

Land East of Lodge Road, Hurst

Appeal FAQ Information

No:	Question	Answer
1	What is Planning Inspectorate Appeal description and reference?	Land East of Lodge Road, Hurst – APP/X0360/W/22/3309202
2	What is Wokingham Borough Council (WBC) planning reference?	220458
3	Where can I find more detailed information specifically relating to the Appeal process?	Look on WBC Planning Portal by clicking on: http://publicaccess.wokingham.gov.uk/NorthgatePublicDocs/00932840.pdf Start looking from Page 1 – documents filed in reverse chronological order.
4	Where can I find original planning application documents and letters of objection?	Look on WBC Planning Portal by clicking on: http://publicaccess.wokingham.gov.uk/NorthgatePublicDocs/00932840.pdf Start looking from Page 4 – documents filed in reverse chronological order.
5	When is the Public Inquiry?	Tuesday 31 st January 2023 – Friday 3 rd February 2023, then Tuesday 7 th February 2023 – Friday 10 th February 2023 – 8 days in total. Normal Inquiry sitting times are 10.00am to 5.00pm or 5.30pm on Tuesday to Thursday; and on Fridays 9.30am finishing around 3.00-3.30pm. Timings subject to change.
6	When will the Appeal Decision be known?	The Planning Inspectorate have stated that it expects the Decision to be issued on or before Monday 3 rd April 2023.
7	Where is the Public Inquiry being held?	The Council Offices, Shute End, Wokingham RG40 1BN.
8	Who can attend?	The Planning Appeal is being held as a Public Inquiry such that anyone can attend.
9	Can I just arrive when I like?	Yes, but ideally prior to commencement of sessions in order to best appreciate specific topic under discussion, not to disrupt proceedings. Report to the Council Reception desk to sign in and receive directions to the Inquiry location.
10	Can I connect to WBC office Wi-Fi network as a guest in order to access Appeal documents on the WBC planning portal?	Yes, ask at Council Reception for the passcode.
11	Will there be any assistance available should I need it?	Yes, it is understood that there will be a designated WBC point of contact to assist.
12	Can I attend or leave at any time?	Yes, but it would make sense to at least arrive / stay for the duration of a particular session in order not to disrupt proceedings.
13	Will there be sufficient seating available?	Yes. With a maximum Council Chamber seating capacity of 90, sufficient seating is unlikely to be an issue. Please encourage others to join you, car share and swell the numbers.
14	Where can I park?	Suffice to say that the timely use of a sustainable bus services to / from Hurst is not realistic, hence we will be reliant on the use of Council Car Parks in Wokingham. If entitled to do so and appropriate, use designated disabled parking. A sensible approach may be to use 'car sharing' with neighbours or arrange to be dropped off / picked up by friends or family. At the risk of overstaying and incurring a parking ticket, don't fall into the trap of using time limited private car parks or kerbside parking zones.

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15	Will I be able to speak?	<p>If you wish to speak you will be invited to do so on either Day 1 or 2 of the Inquiry so it essential you are at least in attendance on Tuesday 31st January 2023 and Wednesday 1st February 2023. The opportunity here is to share your personal experiences and concerns.</p> <p>At other times, raising your hand to speak or interrupting others is not an option and is likely to be met by a rebuttal from the Planning Inspector.</p>
16	Why is there a Public Inquiry?	It is the prerogative of any Planning Applicant who is refused planning approval from their Local Authority to challenge that refusal through the Planning Inspectorate.
17	Who will lead on the Public Inquiry?	<p>The Planning Inspector, Mr David Wildsmith, will take charge of the Public Inquiry and ultimately reach his decision to Dismiss the Appeal (in favour of WBCs reasons for refusal) OR Uphold it (in favour of the Appellant).</p> <p>It is anticipated that the Planning Inspector will publish his Decision <i>i.e.</i>, by upholding or dismissing it and setting out his reasons in writing for doing so to all interested parties on or before Monday 3rd April 2023.</p>
18	Who are the other parties to this Public Inquiry?	<ul style="list-style-type: none"> • Mr Rupert Warren representing the Appellant (MacTaggart & Mickel) • Mr Matt Lewin representing WBC in defence of their reasons for refusal • Mr Alex Shattock representing Rule 6 party (St Nicholas Hurst Parish Council (SNHPC)) in support of WBC refusal <p>Whilst WBC's Reasons for Refusal of the Planning Application (220458) is the basis of the Appellant's appeal and will be led by their barrister Mr Rupert Warren; Mr Matt Lewin on behalf of WBC and Mr Alex Shattock on behalf of SNHPC (Rule 6 party) will provide complementary reinforcement for upholding the Reasons for Refusal by WBC.</p>
19	What is the point in my attending?	<p>Whilst a favourable outcome of this Public Inquiry is dependent on robust statement of cases by WBC and SNHPC (Rule 6 Party) it is very important that the Planning Inspector is left in no doubt as to the strength of opposition to this development that has been the subject of a record 400+ letters of objection. A full public galley would in itself be a measure of the level of opposition.</p> <p>Hence the reason for attending the Inquiry is that we <i>silently</i> demonstrate the strength of our opposition in number to this planning application in line with renewed Government backing for Community input to the decision making process.</p> <p>We need to provide moral support and confidence to those who will be representing us and those making personal statements for refusal.</p>
20	What will happen over the course of the designated 8 days of this Public Inquiry?	<p>The Planning Inspector will listen to each of the 3 legal representatives present their client's Statements of Case and question their nominated expert witnesses on specific aspects of their case.</p> <p>The Planning Inspector will set out a timetable of proposed proceedings at the start of the Inquiry. Hence, it would be beneficial for as many people as possible to attend on the opening day at 10.00am on 31st January 2023 and commit to follow-up attendance, which would be helpful in co-ordinating maximum daily attendance.</p>
21	Will the Planning Inspector undertake a site and location visit?	Yes, but he will only be accompanied by stakeholder representatives to the Appeal. A walking tour of the out-laying areas of the village will take place at some point during the Inquiry.