

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/X0360/W/25/3371069

Appeal By

DANDARA SOUTHERN LTD & ELSTREE LAND LTD

Site Address

Land North of Reading Road
Arborfield
RG2 9HN
Grid Ref Easting: 475452
Grid Ref Northing: 167524

PART 1

1.a. Do you consider the written representation procedure to be suitable?

Yes

☐ No



*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at;

Inquiry ☒ Hearing ☐

1.c. How long do you expect an inquiry would last?

5 day(s)

1.d. How many witnesses do you intend to call?

3

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?

Yes

☒ No



2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?

Yes

☒ No



Please explain

to appreciate the site's location within its landscape setting and wider area

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?

Yes

☒ No



Please describe

There is no footway on the northern side of Reading Road nor is there any formal crossing point to access the site from the footway on the southern side of Reading Road. Part of the site forms part of Ridgefield Farm and is fenced off. To access this part of the appeal site, the Inspector would need gain access via Ridgefield Farm.

3.a. Are there any other appeals or matters relating to the same site still being

Yes

☐ No



considered by us or the Secretary of State?

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?

Yes

☐ No



PART 2

4. Does the appeal relate to an application for approval of reserved matters?

Yes

☐ No



5. Was a site ownership certificate submitted with the application?

Yes

☒ No



6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?

Yes

☒ No



6.a. If a press advert notice was published, please upload a copy

☒ [see 'Questionnaire Documents' section](#)

7. Does the appeal relate to a county matter?

Yes

☐ No



8. Please indicate the development type for the application to which the appeal relates.

Major Developments



Minor Developments



Other Developments



8.a. Major Developments

Dwellings



Offices/R and D/light industry



General industry/storage/warehousing



Retail and services



Traveller caravan pitches



All other major developments



Is the appeal site within:

9.a. A Green Belt?

Yes

☐ No



9.b. An Area of Outstanding Natural Beauty?

Yes

☐ No



10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?

Yes

☐ No



PART 3

11. Would the development require the stopping up or diverting of a public right of way?

Yes

☐ No



12.a. Is the site in a Conservation Area?

Yes

☐ No



12.b. Is the site adjacent to a Conservation Area?

Yes

☐ No



12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?

Yes

☐ No



13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

Yes

☐ No



13.b. Would the proposed development affect the setting of a listed building?	Yes	☐ No	☒
14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	☐ No	☒
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	☐ No	☒
16. Is any part of the site subject to a Tree Preservation Order?	Yes	☒ No	☐
Please send a plan showing the extent of the Order and any relevant details.			
☒ see 'Questionnaire Documents' section			
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	☐ No	☒
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	☐ No	☒
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	☒ No	☐
19.a.i. If YES, was it necessary to consult Natural England?	Yes	☒ No	☐
Please attach the comments of Natural England			
☒ see 'Questionnaire Documents' section			
19.b. Are any protected species likely to be affected by the proposals?	Yes	☐ No	☒

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☒
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Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☒
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20.c.i. Have you issued a screening opinion (SO)	Yes	☐ No	☒
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Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	☒ No	☐
Please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.			
☒ see 'Questionnaire Documents' section			

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.	Applies	☒ N/A	☐
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☒ see 'Questionnaire Documents' section

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

Yes

☐ No



Please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us by the date your statement is due.

PART 5

22. Do you wish to attach your statement of case?

Yes

☐ No



For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?

Yes

☒ No



Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;



☒ see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;



☒ see 'Questionnaire Documents' section

Deadline

07/01/2026

24.c. all representations received from interested parties about the original application;



☒ see 'Questionnaire Documents' section

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;



☒ see 'Questionnaire Documents' section

24.e. any representations received as a result of a service of a site ownership notification;



24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);



You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

List of policies

CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC09, CC10, CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP11, CP17, TB05, TB07, TB08, TB12, TB21, TB23, TB24 & TB25

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;



24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;



24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;



In the case of emerging documents, please state what stage they have reached.

