

Appeal 6011060

Appeal questionnaire

Submitted on 16 June 2026.

Appeal type	Full planning
Appeal site	West Court Land, Park Lane, Finchampstead, Wokingham, RG40 4QF
Agent contact details	Norman Gillan norman@gillan-consulting.com 07393604221
Application number	252762

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	Yes
Listed Building	1118093 II West Court
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-1447-2012.pdf (/document/c1aae058-edel-4ce3-b491-150182e873d6)
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

List of neighbours' addresses that you notified about the application	Consultee list - Original application stage.pdf (/document/74790b48-3540-4d7e-bafb-1efdde36f40a)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/453e7c1d-3607-4781-8a87-316cde4ae099)
Appeal notification letter	Consultee Letter 252762.pdf (/document/d1cfab4c-0057-4d2d-b20a-c764549d664f) Consultee list - PINs.pdf (/document/c2578af0-b5e9-4021-9dda-c9b6c27b0d74)

Consultation responses and representations

Statutory consultees	Yes WBC Built Heritage Officer WBC Drainage WBC Ecology WBC Ecology Newts WBC Environmental Health WBC Green Infrastructure WBC Highways WBC Landscape and Trees WBC Arborfield Garrison SDL Development Delivery Manager
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Drainage Response 1.NT.docx (/document/cc8cfe12-f4ef-41f4-bc2e-00385edb8a5d) WBC Built Heritage Officer.docx (/document/6218234c-e656-4e9a-8cb2-194d2fd35bba) Berkshire Archaeology consultation response 2025.12.02.pdf (/document/6909bc40-a70f-4693-8749-33242fc9f0d0) Landscape response - CB.docx (/document/6664e9a6-0e0e-4b49-bdf5-48727e2bb152)

[COMMENTS - District Licensing Officer Nature Space.pdf \(/document/0e16c95c-4160-47e6-abac-784db66f063c\)](#)
[Green Infrastructure Response - FR.Docx \(/document/098c45ca-fdda-4098-86fb-96952345e95b\)](#)
[Highways response.docx \(/document/9204e5cf-d208-4295-9431-b2cece7206ec\)](#)
[Arborfield Garrison SDL Development Delivery Manager.pdf \(/document/499e9b78-e02f-4d0b-a503-ec59121b3ef1\)](#)

Representations from other parties

No

Planning officer's report and supporting documents

Upload planning officer's report

[Signed Officer report - FINAL.docx \(/document/aa62929c-13a4-4ab1-9c76-0d74d945d1f7\)](#)
[Decision Notice Telecom.pdf \(/document/4332f3ba-0c51-4b6f-8792-d247dcaed6b0\)](#)
[Signed Draft Decision Notice.docx \(/document/0ca95d11-fb3d-42f2-a900-d2a9440733c7\)](#)

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

Yes

Policies from statutory development plan

[CC03 MDD Local Plan.pdf \(/document/af840e96-e392-45fe-9ff3-0d93dab69e46\)](#)
[CP11 - Core Strategy.pdf \(/document/6f536d55-556b-483f-9af0-37caa8d646d4\)](#)
[Adopted MDD February 2014 front cover.pdf \(/document/6ce35559-c57e-4288-a249-46a36fa5e0f2\)](#)
[CP1 - Core Strategy.pdf \(/document/ff872b43-8f59-4629-a6f7-7011220419e6\)](#)
[TB21 MDD Local Plan.pdf \(/document/ad050adb-5be7-4e35-8a26-9253eed8eaef\)](#)
[CP8 - Core Strategy.pdf \(/document/24225106-66ca-4510-b6c2-aa589491179f\)](#)
[CP3 - Core Strategy.pdf \(/document/77c4429e-ee05-4db1-a8c2-afdfaf6a8096\)](#)
[TB24 MDD Local Plan.pdf \(/document/a76d2413-f4cd-4cbc-8902-b6de18278d8e\)](#)
[CC01 MDD Local Plan.pdf \(/document/345f249c-f9c4-456f-8b92-b7160a77b641\)](#)
[Core Strategy Front Cover.pdf \(/document/6e7eb5c5-0a0a-4016-b60a-ca060ec2e6bb\)](#)
[TB26 MDD Local Plan.pdf \(/document/addf39f1-2323-4af0-82d7-fa391f0ca172\)](#)

Emerging plans

No

Do you have any other relevant policies?	Yes
Upload any other relevant policies	Arborfield Garrison Adopt~ry Planning Document.pdf (/document/ebfee85f-3d99-4208-ad08-40abd308190a) Finchampstead Neighbourhood Plan - Made Version.pdf (/document/8c390259-082d-4ed8-9408-e2641e8713eb)
Supplementary planning documents	Yes
Upload supplementary planning documents	Borough Design Guide Interactive SPD~.pdf (/document/6c701a94-87bf-46a3-873b-22b354db4d79)
Community infrastructure levy	Yes
Upload your community infrastructure levy	CIL Frequently Asked Questions.pdf (/document/b1c77d75-420f-454e-b7ae-14526becc42d) WBC Adopted Regulation 123 List Document - Jan 2017.pdf (/document/b38ca881-f87e-4bff-9d7c-874bebe797dd) CIL Charging Schedule February 2015.pdf (/document/96e6603e-feca-47ee-8469-c8bf8fa15f3f)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015
Site access	
Access for inspection	Yes to be viewed within the site (a SANG) and from public highways outside the site.
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	Yes Will be addressed within the SOC