

Planning Inspectorate Appeal Ref: 6005646

Hearing: 10 am, Tuesday 9 June 2026

Appeal By: Abbeymill Homes

Proposal: Erection of 16 flats and houses with new access off Edney's Hill, together with car ports, parking, footpaths, landscaping and associated works.

Site Address: Land west of Edney's Hill, Barkham Road, Barkham Hill, Wokingham

HEARING AGENDA

1. Introduction

2. Preliminary Matters

3. Main Issues

1. Whether the proposal represents inappropriate, unplanned development outside of development limits within the countryside. (RfR1)
2. The effect on the landscape, character and appearance of the area. (RfR2)
3. Whether the proposal is in a sustainable location in transport terms with regard to distances and access to local facilities and amenities. (RfR3)
4. The impact on highway and pedestrian safety. (RfR4)
5. The effect on living conditions with regard to privacy and noise. (RfR5 & RfR6)
6. The impact on important trees. (RfR7)
7. The impact on the Thames Basin Heaths Special Protection Area (SPA) (RfR8)
8. Whether the proposal would achieve 10% biodiversity net gain. (RfR9)
9. Whether the proposal makes adequate provision towards highway infrastructure, primary medical care, affordable housing and opportunities to develop local employability skills. (RfR10, 11, 12 & 13)

4. Other Considerations

The 'tilted balance'
The planning balance

5. Any Other Matters

6. Conditions and Planning Obligations (without prejudice)

List of Suggested Conditions
Submitted Draft Unilateral Undertaking / Legal Agreement

7. Costs

8. Site Visit Arrangements

9. Closing
