

Appeal 6009352

Appeal questionnaire

Submitted on 21 May 2026.

Appeal type	Full planning
Appeal site	Brookfield Farm, Old Wokingham Road, Crowthorne, RG40 3BU
Agent contact details	Phil Rowe phil@proweplanning.co.uk 07946641835
Application number	260200

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	Yes
Green belt	No
Is the site in a national landscape?	No
Designated sites	SSSI (site of special scientific interest) SAC (special area of conservation) SPA Ramsar (Ramsar special protection area)
Tree Preservation Order	No
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 - Application stage.pdf (/document/d4b7bb35-f17e-456f-a1fc-fc0c24c3989a)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/ad52a3e7-5998-4f12-9e97-deb44ed07f87)
Appeal notification letter	Consultee letter - PINs.pdf (/document/7291a439-6fae-4b68-9eae-0ff6a7f823ed) Consultee list - PINs.pdf (/document/ac5f19a7-58d8-4fae-b869-d878c28019d5)

Consultation responses and representations

Statutory consultees	Yes Berks, Bucks & Oxon Wildlife Trust Berkshire Archaeology Natural England South East Water Thames Water Utilities Ltd The Environment Agency WBC CIL WBC Cleaner and Greener WBC Drainage WBC Ecology WBC Ecology Newts WBC Economic Prosperity & Place (Community Infrastructure) WBC Environmental Health WBC Highways WBC Landscape and Trees WBC Waste Services
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Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Berkshire Archaeology consultation response 2026.02.17.pdf (/document/c6b20139-b03e-4095-b6c0-1081263b83fd) Thames Water consultation response 2026.02.16.pdf (/document/2d390614-f9fb-4c34-bd8f-3767e9445d85) Natural England consultation response 2026.02.06.pdf (/document/887bc198-dc14-4446-

[81fb-cf7d7e860b23\)](#)

[WBC Ecology Newt Comments.pdf \(/document/7581558a-957e-4842-9c54-efed826e0a0a\)](#)

Representations from other parties

Yes

Upload representations from other parties

[CIL Comments.Docx \(/document/fa5f08ad-58a1-4c83-9e42-05bef000f74f\)](#)
[Comments_WokinghamWithoutParishCouncil_.pdf \(/document/45f8f48b-35d7-4f70-8f0b-2bc0621fdbbd\)](#)
[Landscape response - CB.docx \(/document/e24f4b13-e745-4efa-81c1-357ada02d38d\)](#)
[Highways response.docx \(/document/fc75076b-5444-49df-8c99-497a32a01ac7\)](#)
[Comments_WokinghamWithoutParishCouncil_260200_4752817_20260205_144016..pdf \(/document/c0f74f0a-c079-4031-afc2-5f5978d025ef\)](#)
[Comments_TraceyGibbs_260200_4755400_20260213_140010.pdf.pdf \(/document/e73d35aa-8bbb-46f6-af08-5fa7af911b51\)](#)
[Drainage Response 1.NT.docx \(/document/1b6a9372-b507-489f-a9b1-b2640260dd8f\)](#)
[Ecology Response 1 - LA.Docx \(/document/0e244b16-9ffc-4646-acab-b5ef77c503d8\)](#)
[WBC Economic Prosperity & Place Comments.docx \(/document/7d696f16-4ee6-4d9f-b824-b8b643eb9a1c\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Signed Officer Report General.docx \(/document/9acdab7b-9da3-49e1-9638-17cb34ba6ce5\)](#)
[Signed Draft Decision Notice.docx \(/document/52bc5b9d-1702-41ad-aaf1-5621eb911d75\)](#)
[Decision Notice PIP.pdf \(/document/2dd16814-43e2-4e02-8976-6be2e3eae504\)](#)

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

Yes

Policies from statutory development plan

[CC02 MDD Local Plan.pdf \(/document/11fb2420-654f-4ed7-8416-1caac323978f\)](#)
[CC09 MDD Local Plan.pdf \(/document/69cc7921-f698-406c-9899-1d8bf024be66\)](#)
[CC06 MDD Local Plan.pdf \(/document/87119b80-37d7-46b1-9abf-270fa834a52a\)](#)
[CC10 MDD Local Plan.pdf \(/document/6cc7e03f-047b-42aa-bba5-278e18e1e993\)](#)
[Adopted MDD February 2014 front cover.pdf](#)

