

Appeal 6005646

Submitted on 27 February 2026.

Before you start

Local planning authority	Wokingham Borough Council
Appeal type	Full planning
Decision date	16 October 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Tim Northey Abbeymill Homes
Contact details	Tim Northey Abbeymill Homes
What is your phone number?	07792330576
What is the address of the appeal site?	Land West of Edney's Hill Barkham Road Barkham RG41 4TG
What is the area of the appeal site?	0.7 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	251486
What date did you submit your application?	23 June 2025
Was your application for a major or minor development?	Major development

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Full application for the proposed erection of 16 no.dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Hearing
Why would you prefer a hearing?	There are numerous complex issues associated with the proposal and it is considered important to assist the Inspector in making a decision that these matters can be fully explored between the main parties in person.
Are there other appeals linked to your development?	No

Upload documents

Application form	ApplicationForm.pdf (/document/67be9350-66a6-4035-9038-e7a94e849d30)
Decision letter	KPM32574.pdf (/document/66114bba-50a7-4eac-8519-49da6c92bcac)
Do you plan to submit a planning obligation to support your appeal?	Yes
What is the status of your planning obligation?	Not started yet
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No

Appeal statement	LA1031.LVAS.001 [Feb 2026]_Barkham Appeal.pdf (/document/731f3ba4-d886-45e0-89a9-17d8e3030e00) 1052.0002TN3 Coppid Hill House Wokingham - Transport Appeal Technical Note (Bound).pdf (/document/2d6cab5c-3622-4c44-af1d-1de5c8f3e3fe) 12357 HS.001 Appendices.pdf (/document/ccaff25c-b787-42b4-b30b-1e5f49901853) Appendix 5 - Delegated Officer Report for Chestnuts, Barkham Road.pdf (/document/1b4b17b2-ee0c-48f1-8ba5-2da72de4641e) Appendix 2 - Delegated Officersâ Report
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	Ref. 251486.pdf (/document/5bc32574-03aa-4434-99a7-4d7fc51394f1) LA1031 LSP 100 E Appeal.pdf (/document/f53fd3a6-751b-4792-af0b-54b45282968b) Appeal Statement of Case - Coppid Hill House (Final).pdf (/document/ba1cac60-8682-4b94-b66e-7b241a97e82c) Appendix 4 - Committee Report for Application no. 250735.pdf (/document/84372985-9200-42d0-a142-91cfc346852a) 12357 HS.001.pdf (/document/a8f57dea-ddf1-4455-979c-ab88b7ffc2d6) Appendix 3 - WBC 5YHLSS August 2025.pdf (/document/6d7ca0b3-2ae8-4822-9e28-b8675a29cde4) Appendix 1 - Decision Notice Ref. 251486.pdf (/document/a3886889-e87a-434a-9c98-e018ad986dde) Appendix 6 - Officer Report Application Ref. 161412.pdf (/document/2ec7aae5-81c1-4be4-a171-f57b4fcfffee)
Draft statement of common ground	Statement of Common Ground - Coppid Hill House Barkham (Draft) CJ.docx (/document/33a0e965-d7d2-443b-840c-252876e22aea)
Do you want to apply for an award of appeal costs?	Yes
Application for an award of appeal costs	Annex 1 - Application no. 162084.pdf (/document/59da0a46-fe50-4c82-92a1-30db813c1540) Annex 1 - Application no. 171276.pdf (/document/a1218b24-328c-4d3d-a90c-b7d912d8f536) Annex 1 - Application no. 161412.pdf (/document/0f682551-a875-4020-942e-d5299c190885) Costs Application (Coppid Hill House, Barkham Hill).docx (/document/73f83e3f-4dea-4d4b-86f9-dfd5fe2298e5) Annex 2 - Application no. 250735.pdf (/document/ad03e67e-d2bc-4024-9539-f707164f046f)
Did you submit a design and access statement with your application?	Yes
Design and access statement	Land West of Edneys Hill - Design and Access Statement.pdf (/document/92a2d366-4002-4094-97f2-4dc94fbdbbe3)
Plans, drawings and supporting documents	WOK-PL100 - Site Location Plan.pdf (/document/b26e4f32-c77d-4401-b4be-02b1ea4e09c1) LA1031.LVA.002 June 2025_Edneys Hill

