



Woolf Bond Planning

Chartered Town Planning Consultants

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6 August 2025

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

By Email to: inquiryappeals@planninginspectorate.gov.uk

Dear Sir/Madam,

APPEAL AGAINST THE DECISION OF WOKINGHAM BOROUGH COUNCIL TO REFUSE OUTLINE PLANNING PERMISSION

LAND NORTH OF READING ROAD, ARBORFIELD

Outline planning application for the erection of up to 111 dwellings, with associated works, parking, landscaping, publicly accessible open space and, with access from the Reading Road, Arborfield.

General

On behalf of Dandara Southern Ltd and Elstree Land Ltd (the "Appellants"), we are submitting an appeal against the decision of Wokingham Borough Council to refuse an outline planning application.

Particulars are submitted in support of the appeal application as follows:

- Schedule of Essential Supporting Information (comprising the application particulars)
- Statement of Case (including a chronology of communication with the Local Planning Authority ("LPA") and the reasons for requesting an inquiry).

We are advised that members of the appellant's appeal team are unavailable between 15 December and 9 January and respectfully request that these dates be avoided if scheduling an inquiry.

We welcome the opportunity to explore matters with the Inspector in an early case management conference.

Yours faithfully,

Woolf Bond Planning Ltd

Brigid Taylor LLb MSc MRTPI MIEEnvS PISEP
Enc.