[\(/document/863dde2b-1986-4016-a910-29e943c9a864\)](#)
[TB05 MDD Local Plan.pdf \(/document/3cce4c71-be1c-40dc-bf80-369e806e35c2\)](#)
[CC07 MDD Local Plan.pdf \(/document/ed307dca-c416-4a3f-9216-38d03afe1b8f\)](#)
[CP7 - Core Strategy.pdf \(/document/a7a4a28d-5097-47cf-96d5-49750e59c073\)](#)
[CP17 - Core Strategy.pdf \(/document/eb59b40e-9d78-4441-83a4-4b0fe5160611\)](#)
[CP3 - Core Strategy.pdf \(/document/aa194008-7403-4b22-904d-4fe30f1bd975\)](#)
[Core Strategy Front Cover.pdf \(/document/bd5d9330-2cfe-46c7-85fc-53dde6908839\)](#)
[TB21 MDD Local Plan.pdf \(/document/bc67f1b2-3045-4ec1-b2e6-5768131a7e7d\)](#)
[CP9 - Core Strategy.pdf \(/document/7a7d5ea8-1d96-49ed-968e-59689e1d82e1\)](#)
[CP5 - Core Strategy.pdf \(/document/cd8a9fc2-f705-4def-9230-66fadc281fa6\)](#)
[CP4 - Core Strategy.pdf \(/document/c0bc1180-23cf-44d0-8582-77582a656c85\)](#)
[CP8 - Core Strategy.pdf \(/document/c462ba4f-de9d-40c3-bf68-779922556c73\)](#)
[TB08 MDD Local Plan.pdf \(/document/a9ed40ba-1111-4a1d-bf93-7f88b910ce38\)](#)
[TB07 MDD Local Plan.pdf \(/document/c0883529-79c4-4537-9353-87f8ec9f21e2\)](#)
[TB06 MDD Local Plan.pdf \(/document/2043d9b7-8c7d-47a4-9079-8f1a9211dd82\)](#)
[CP11 - Core Strategy.pdf \(/document/34703bab-3e57-47aa-973e-926a5cc146f5\)](#)
[CC04 MDD Local Plan.pdf \(/document/74c15c7f-f407-4ec2-bb28-975fb7c0e93e\)](#)
[CP2 - Core Strategy.pdf \(/document/49b1847a-4b83-44fb-b8a2-b78abfc21c49\)](#)
[CC03 MDD Local Plan.pdf \(/document/7b255a32-5252-4c77-9e8b-c11ecb64a42a\)](#)
[CP1 - Core Strategy.pdf \(/document/ae5b5cdc-d3f9-4097-adbf-d379e3a216e4\)](#)
[TB23 MDD Local Plan.pdf \(/document/46ee5a51-6210-4df5-af83-d37ff416829\)](#)
[CC05 MDD Local Plan.pdf \(/document/b0b189ad-c7bc-4cd3-b8ba-f4cca6b02166\)](#)
[CC01 MDD Local Plan.pdf \(/document/0d89b8b4-db3f-47b6-a7ac-f5f9b74d8a32\)](#)
[CP6 - Core Strategy.pdf \(/document/4764cf05-9966-41b2-aae4-ff85e6b1099f\)](#)

Emerging plans

Yes

Upload emerging plan and supporting information

[Emerging Local Plan.pdf \(/document/72b6df9d-9f84-43f6-96c1-36f03410d3c3\)](#)

Do you have any other relevant policies?

Yes

Upload any other relevant policies	Joint Minerals and Waste Plan (Adopted version).pdf (/document/94eef5b1-3866-494f-9db4-27fa6de6cacc)
Supplementary planning documents	Yes
Upload supplementary planning documents	Borough Design Guide Interactive SPD~.pdf (/document/a25d810b-9222-4d4a-b31b-3c2d98248ad0) SPD on Sustainable Design and Construction Guidance Note.pdf (/document/6ef5563f-5774-4339-8331-4f9b4e9d1b1a) SPD on Sustainable Design and Construction.pdf (/document/bb0bc3ff-9963-40e9-818a-981309244633) Adopted Affordable Housing SPD July 2013.pdf (/document/5ea0c7a0-baa3-4c2a-b659-eae1c141c87a)
Community infrastructure levy	Yes
Upload your community infrastructure levy	CIL Frequently Asked Questions.pdf (/document/6b5700f4-c919-4266-bd5c-014a812a8ef7) CIL Charging Schedule February 2015.pdf (/document/07fe20c8-1c4f-44da-a768-1c3334ed2e1c) WBC Adopted Regulation 123 List Document - Jan 2017.pdf (/document/4de5612b-817f-4d35-8f22-6eb874f2116e)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015
Site access	
Access for inspection	Yes to assess the application.
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 in the SOC

