

Core Docs Index 09.03.2026

LPA Ref 250735

PINS Ref: APP/X0360/W/25/3371069

Address: Land to the north of Reading Road, Arborfield

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CD15.03 Planning for Walking (2015) CIHT

CD15.04 Guidelines for Providing for Journeys on Foot (2000) CIHT

CD15.05 Planning for Cycling (2014) CIHT

CD15.06 Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (December 2021) Inclusive Mobility A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (2021) DfT

CD15.07 DfT Local Transport Note 1/20 Cycle Infrastructure Design (July 2020) Local Transport Note 1-20 Cycle Infrastructure Design (2020) DfT

CD15.08 Living Streets Highways design guide for developers in Wokingham (2019)

CD15.09 How Far do People Walk? (2015)

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CD18.02 An Approach to Landscape Character Assessment (2014) Natural England

CD18.03 Townscape Character Assessment Technical Information Note 05-2017 (2018)
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CD18.04 Londsedale 'veteran trees further guidance on management' (2013)

CD18.05 British Standard 5837 (2012) Trees and Development

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CD19.01.03 Appendix 02 - WBC ESP note

CD19.01.04 Appendix 03 - SAMM figures (updated)

CD19.01.05 Appendix 04 - My Journey

CD19.01.06 Appendix 05 - Discretionary Fees and Charges

CD19.01.07 Appendix 06 - WBC Open Space, Sport and Recreation Strategy

CD19.01.08 Appendix 07 - WBC POS, Landscape Management Requirements

CD19.01.09 Appendix 08 - Keephatch Beech S106

CD19.01.10 Appendix 09 - WBC Cantley Park Masterplan

CD19.01.11 Appendix 10 - Cemeteries External Briefing Note Summary V4 - 2026.02.13

CD19.01.12 Appendix 11 - Affordable Housing SPD (adopted 2013)

CD19.01.13 Appendix 12 - BOB ICB Response

CD19.01.14 Appendix 13 - Appeal 3339126, Hadddenham

CD19.01.15 Appendix 14 - Appeal 3350170, Land North of Bath Road

CD19.01.16 Appendix 15 - Appeal 3354667, Blagrove Lane

CD19.02 Play Space Design Guide Technical Note (March 2018)

CD19.03 Open Space Sport Recreation Facilities Strategy (Adopted 28th November 2013)

CD19.04 WBC POS, Landscape Management Requirements

CD19.05 BOB ICB 2026.01.06

CD20 Housekeeping

CD20.01 PINS Start Letter

CD20.02 Negative Screening Direction (Appeal to the Secretary of State without an ES)

CD20.03 PINS Pre-CMC Note

CD20.04 PINS Post-CMC Note

CD20.05 Site Visit Itinerary - LPA

CD20.06 Inquiry teams links - Reading Rd

CD20.07 Timetable - Agenda

CD20.08 There is no Inquiry sitting on Friday 13th March 2026

CD20.09 Teams link for Inquiry on the 19.03.2026 - Virtual only

CD21 Interested Parties Representations

CD21.01 Anderson R - 1226410 - INTERESTED PARTY

CD21.02 Bartlett D - 1220797 - INTERESTED PARTY

CD21.03 Dicker I - 1226401 - INTERESTED PARTY

CD21.04 Dicker I -INTERESTED PARTY_(ATTACHMENT) - LAVENDER COTTAGE Redacted

CD21.05 Environment Agency

CD21.06 Fowler K - 1226756 - INTERESTED PARTY

CD21.07 Haughton L - 1221383 - INTERESTED PARTY

CD21.08 Hughes S - 1225568 - INTERESTED PARTY

CD21.09 Hughes S - 1226165 - INTERESTED PARTY

CD21.10 Jarvis M - 1225664 - INTERESTED PARTY

CD21.11 Ng J - 1225974 - INTERESTED PARTY

CD21.12 Ng J - INTERESTED PARTY_(ATTACHMENT) - ICB response

CD21.13 Parsons T - 1223797 - APPELLANT OBJECTION.pdf - 1223797

CD21.14 Residents of church lane Arborfield - 6 Jan

CD21.15 RICHARDSON A - 1222867 - INTERESTED PARTY

CD21.16 Ryan L - 1220918 - INTERESTED PARTY

CD21.17 Skidmore R - 1225579 - INTERESTED PARTY

CD21.18 Ward A - 1225816 - INTERESTED PARTY

CD21.19 Ward A - INTERESTED PARTY_(ATTACHMENT) - A&NPC response

CD22 Documents Submitted during the Inquiry (IDs)

ID01 Appellant Opening Statement

ID02 LPA Opening Statement

ID03 Inquiry Statement - Michael Eccles

ID04 Road Routes to SANGs

ID05 Borehole Locations overlaid

ID06 Groundwater Monitoring Results

ID07 Tree Table of impacts and effects

ID08 Outline Drainage Strategy Layout-FZ overlay IEP_001_022_005 Rev A

ID09 Indicative Basin Sections and Construction Detail IEP_001_022_006 Rev A

ID10 Appeal Decision Notice Rowan Drive 3169773

ID11 25103 - Schedule of Plans (Pack)

ID12 25103 Addendum Note to Inspector (09.03.26)

ID13 Milestone Schedule of Plans

ID14 Gladman-Developments-Ltd-v-SS HCLG

ID15 Limmerhill Road

ID16 MCHLG ltr to LPA CEO 15Jan2026

ID17 Appeal decision 3350524 Faversham

ID18 Ag - CRS_LPA - 16 Mar 2026 - S106 v5 [SRS comments v.2](343933206.1)

ID19 Ag - CRS_LPA - 16 Mar 2026 - UU v.1(343937099.1)

ID20 Planning Obligations summary

ID21 SoCG - SANG SIGNED

ID22 Wokingham Local Plan Update HRA 2025 Update

ID23 SANG Heads of Terms - UoR Elstree - Arborfield 170326_Redacted

ID24 LVGV Status Update for Appeal

ID25 TBH Advice Note August 2025

ID26 Anticiptated windfall (MIQ Stage 2 Response to Matter 5)

ID27 Blagrove SANG Letter LIMMERHILL Page 52

ID28 LIMMERHILL NE Response

ID29 Email from Mr Eccles

ID30 TBH SPA Map

ID31 S106

ID32 UU

ID33 WoolfBond Reading Road Arborfield Closing

ID34 Land North of Reading Road - Closing Statement LPA

ID35 Email from Mr Eccles 25 03 2026

CD23 Documents Submitted During the Appeal

CD23.01 Illustrative Masterplan 052403-DAN-MP04

CD23.02 Indicative Land Use Plan 052403-DAN-MP04-ILUP

CD23.03 Tree Removals Plan 052403-DAN-MP04-TRP

CD23.04 Access and Tree Removals Plan 25103-006 Rev C

CD23.05 Illustrative Masterplan 052403-DAN-MP04 Rev A

CD23.06 Land Use Plan 052403-DAN-MP04-ILUP Rev A

CD23.07 Indicative Open Space Typologies 052403-DAN-MP04-IOST Rev -