

AGENDA

Appeal Ref: APP/X0360/W/25/3364902

Hearing: 30 September 2025 start 10.00

Appeal by: Mr Karl Richards

Development: Change of use of land for the siting of 2 no.Gypsy and Traveller pitches with creation of a second access off Finchampstead Road and associated installation of soft and hard landscaping

**At Land East of Warren Lodge, Warren Lane,
Finchampstead**

1. Opening

2. Main issues

- 1) whether the site is a suitable location for the development, in respect of the spatial strategy for the area and whether the site would have access to local services and facilities and sustainable forms of transport, having regard to the Planning Policy for Traveller Sites (PPTS);
- 2) the effect of the development on the landscape character and appearance of the area, having regard to the PPTS;
- 3) the effect of the development on highway safety, with specific regard to parking, turning and vehicular access;
- 4) whether the proposed development would provide satisfactory living conditions for future occupiers, in respect of external amenity space;
- 5) the effect of the proposed development on trees, including the effect on Veteran Trees;
- 6) the effect of the proposal on the integrity of the Thames Basin Heath Special Protection Area (SPA); and
- 7) whether any harm arising from the development would be outweighed by other considerations
 - to include discussion on the appellant's personal circumstances

3. Other Matters

4. Conditions and Section 106 Agreement (without prejudice to the outcome of the appeal)

5. Cost Applications

6. Closing and site visit arrangements