[Abbeymill Homes.pdf \(/document/794c8d29-5121-4ad3-8afd-080d4544b60d\)](#)
[WOK-PL010 - House Type 1358 - Elevations.pdf \(/document/196633ed-6a79-4dbf-852c-0d9458860992\)](#)
[ABBE_7531_7538_Coppid Hill House RG42 4BS - Energy Statement V1.pdf \(/document/188dc498-2ff1-42ad-be33-125797fbc85a\)](#)
[Appendix 3 - Appeal Decision Ref. 3184847.pdf \(/document/a4aa1bef-295d-465d-9a8c-1865c2983355\)](#)
[Appendix 2 - Appeal Decision Refs. 3154856 and 3161362.pdf \(/document/c7499934-8e71-4aa3-85af-18f9747596bb\)](#)
[WOK-PL005 - House Type 895 - Floor Plans.pdf \(/document/334855ee-8c0b-49a2-8637-19f9fd90d513\)](#)
[1052.0002TP1 Coppid Hill House, Wokingham - Travel Plan \(Bound\).pdf \(/document/1b832ecb-fe45-44c0-a9d8-21e01f14d543\)](#)
[SCI \(Land West of Edneys Hill\).pdf \(/document/e6cace7d-e2c0-4a7b-a3bd-261847dbd50b\)](#)
[Appendix 1 - Site Location Plan.pdf \(/document/c315e38a-53b7-4c42-a39a-27163d70eca2\)](#)
[WOK-PL104 - Street Scene.pdf \(/document/e31d7e70-6703-46b2-beef-3097a0ed785d\)](#)
[ESEC 24084 001 Eco Appraisal v1.0 \[issue\].pdf \(/document/1c8e1dd9-d997-4e1c-ba69-378eac6e0d08\)](#)
[Appendix 5 - Committee Report for Application no.241567.pdf \(/document/217e70dc-8cca-45d4-bc0b-37960a49e519\)](#)
[WOK-PL011 - Single Car Port - Floor Plans and Elevations.pdf \(/document/ebfb0184-6873-412c-b75b-38cf9be000b1\)](#)
[WOK-PL002A - Apartments - First Floor Plan.pdf \(/document/f0a51594-d5cb-4de1-8e68-455550c27173\)](#)
[WOK-PL006 - House Type 895 - Elevations.pdf \(/document/669d7ef0-59c9-4eab-9379-4d6885290c1e\)](#)
[WOK-PL109 - Existing & Proposed Site Section.pdf \(/document/54560847-18a3-4f6b-9088-60e2fdd6695f\)](#)
[1052.0002TS5 Coppid Hill House, Wokingham - Transport Statement \(Bound\).pdf \(/document/f496ed09-5e5f-4043-a396-6da7185f9b76\)](#)
[WOK-PL007 - House Type 1003 - Floor Plans.pdf \(/document/896d9270-f70f-4bf6-b4bc-6f6abcaddba7\)](#)
[WOK-PL015 - House Type 1003 V2 - Elevations.pdf \(/document/75aa37db-b6cb-4402-a111-744fc3477556\)](#)

