 7: Relevant Appeal Decisions

7.1 Previous Appeal Decision - APP/X0360/W/22/3309202

7.2 APP/X0360/W/24/3350170 - Land to the North of the A4, New Bath Road, Twyford
decision

7.3 APP/X0360/W/24/3354667 - Land adjacent to Blagrove Lane, decision

7.4 APP/C1055/W/24/3356476 - Land to the West of Royal Hill Road, Spondon, Derby,
decision

7.5 APP/X0360/W/24/3342812 - Land between School Road and Orchard Road, decision

7.6 APP/X0360/W/24/3340006 - Land west of Trowes Lane and north of Charlton Lane, Swallowfield, decision

7.7 Previous Appeal Decision - APP/X0360/W/22/3309202 Illustrative Masterplan and parameter Plan

7.8 Previous Appeal Decision - APP/X0360/W/23/3331651 Land off Maidensfield

7.9 Previous Officer Report – application ref: 220458

7.10 Previous LPA Decision Notice – application ref: 220458

7.11 Officer Report – 250735 | Land to the north of School Road Arborfield Cross.

CD 8: Landscape Documents

8.1 LVIA: P24-2270

8.2 Landscape Strategy

8.3 Landscape Officer's consultation response

8.4 Guidelines for Landscape and Visual Impact Assessment

8.5 Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition,' LI Technical Guidance Note – 2024-01

8.6 An Approach to Landscape Character Assessment, Natural England (AALCA), October 2014

8.7 Townscape Character Assessment, Technical Information Note 05/2017, Landscape Institute, April 2018

8.8 Parish Council Hearing Statement

8.9 Wokingham Borough Landscape Character Assessment, 2019

8.10 Wokingham Valued Landscape Assessment, September 2024

8.11 Wokingham Heritage Topic Paper Appendix 3 – Pro Forma Assessment of Areas of Special Conservation

8.12 A Design for Hurst Incorporating - The Parish Design Statement 2005 (updated 2009)

8.13 Village Centre (Hurst) Character Assessment Sheet 1994

8.14 Borough Design Guide

8.15 National Design Guide

8.16 National Model Design Code

CD 9: Flooding/Drainage Documents

-
- 9.1 Environment Agency letter dated 29 October 2024 reference WA/2024/131683/01-L01
-
- 9.2 Flood Risk Assessment and Drainage Strategy reference 432.010035.00001 dated 19th July 2024, Revision P02
-
- 9.3 Memorandum from WBC Drainage dated 30 August 2024
-
- 9.4 Flood Risk Assessment and Drainage Strategy reference 432.010035.00001 dated 5th July 2025, Revision P04
-
- 9.5 Email to the Environment Agency of 5 June 2025
-
- 9.6 Email from the Environment Agency of 27 June 2025
-
- 9.7 Environment Agency's first review of the hydraulic model
-
- 9.8 Environment Agency's first review of the hydrology
-
- 9.9 Flood Risk Modelling Report Revision 03 dated 8 July 2025
-
- 9.10 Hurst Flood Estimation Report
-
- 9.11 Survey data
-
- 9.12 Email to the Environment Agency of 7 July 2025
-
- 9.13 Technical Memorandum, Flood Risk Information Reference and Summary v04 dated 11 July 2025
-
- 9.14 Appendix J-1 and Appendix J-2 flood maps
-
- 9.15 Flood Risk Assessment and Drainage Strategy reference 432.010035.00001 dated 7th July 2025, Revision P05
-
- 9.16 Wokingham Borough Council, Sequential and Exception test, Wokingham Borough Local Plan Update: Proposed Submission Plan (Regulation 19), September 2024
-
- 9.17 Wokingham Borough Council Level 1 Strategic Flood Risk Assessment, Final Report, May 2023
-
- 9.18 Hydrock Phase 1 Desk Study and Phase 2 Ground Investigation reference 26519 dated 7 March 2023
-
- 9.19 Supplementary note on Flood Hazard Ratings and Thresholds for Development Planning and Control Purpose - Clarification of the Table 13.1 of FD2320/TR2 and Figure 3.2 of FD2321/TR1
-
- 9.20 Flood Sequential Test Report
-
- 9.21 Mead Realisations Limited v The Secretary of State for Levelling Up, Housing and Communities & Anor, judgement
-
- 9.22 APP/D0121/W/24/3343144 - Land at Rectory Farm (North), Chescombe Road, Yatton, decision
-
- 9.23 APP/V2255/W/24/3350524 - Land at Ham Road, Faversham, decision
-
- 9.24 APP/U1105/W/24/3357849 - Land east of Colestocks Road, decision
-
- 9.25 Non-real time Hydraulic Model Review Land between Lodge Road and Tape Road_HEreview.xlsx
-
- CD9.26 Flood Estimation Calculation Review Land between Lodge Road and Tape Lane_HEreview
-
- CD9.27 - 5th Aug email Environment Agency
-

CD9.28 FRADS_P06 submitted 14.08.2025 including Appendices A-F (TBC)