☒ see 'Questionnaire Documents' section

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted; ☐

Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

24.m. your Authority's CIL charging schedule is being/has been examined; ☐

24.n. your Authority's CIL charging schedule has been/is likely to be adopted; ☒

Please provide the date of adoption:

06/04/2015

24.o. any other relevant information or correspondence you consider we should know about. ☒

☒ see 'Questionnaire Documents' section

For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes ☐ No ☒

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes ☐ No ☒

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

243099

Completed by

Seama Ali

On behalf of

Wokingham Borough Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Seama Ali

Phone no (including dialling code)

Email

planning.appeals@wokingham.gov.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X0360/W/25/3371069

Appeal By DANDARA SOUTHERN LTD & ELSTREE LAND LTD

Site Address
Land North of Reading Road
Arborfield
RG2 9HN
Grid Ref Easting: 475452
Grid Ref Northing: 167524

The documents listed below were uploaded with this form:

Relates to Section: PART 2

Document Description: 6.a. A copy of the notice published.

File name: Statutory Advert Proof.pdf

Relates to Section: PART 3

Document Description: 16. A plan showing the extent of the Order and any relevant details.

File name: TPO-0272-1984.pdf

Relates to Section: PART 3

Document Description: 19.a.i. The comments of Natural England.

File name: Natural England consultation response.pdf

Relates to Section: PART 4

Document Description: 20.d. Copies of any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the Environmental Statement (ES), having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

File name: Ecological Impact Assessment.pdf

Relates to Section: PART 4

Document Description: 20.e. A copy of the site notice and local advertisement published as required for EIA development.

File name: Misc Site Notice.docx

Relates to Section: PART 5

Document Description: 24.a. A copy of the letter with which you notified people about the appeal.

File name: Consultee letter for comments.pdf

Relates to Section: PART 5

Document Description: 24.b. A document containing a list of the people you notified of the appeal.

File name: Consultee list - PINs.pdf

Relates to Section: PART 5

Document Description: 24.c. Copies of all representations received from interested parties about the original application.

File name: Comments_JuneMann_243099_4631.pdf

File name: Comments_ChristopherSewell_243099.pdf

File name: Comments_BarrieMann_243099_46.pdf

File name: Comments_CouncillorJosephBarley_.pdf

File name: Comments Paul Rhodes.pdf

File name:	Comments_DL_243099_4626513.pdf.pdf
File name:	Comments_IanMills_243099_4626574.pdf.pdf
File name:	Comments_IrisDicker_243099_4630972.pdf.pdf
File name:	Comments_IrisDicker_243099_4630979.pdf.pdf
File name:	Comments_JAMESDANIELL_243099.pdf
File name:	Comments_JamieCole_243099_4629667.pdf.pdf
File name:	Comments_JennaNash_243099_46.pdf
File name:	Comments_JoGulley_243099_4630074.pdf.pdf
File name:	Comments_JoGulley_243099_4630076.pdf.pdf
File name:	Comments_Christopherhughes_243099_4625250.pdf.pdf
File name:	Comments_ChrisAtkinson_243099_4630968.pdf.pdf
File name:	Comments_DavidBartlett_243099_4628913.pdf.pdf
File name:	Comments_CouncillorAdrianBetteridge_243099_4628103.pdf.pdf
File name:	Comments - Karen Fowler - 243099.pdf
File name:	Comments_RhiannonMace_243099_4626249.pdf.pdf
File name:	Comments_LocksleyRyan_243099_4628624.pdf.pdf
File name:	Comments_MichaelThomas_243099_4630195.pdf
File name:	Comments_MichaelThomas_243099_4630195.pdf.pdf
File name:	Comments_KimberleyOHara_243099_4625388.pdf.pdf
File name:	Comments_NickiMcLean_243099_4626000.pdf.pdf
File name:	Comments_PhilipLitchfield_243099_4625252.pdf.pdf
File name:	Comments_PTyers_243099_4630073.pdf.pdf
File name:	Comments_RuthAnderson_243099_46.pdf
File name:	Comments_KevinDance_243099_4624736.pdf.pdf
File name:	Comments_RobinJamesSkidmore_243099_4629217.pdf.pdf
File name:	Comments_MichalaJarvis_243099_4629336.pdf.pdf
File name:	Comments_RRobinson_243099_4626243.pdf.pdf
File name:	Comments_TimothyCox_243099_4624779.pdf.pdf
File name:	Comments_VanessaBraysher_24309.pdf
File name:	Comments_SusanHughes_243099_4629950.pdf.pdf
File name:	Comments_TimothyCox_243099_4624780.pdf.pdf
File name:	Comments_TimothyCox_243099_4624807.pdf.pdf
File name:	Active Travel England consultation response.pdf
File name:	Drainage Response 1.docx
File name:	Environment Agency consultation res.pdf
File name:	Gigaclear Ltd consultation response.pdf
File name:	Highway Comments Amended GA.docx
File name:	Highway Comments Final GA.docx
File name:	Comments_ArborfieldNewlandParishCouncil_243099_4623001.pdf.pdf
File name:	Affordable Housing.docx
File name:	Highway Comments GA.docx
File name:	CIL Comments.docx
File name:	Thames Water consultation response.pdf
File name:	Landscape Response - BC.docx
File name:	Natural England consultation response.pdf
File name:	Royal Berkshire Fire & Rescue Service consultation response.pdf
File name:	WBC Built Heritage Officer.docx
File name:	SGN consultation response.pdf
File name:	WBC Policy.pdf
File name:	TVP Designing Out Crime consultatio.pdf
File name:	WBC Building Sustainability.docx
File name:	SSEN consultation response.pdf
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Signed Officer Report Draft Decision N.docx
File name:	Decision Notice.pdf

