

Appeal 6014086

Appeal questionnaire

Submitted on 18 August 2026.

Appeal type	Full planning
Appeal site	Land at Lodge Road, Hurst, Wokingham, RG10 0SG
Agent contact details	Nick Cobbold jjarman@bell-cornwell.co.uk 01256766673
Application number	252934

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	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	Yes
Tree Preservation Order extent	TPO-1781-2021.pdf (/document/9f434d2a-53dd-4d0a-8580-9c43f85ffcc8)
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 - Original.pdf (/document/1e63be68-8812-4597-b2a4-eaf4eebafb54)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/83312b4d-11d6-46f9-848d-0630f797250e)
Upload the appeal notification letter and the list of people that you notified	Consultee List - PINs.pdf (/document/9d3fefa6-051c-4078-8c63-ad2d58d28cb4) Consultee letter - PINs.pdf (/document/39c50760-fecd-4529-9b0e-f1a7d2041486)

Consultation responses and representations

Statutory consultees	Yes 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 WBC CIL Thames Water Utilities Ltd The Environment Agency Berkshire Archaeology Binfield Badger Group
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Berkshire Archaeology consultation response 2026.01.28.pdf (/document/318deb45-c486-4317-8c57-0f8cd2e3f170) Ecology Response 1- LA.Docx (/document/77ac5909-3a23-41ec-a765-1ac477302250) Drainage Response 1.NT.docx (/document/73530bc7-ce6a-4dcd-abea-3355db54a647)

[Landscape Comments - BC.docx \(/document/b9fc756b-89ef-4b35-a7a7-80e78f34a542\)](#)
[GCN Naturespace.pdf \(/document/baafde0b-40b8-4acf-9832-a3dc3f539aed\)](#)
[CIL Comments.docx \(/document/e1ddce70-f731-4589-b77d-bc2ea7e72c6a\)](#)
[Environment Agency consultation response 2026.02.02.pdf \(/document/a3f7df0e-93e9-43d8-b739-c1e2ccb6879d\)](#)
[Highways response.docx \(/document/69bbb79c-0425-47ee-bfe4-e4d3a1660eee\)](#)

Representations from other parties

Yes

Upload representations from other parties

[Comments JanetLarkin 252934 4751754 20260203 164008.pdf.pdf \(/document/318d8c83-7662-4d09-b5a9-02e9feac0fd2\)](#)
[Comments PeterNeedham 252934 4750794 20260131 172007.pd.pdf \(/document/ba31f6ef-ed96-42e4-9862-0c3f4a19c459\)](#)
[Comments JasonJonathanJohur 252934.pdf \(/document/eea9b4a1-48f6-49af-9e2c-10e498eb6038\)](#)
[Comments JaneLove 252934 4750796 20260131 180008.pdf.pdf \(/document/029fe191-f18e-4909-98d3-12669c33ce50\)](#)
[Comments DavidHasler 252934.pdf \(/document/c4f351b2-71f5-49ec-8228-1423b6bbbc5\)](#)
[Comments ShannonWilson 252934 4752374 20260204 165007.pdf.pdf \(/document/5d7de0df-7712-4f28-8cce-17bc42a7121f\)](#)
[Comments - AA Butler - 252934.docx \(/document/9676686d-385d-423b-b249-1a2de1c65aec\)](#)
[Comments SusanCorcoran 252934.pdf \(/document/84f10d41-342a-41fd-b833-200293bbd8d6\)](#)
[Comments JanetWalsh 252934 4750827 20260201 133008.pdf.pdf \(/document/9cfde472-2273-40fd-be6e-2575952e4b26\)](#)
[Comments NeilStacey 252934.pdf \(/document/d08e8895-4a43-4686-ac9b-2d17a505efca\)](#)
[Comments NeilCook 252934 4750782 20260131 162008.pdf.pdf \(/document/67eaba38-0a14-41e6-851a-4006b147f2ac\)](#)
[Comments JamesKiddie 252934 4752206 20260204 124008.pdf.pdf \(/document/3bbb768d-d878-4e7f-9157-520a8e2152aa\)](#)
[Comments MichaelCorcoran 252934.pdf \(/document/edeebafb-16e8-4c6f-a40b-5335ef64f0e5\)](#)
[Comments - Andrew Dolinski - 252934.pdf \(/document/a48a5d67-d3ad-486f-b435-684331b41b60\)](#)