CD 10: Transport Documents

10.1 Transport Assessment Scoping Note (ITB19328-002A) dated 17 November 2023

10.2 Transport Assessment (ITB19328-005A) dated 26 July 2024

10.3 Transport Assessment Addendum (ITB19328-008A) dated 19 November 2024

10.4 Framework Travel Plan (ITB19328-006B) dated 19 November 2024

10.5 Proposed Site Access – Drawings ITB19328-GA-001D and ITB19328-GA-003C

10.6 Lodge Road Access Tracking – Drawings ITB19328- GA-005A, GA-007 and GA-008

10.7 Tape Lane Access Tracking – Drawings ITB19328-GA-006B

10.8 Illustrative Masterplan Tracking – Drawings ITB19328-GA-013 - 015

10.9 Improvement Scheme to Twyford Railway Station – Drawings ITB19328-GA-102-113

10.10 Pedestrian Improvement at Broadwater Lane – Drawing ITB19328-GA-104 Rev B

10.11 Pedestrian Improvement at Broadwater Lane – Drawing ITB19328-GA-104 Rev B

10.12 Pedestrian Improvement at Tape Lane (North) – Drawing ITB19328-GA-121 Rev A

10.13 Pedestrian Improvement at Tape Lane (South) – Drawing ITB19328-GA-131 Rev B

10.14 Scoping Report subsequent pre-application meeting in December 2023

10.15 WBC Highways, the statutory highway authority, requested further information on the application in its response dated 12 September 2024

10.16 WBC's Local Transport Plan 4

10.17 WBC Borough Design Guide

10.18 DfT's Manual for Streets

10.19 WBC's Living Streets 'Key Destinations and Levels of Accessibility' guidance

10.20 IHT's Guidelines for Providing For Journeys on Foot

10.21 Appellant's Proposed Bus Improvement Strategy

10.22 Thames Valley Buses FOI 2024

10.23 Thames Valley Buses FOI 2025

CD 11: Ecology / Arbs

11.1 Core - Ecological Impact Assessment Report (TG Ref. 16452 R02b dated 21st November 2024)

11.2 Core - Ecology Technical Note (TG Ref. 16452 R04a dated 4th June 2025)

11.3 Core - Tree Assessment and Compensation Strategy (TG Ref. 16452 R05a dated 4th June 2025)

11.4 Appendix – Bat Activity Report (TG Ref. 16452 R03 dated 10th October 2024)

11.5 Appendix – Updated Biodiversity Net Gain Metric (TG. Ref. 16452 BNG 4 dated 3rd July 2025)

11.6 Appendix - Arboricultural Impact Assessment (TG Ref. 16452_R01a dated 2nd July 2024)

11.7 Appendix - Updated Preliminary Tree Retention and Removal Plan (TG Ref. 16452_P02c)

CD 12: Development Plan

12.1 WBC Core Strategy

12.2 WBC MDD Local Plan

12.3 Reg 19 Emerging Local Plan Update

12.4 Wokingham Borough Council (WBC) Affordable Housing Strategy 2024-2028 (April 2024)

12.5 Wokingham Borough Council Topic Paper – Affordable Housing (September 2024)

12.6 LCWIP – Wokingham Borough Council: Local Cycling and Walking Infrastructure Plan (March 2023)

12.7 Wokingham Borough Five Year Housing Land Supply Statement at 31 March 2024 (January 2025)

12.8 2025 5YHLSS v Final August (1)

CD13: Documents Submitted During the Inquiry

CD13.1 Appellant's – Schedule of Appearances

CD13.2 Appellants Opening Statement

CD 13.3 Lodge Road Inquiry - LPA Draft Opening Submissions 12 Aug 2025

CD 13.4 David Boyd

CD 13.5 Nick Willson

CD 13.6 Mr Norris - Joint statement by Interested Parties

CD 13.7 Andrew Butler

CD 13.8 Belinda Robinson

CD 13.9 Huw Griffiths

CD 13.10 Katherine Howe

CD 13.11 Wokingham BSIP3 July 2024 Extract

CD 13.12 draft s106 Lodge Road Hurst ENGROSS 18 08 25

CD 13.13 CIL Compliance Statement Final

CD 13.14 Updated Draft Condition_13 Aug

CD 13.15 Updated Draft outline conditions_19 Aug

CD 13.16 s106 Lodge Road Hurst 180825 CLEAN - Draft

CD 13.17 LNRS Note prepared by Tyler Grange

CD 13.18 S106 Lodge Road Hurst ENGROSS 020925 FULL

CD 13.19 Appellants Update Note

CD 13.20 Letter from St Nicholas Hurst Parish Council dated 15 September 2025

CD 13.21 Letter from Andrew Dolinski dated 15 September 2025

CD 13.22 Letter from Environment Agency dated 18 September 2025 withdrawing objection
(amended version with updated conditions)

CD 13.23 Updated list of conditions

CD 14: Housekeeping Documents

CD 15: Additional Representations TBC

CD15.1 242067 - Lodge Road

CD15.2 Appeal 3364304 - additional submission during extended consultation period

CD15.3 BLR response to Appellants Note addressing LNRS

CD15.4 Butler A - 1197367 - INTERESTED PARTY_(ATTACHMENT) - LodgeRoadAppeal

CD15.5 Dolinski A - 1195750 - INTERESTED PARTY_(ATTACHMENT)

CD15.6 Dolinski J - 1197535 - INTERESTED PARTY_(ATTACHMENT)

CD15.7 Norris J - 1197342 - INTERESTED PARTY_(ATTACHMENT) - PI Objection 242067-
3 290825 final