File name:	Signed Officer Report General.docx
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Adopted MDD February 2014 front cover.pdf
File name:	Core Strategy Front Cover.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	CC06 MDD Local Plan.pdf
File name:	CC03 MDD Local Plan.pdf
File name:	CC04 MDD Local Plan.pdf
File name:	CC05 MDD Local Plan.pdf
File name:	CC07 MDD Local Plan.pdf
File name:	CC01 MDD Local Plan.pdf
File name:	CC02 MDD Local Plan.pdf
File name:	CC09 MDD Local Plan.pdf
File name:	CC10 MDD Local Plan.pdf
File name:	CP8 - Core Strategy.pdf
File name:	CP2 - Core Strategy.pdf
File name:	CP3 - Core Strategy.pdf
File name:	CP4 - Core Strategy.pdf
File name:	CP17 - Core Strategy.pdf
File name:	CP6 - Core Strategy.pdf
File name:	CP5 - Core Strategy.pdf
File name:	CP9 - Core Strategy.pdf
File name:	CP1 - Core Strategy.pdf
File name:	CP11 - Core Strategy.pdf
File name:	CP7 - Core Strategy.pdf
File name:	TB21 MDD Local Plan.pdf
File name:	TB08 MDD Local Plan.pdf
File name:	TB23 MDD Local Plan.pdf
File name:	TB12 MDD Local Plan.pdf
File name:	TB25 MDD Local Plan.pdf
File name:	TB07 MDD Local Plan.pdf
File name:	TB05 MDD Local Plan.pdf
File name:	TB24 MDD Local Plan.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	Arborefield & Barkham NP note Dec 2019.pdf
Relates to Section:	PART 5
Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	Adopted Affordable Housing SPD July 2013.pdf
File name:	~Borough Design Guide Interactive SPD~.pdf
File name:	Arborefield & Newland VDS.pdf
File name:	SPD on Sustainable Design and Construction Guidance Note.pdf
File name:	SPD on Sustainable Design and Construction.pdf
Relates to Section:	PART 5
Document Description:	24.o. Copies of any other relevant information or correspondence you consider we should know about.
File name:	CIL Frequently Asked Questions.pdf
File name:	WBC Adopted Regulation 123 List Document - Jan 2017.pdf

File name: GLS0501711000 LVA Appendix 4 Baseline Views - 2.pdf
File name: 052403DANILUP - Indicative Land Use Plan.pdf
File name: 052403DANLOC01 - Location Plan.pdf
File name: Refuse Vehicle and Fire Appliance Tracking 147.0017.0006 Rev P02.pdf
File name: 052403DANMP01 - Illustrative Masterplan.pdf
File name: Amended Highway Access Drawings 2.pdf
File name: Proposed Site Access GA 147.0017.0001 Rev P07.pdf
File name: LVIA Appendix 3 Drawings.pdf
File name: Emergency Access 147.0017.0009 Rev P01.pdf
File name: Amended Highway Access Drawings.pdf
File name: Amended Highway Access Drawings 3.pdf
File name: GLS0501711000 Landscape and Visual Appraisal.pdf
File name: GLS0501711000 LVA Appendix 4 Baseline Views - 3.pdf
File name: GLS0501711000 LVA Appendix 4 Baseline Views - 1.pdf
File name: 052403DANTOPO01 - Topographical Survey.pdf
File name: GLS0501711201 Illustrative Landscape Masterplan.pdf

Completed by

Not Set

Date

10/12/2025 16:16:16

LPA

Wokingham Borough Council