



Planning Inspectorate

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Your Ref: 251150
Our Ref: APP/X0360/W/25/3369945

Planning Appeals
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

17 October 2025

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Mr J Smith
Site Address: Land Opposite 130-144 Wargrave Road, Twyford, RG10 9PN

Following the Inspector's site visit and further consideration of the evidence, we now consider that the Hearing procedure is the most suitable for this appeal for the following reason(s):

The Inspector is likely to need to test the evidence by questioning or to clarify matters, in regard to the matters of Green Belt/Grey Belt, the Personal Circumstances of the appellant and the progress of alternative sites through the ELP process.

The Inspector and Hearing date

The Inspector appointed to decide the appeal remains Laura Cuthbert BA(Hons) MSc MRTPI and the hearing will open at 10am on 10 February 2026. We currently anticipate one sitting day(s) and, unless you are advised otherwise, the format of the event will be an in-person, face to face event, which will require a suitable venue.

Please can you secure a venue as soon as possible and provide details.

Please could you also ensure that you provide the Appellant with details of the venue. However please could you ensure a back-up online meeting is set up in case the event needs to be moved on-line.

The Inspectorate advises that you encourage all participants in the hearing to register an email address with you. This will enable you to move the entire event online should this become necessary.

You must send me a copy of the LPA hearing date notification letter along with a list of all those notified of the arrangements.

Your letter should cover:

- The name the appeal has been made in, the location of the site and a description of the development
- the powers enabling the Secretary of State or Inspector to determine the appeal and the name of the Inspector
- a clear statement of the date and time of the hearing and the venue, along with an instruction that attendees should register with your Council in advance should they wish to attend (we suggest obtaining a name, email address and details of the attendee's status within the context of the appeal i.e., interested party). This information will assist the Inspector and will prove useful should the participants need to be contacted ahead of the event e.g., should the event need to move online and be held virtually
- that anyone wishing to speak at the hearing should make themselves known to the Inspector on the day as the Planning Inspectorate will not respond to requests to speak at the event in advance of the hearing
- All queries relating to the venue should be directed to the local planning authority
- where the appeal documents can be inspected in person (by appointment at the Council Offices)
- a link (via the Council's website) to the appeal documents if published online
- that the decision will be published on <https://acp.planninginspectorate.gov.uk>
- what facilities are available for people with disabilities e.g., parking spaces, venue access and seating arrangements etc
- Planning Inspectorate Reference: APP/X0360/W/25/3369945

Yours sincerely,

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<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>