[Comments - Jean Dolinski - 252934.pdf](#)
(/document/c0390f29-c9e1-4b81-a6b8-763e454fe99c)
[Comments IvorFiennes 252934 4752579 20260205 094008.pdf.pdf](#) (/document/3bb442f3-1328-4b39-862c-7b4a8ef4d5df)
[Comments JamesFife 252934 4751139 20260202 154008.pdf.pdf](#) (/document/5fcbe20f-1aeb-40b7-9def-7d062dc281b7)
[Comments JaneFiennes 252934 4752295 20260204 145008.pdf.pdf](#) (/document/5668488d-327d-4599-9d74-7facabecf6b7)
[Comments AlanAndrewButler 252934 4751128 20260202 151008.pdf.pdf](#)
(/document/ffe499fa-bc87-4c2e-ba35-857a23dfa2be)
[Comments ElisabethChaderton 252934 4751376 20260203 101008.pdf.pdf](#)
(/document/75d55edc-7282-4e64-ae13-8a5a856379e1)
[Comments DavidCliffordBassett.pdf](#)
(/document/249f9825-e3b8-4c94-9001-908b3fd2a7b9)
[Comments - Lou Robinson - 252934 Redacted.pdf](#) (/document/ad12a502-b830-4cd2-82d6-95a453bea2e9)
[Comments - Jonathan Norris -.pdf](#)
(/document/d5b96020-48d3-45e1-b823-99ddfdcf4b1a)
[Comments PatriciaKiddie 252934.pdf](#)
(/document/765b1401-0cc8-42ed-b19f-9eae1cfae88)
[Comments KenCurry 252934 4750824 20260201 100008.pdf.pdf](#) (/document/c35a3381-e72b-4853-b379-a0381d711dc6)
[Comments MichaelEwart 252934 4751757 20260203 165008.pdf.pdf](#) (/document/37600033-4732-4bdb-ade9-ad9beb96e782)
[Comments JamesFife 252934 4751139 20260202 154007.pdf.pdf](#) (/document/225e6ce2-16a4-4175-bd2e-b00ce50c206c)
[Comments IanChaderton 252934 4751708 20260203 161010.pdf.pdf](#) (/document/cc8effe9-9f7b-482c-a21b-b2ef6218ecb7)
[Comments PhilipWilson 252934.pdf](#)
(/document/1ff8aaa8-3a69-4a73-aa0a-c21c27f5f90f)
[Comments RayClark.pdf](#) (/document/d44304c9-631b-4e45-89e4-c84212ee5e38)
[Comments JasonJohur 252934 .pdf](#)
(/document/7c6c90e4-9509-41e6-9d72-d085de29b0f5)
[Comments StNicholasHurstParish 252934.pdf](#)
(/document/59fefb47-1f5c-4fe9-afda-d57df0ae1f2c)
[Comments NaomiElizabethBassett 252934.pdf](#)
(/document/eb9730e2-5469-4c28-a83f-eeef648c08dd)
[Comments StuartMilton 252934.pdf](#)
(/document/b99b677f-1f01-4f3a-bcd1-f02a5422ac3f)

Planning officer's report and supporting documents

Upload planning officer's report

[Decision Notice.pdf \(/document/7de01b88-fbb5-4757-95fa-26e7d95eb915\)](#)
[Planning Statement.pdf \(/document/ff69f223-c5d1-473f-9cce-8a9350bd7f5b\)](#)
[Signed Officer Report Draft Decision Notice.docx \(/document/280d11d7-0da2-49b9-b284-a37f32f24362\)](#)

