

Appeal 6002585

Appeal questionnaire

Submitted on 24 December 2025.

Appeal type	Full planning
Appeal site	Land at Lands End House, Beggars Hill Road, Twyford, RG10 0UD
Agent contact details	Jake Collinge jake@jcpc.org.uk 07753502955
Application number	251124

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	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	Yes
Tree Preservation Order extent	TPO-1611-2017.pdf (/document/91c32e7e-d47b-497c-99d6-62992348edae)
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 - Master.xls (/document/fa6dcc35-a480-4aa7-a6c6-fd4aebcbccc9)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultee card.pdf (/document/77aba9ed-1362-4645-9f59-451b56c2d265)
Appeal notification letter	Consultee letter - PINs.pdf (/document/0ffda56f-5004-4034-8074-750ee2a0bf7f) Consultee list - PINs.pdf (/document/bdf9ccf5-62dc-4a22-97e3-ebad33f7bdde)

Consultation responses and representations

Statutory consultees	Yes Same as those on consultee list
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	CIL Comments.docx (/document/9e35bbc5-a7a9-4723-9e73-0823550a73c3) WBC Built Heritage Officer.docx (/document/8118b57b-ae40-4103-adad-368dbe0cfd77) highways response.Docx (/document/46c63d9e-255e-46bf-94a2-53518ef821fd) Drainage Response 1_BN.docx (/document/00e0f3e4-531f-4bbe-90e2-958cbc2248bc) Trees response (after refusal).docx (/document/5e762065-eee4-4dff-a4ec-a3d7758962f1) Landscape response - SR.pdf (/document/7a5b8a3d-71ed-47b3-83de-b86163a59e8a) Nature Space response.pdf (/document/aa06e4f1-97e3-4895-a08a-bfe5d2ff054d)
Representations from other parties	Yes
Upload representations from other parties	Comments_WoodleyTownCouncil_251124_4674136.pdf.pdf (/document/504d414e-216d-453b-91ed-28919031ef1f)

Planning officer's report and supporting documents

Upload planning officer's report

[Decision Notice PIP.pdf \(/document/1ee473cb-6827-4a3b-8958-356dc4dc2fb3\)](/document/1ee473cb-6827-4a3b-8958-356dc4dc2fb3)
[Signed Officer Report General.docx \(/document/54904adb-2942-4c4d-bf6a-622d24d73560\)](/document/54904adb-2942-4c4d-bf6a-622d24d73560)
[Signed Officer Report Draft Decision Notice.docx \(/document/5cc6ac64-df92-497a-8ada-ccf2203e1988\)](/document/5cc6ac64-df92-497a-8ada-ccf2203e1988)

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

Yes

Policies from statutory development plan

[CP3 - Core Strategy.pdf \(/document/07058e2b-10e1-4e1b-87fd-0fe1c922f129\)](/document/07058e2b-10e1-4e1b-87fd-0fe1c922f129)
[CP11 - Core Strategy.pdf \(/document/6a8f5f94-6662-4f61-99c5-14e4ecbc48d8\)](/document/6a8f5f94-6662-4f61-99c5-14e4ecbc48d8)
[TB23 MDD Local Plan.pdf \(/document/a8b81794-a8ba-4baa-b859-2d0b4715b7a9\)](/document/a8b81794-a8ba-4baa-b859-2d0b4715b7a9)
[CC03 MDD Local Plan.pdf \(/document/3710bd95-6464-4c80-8f32-35c0ab8b1c30\)](/document/3710bd95-6464-4c80-8f32-35c0ab8b1c30)
[CC10 MDD Local Plan.pdf \(/document/455c5c8f-c480-4aee-a307-37ca35e8502f\)](/document/455c5c8f-c480-4aee-a307-37ca35e8502f)
[CC07 MDD Local Plan.pdf \(/document/a4a08e46-394c-431c-92a9-433be809d901\)](/document/a4a08e46-394c-431c-92a9-433be809d901)
[CP17 - Core Strategy.pdf \(/document/999251b3-e703-46bd-b090-508a94fc2e2f\)](/document/999251b3-e703-46bd-b090-508a94fc2e2f)
[CC02 MDD Local Plan.pdf \(/document/069d43ca-2eaa-424b-8a56-57fbc02d0efd\)](/document/069d43ca-2eaa-424b-8a56-57fbc02d0efd)
[CP5 - Core Strategy.pdf \(/document/75110384-01d0-40b7-b64a-5eb92bff4efa\)](/document/75110384-01d0-40b7-b64a-5eb92bff4efa)
[TB06 MDD Local Plan.pdf \(/document/4288aa79-ded4-48ba-8163-89d4f3286a21\)](/document/4288aa79-ded4-48ba-8163-89d4f3286a21)
[CC01 MDD Local Plan.pdf \(/document/f988b73e-12d4-4f4b-b896-9b0302df975e\)](/document/f988b73e-12d4-4f4b-b896-9b0302df975e)
[CP7 - Core Strategy.pdf \(/document/216061ef-dd46-4a51-9113-a449a0ffda4b\)](/document/216061ef-dd46-4a51-9113-a449a0ffda4b)
[Adopted MDD February 2014 front cover.pdf \(/document/fb1e644e-35e6-4a1a-928b-b40047e7712b\)](/document/fb1e644e-35e6-4a1a-928b-b40047e7712b)
[CP9 - Core Strategy.pdf \(/document/fab0b99e-f211-463c-80f4-b59ec9a3bbc3\)](/document/fab0b99e-f211-463c-80f4-b59ec9a3bbc3)
[TB07 MDD Local Plan.pdf \(/document/3e15f1d7-8c4b-4c28-b794-d4a286ee0be3\)](/document/3e15f1d7-8c4b-4c28-b794-d4a286ee0be3)
[CC04 MDD Local Plan.pdf \(/document/4479370d-0d6f-4e88-b60d-d6b3e9c42b33\)](/document/4479370d-0d6f-4e88-b60d-d6b3e9c42b33)
[CP1 - Core Strategy.pdf \(/document/2c3c077c-2b89-44b6-8d1d-d882011527aa\)](/document/2c3c077c-2b89-44b6-8d1d-d882011527aa)
[Core Strategy Front Cover.pdf \(/document/22de1169-3fca-4631-94bc-da562891cc99\)](/document/22de1169-3fca-4631-94bc-da562891cc99)
[TB21 MDD Local Plan.pdf \(/document/45ec93e4-325e-470c-b2a8-e1dda3a0d587\)](/document/45ec93e4-325e-470c-b2a8-e1dda3a0d587)
[TB24 MDD Local Plan.pdf \(/document/e5483aab-ec05-4491-9e16-e44566894073\)](/document/e5483aab-ec05-4491-9e16-e44566894073)

Emerging plans	No
Do you have any other relevant policies?	No
Supplementary planning documents	Yes
Upload supplementary planning documents	~Borough Design Guide Interactive SPD~.pdf (/document/b85df29f-5b82-49e3-9856-d1e3c3426015)
Community infrastructure levy	Yes
Upload your community infrastructure levy	CIL Charging Schedule February 2015.pdf (/document/bd9d0431-5533-49f4-b89d-0e9e0942a0d4) WBC Adopted Regulation 123 List Document - Jan 2017.pdf (/document/3726378e-1b96-4c31-8557-967258bca8c7)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015

Site access

Access for inspection	Yes There will be limited views only from public land. It will give the Inspector a better understanding of the sites and its surroundings
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	No