[WOK-PL008 - House Type 1003 - Elevations.pdf \(/document/db6049ba-2f5e-48c6-a1c4-7878a0a6731c\)](#)
[WOK-PL101 - Site Layout.pdf \(/document/1c401be6-72d6-4b5c-8545-84d8e4be6611\)](#)
[WOK-PL002 - Apartments - First Floor Plan.pdf \(/document/1953bd6f-2096-4eb9-ab25-87c8a23a428b\)](#)
[WOK-PL106 - FFL Plan.pdf \(/document/5ec3a94c-52ca-4852-9d64-8c6dc274ac70\)](#)
[WOK-PL102 - Materials Plan.pdf \(/document/e49138d5-fa20-41d6-8213-94002648dd28\)](#)
[WOK-PL013 - Car Port - Floor Plans and Elevations.pdf \(/document/c624da3e-f30b-4175-a405-9a4e1b62d2ea\)](#)
[WOK-PL009 - House Type 1358 - Floor Plans.pdf \(/document/e188a58f-6d3e-4a8e-9cc2-9ae6ddc44898\)](#)
[WOK-PL014 - House Type 1003 V2 - Floor Plans.pdf \(/document/b86401ed-b2b2-48ba-b913-a1a503e4dcea\)](#)
[12357 AIA.001.pdf \(/document/0e441300-514c-4502-be64-a5d7e66c35d4\)](#)
[WOK-PL003 - Apartments - Elevations.pdf \(/document/e79fdc66-a319-470f-a73b-ae0561786f7c\)](#)
[Appendix 4 - Five Year Housing Land Supply Statement.pdf \(/document/4ddbaeb0-58a2-4ccd-a1d0-bbee08bdcc10\)](#)
[WOK-PL004 - Apartments - Elevations.pdf \(/document/04f08bfe-41cd-4ab5-9352-c5d7ca14feff\)](#)
[WOK-PL012 - Double Car Port - Floor Plans and Elevations.pdf \(/document/f8f4b100-9a1a-4be5-82dc-c8bf26fc3684\)](#)
[LA1031 LSP 100 D_Landscape Strategy.pdf \(/document/f51fe1fe-a0bb-425a-8b13-ca79ccd461ab\)](#)
[WOK-PL001 - Apartments - Ground Floor Plan.pdf \(/document/b04b5bac-d5cf-4042-960d-d5bf8c7fb4dd\)](#)
[WOK-PL108 - Proposed Site Section.pdf \(/document/8f78b6f2-09b6-4a68-86b9-da69579fe5c9\)](#)
[ESEC 24084 002 BNG v1.0 \[issue\].pdf \(/document/8143a10c-55af-47a5-b234-e07086c1d77f\)](#)
[Planning Statement - Land West of Edneys Hill Barkham Hill.pdf \(/document/8a20023b-3f98-4e72-9ecc-e09f4bd05f1a\)](#)
[WOK-PL107 - Existing Site Section.pdf \(/document/a41d238c-681e-48be-bf32-e8a889c34e58\)](#)
[WOK-PL105 - Roof Plan.pdf \(/document/634cf235-737e-41b7-96c4-eb97536f9c6e\)](#)

[31875 Land off Edneys Hill_1.pdf](#)
(/document/8bcdb18d-485d-4137-a258-f26dc4a6fed7)
[WOK-PL103 - Tenure Plan.pdf](#)
(/document/263f00d5-e50c-4cbb-8e6f-f2b4bb1822ba)

Do you have any new plans or drawings that support your appeal?

Yes

New plans or drawings

[WOK-PL106-C - FFL Plan.pdf](#)
(/document/14f9caf1-c346-44ce-b277-0db1791191f0)
[WOK-PL004-A - Apartments - Elevations.pdf](#)
(/document/0c90ba37-b504-40dc-9a79-27be39515495)
[WOK-PL101-C - Site Layout.pdf](#)
(/document/25e41415-59c1-4741-b56d-8093cc27c934)
[WOK-PL002-B - Apartments - First Floor Plan.pdf](#) (/document/d0b9ee15-ff52-45d6-a1b9-8c2ee32c9cbb)
[LA1031 LSP 100 E Appeal.pdf](#)
(/document/ec8b9c98-d06d-4480-8a5b-a67b57daca78)
[WOK-PL105-C - Roof Plan.pdf](#)
(/document/146fd01c-1ea3-49a9-860f-b764dcc09f2e)
[WOK-PL102-C - Materials Plan.pdf](#)
(/document/132b57c5-f663-40d9-913f-cc12fb32330f)
[WOK-PL103-C - Tenure Plan.pdf](#)
(/document/9c517a27-7321-473f-8c22-e54ee0b86416)

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[ESEC 24084 002 BNG v2.0 \[issue.p\].pdf](#)
(/document/10912de7-469d-40ab-ae77-41a99d9ad12e)
[30439-ENV-0401---Acoustic Assessment.pdf](#)
(/document/d46ffced-032a-442e-806d-4eda32af84c1)
[ESEC 24084 001 Eco Appraisal v2.0 \[issue.p\].pdf](#) (/document/4111d793-359d-4424-83bc-6567f8676f66)