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

Yes

Policies from statutory development plan

[CP11 - Core Strategy.pdf \(/document/20c54962-cb0f-46b0-ab76-06856d225232\)](#)
[CP1 - Core Strategy.pdf \(/document/f2fa1a35-1336-48ff-bc18-1547f44a2d69\)](#)
[CC04 MDD Local Plan.pdf \(/document/194a3210-8498-4835-990b-172aebae74d3\)](#)
[CP5 - Core Strategy.pdf \(/document/d954019d-2c24-45bb-a0ea-1afd864879ea\)](#)
[CP4 - Core Strategy.pdf \(/document/26bda026-3f3d-4d50-977a-20b725c11ec9\)](#)
[CP3 - Core Strategy.pdf \(/document/a3ca2b9c-261a-4d51-829a-28965146bc53\)](#)
[CC10 MDD Local Plan.pdf \(/document/51a69fbd-0b50-48be-bddc-320f75b01ee9\)](#)
[TB23 MDD Local Plan.pdf \(/document/e3b33048-bd84-4e00-983e-37235d480bce\)](#)
[CC01 MDD Local Plan.pdf \(/document/f3b861c4-8994-4054-ab63-40601c795892\)](#)
[CP17 - Core Strategy.pdf \(/document/978a0729-9ba9-48a5-b494-495d2d6c993e\)](#)
[Adopted MDD February 2014 front cover.pdf \(/document/f183490a-ddc5-4ff3-8f6a-72390b3278d5\)](#)
[Core Strategy Front Cover.pdf \(/document/08973090-b6f8-4f67-88a5-78e7c45d603a\)](#)
[CP6 - Core Strategy.pdf \(/document/5c74a102-f82a-4bcc-bfb4-7d49406be05d\)](#)
[CC03 MDD Local Plan.pdf \(/document/5cb09f66-d5f6-47eb-9a90-81803f7d739b\)](#)
[CC06 MDD Local Plan.pdf \(/document/ca4afe2b-d42e-4028-bf4c-81eb0062f90b\)](#)
[CP9 - Core Strategy.pdf \(/document/576c53c6-470d-4b69-87ce-a27d2bde6597\)](#)
[CP7 - Core Strategy.pdf \(/document/efd484ad-c7c6-46d2-9690-a532fb40915a\)](#)
[CP2 - Core Strategy.pdf \(/document/8d80258a-1473-4e72-be38-a96c8c254840\)](#)
[CC09 MDD Local Plan.pdf \(/document/11516835-c59b-476f-9500-a9f7e6b17744\)](#)
[TB07 MDD Local Plan.pdf \(/document/fd2e43c6-c611-4748-9514-aff56bacfe01\)](#)
[TB21 MDD Local Plan.pdf \(/document/6c9f6f44-37dd-4aa1-a238-c2a0149a3240\)](#)

	CC07 MDD Local Plan.pdf (/document/d6c616e9-2f3a-46c8-bb20-ca8a60ec7c06) TB05 MDD Local Plan.pdf (/document/4024a3c2-e7ff-4725-93f6-d369588cdd31) TB25 MDD Local Plan.pdf (/document/412ae838-206c-46bb-bf39-dffd6a004f2b) CC05 MDD Local Plan.pdf (/document/a88c4427-38dd-46f9-85b6-fc93fb3272fb)
Emerging plans	Yes
Upload emerging plan and supporting information	Emerging Local Plan.pdf (/document/ea694c82-38eb-4e2e-8d42-3128d50f09a6) Reg 24 Notice draft stage 2 hearings.pdf (/document/95a4f32e-c887-4801-8c78-7645d55d7d7b)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	Joint Minerals and Waste Plan (Adopted version).pdf (/document/20e81168-e951-4db3-b84f-0fc4c3ddb07e) Design for Hurst.pdf (/document/7dab8640-b1eb-41ad-8849-708c565959db)
Supplementary planning documents	Yes
Upload supplementary planning documents	Borough Design Guide Interactive SPD~.pdf (/document/1b4ec54a-9d87-49ee-b73a-ef774c67eb79)
Community infrastructure levy	Yes
Upload your community infrastructure levy	CIL Frequently Asked Questions.pdf (/document/150933a8-e57c-4c20-8d2c-1fadea1890a4) CIL Charging Schedule February 2015.pdf (/document/c6b4116b-5bbe-4c1b-9fc7-997872ac5924) WBC Adopted Regulation 123 List Document - Jan 2017.pdf (/document/f6883269-467e-4b63-abcf-b67d8a37e000)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015
Site access	
Access for inspection	No
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 to be addressed in the SOC