

Planning appeal for planning application 23/02142/MINMAJ

Submitted to the Planning Inspectorate on 06 June 2025

Before you start

Local planning authority	West Berkshire
Planning application type	Full planning
Planning decision	Refused
Decision date	21 March 2025

Your contact details

Was the planning application made in your name?	No, I'm acting on behalf of the appellant
Appeal made on behalf of	Putnam Properties Ltd
Your contact details	Andrew Turvill Artland Ltd <div></div>

The appeal site

Appeal site address	Land Adjacent To M4, Membury Airfield, Lambourn Woodlands, Hungerford Berkshire RG17 7TJ
Do you own the land involved in the appeal?	You own some of the land involved in the appeal
Telling the other landowners	I've told all the other landowners about my appeal I've done this within the last 21 days I used a copy of the form in annexe 2A or 2B
Do you know who owns the rest of the land involved in the appeal?	Yes, I know who owns all the land

Is the appeal site part of an agricultural holding?	No
Visible from a public road	No The site is accessed off a private road
Health and safety issues	Yes Potentially unmade ground. If wet, parts of the site may also be muddy

Deciding your appeal

How would you prefer us to decide your appeal?	Hearing
Why would you prefer a hearing?	The matters in dispute warrant a structured discussion to allow the Inspector to question the parties on the planning merits of the reasons for refusal
Draft statement of common ground	draft SOCUG (03.06.25).pdf

Your planning application

Planning application form	Application Form.pdf
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Planning application number	23/02142/MINMAJ
Is the description of development on your application form still correct?	Yes
Plans, drawings and supporting documents	Air Quality Assessment.pdf Block Plan Rev A.pdf Block Plan Rev B.pdf BNG Summary.pdf Drainage Calculation - Storm Network 1.pdf Drainage Calculation - Storm Network 2.pdf Drainage Report.pdf Ecological Appraisal.pdf Existing Levels.pdf

form_1_cil_additional_information.pdf
GHY-CTL-01-CAL-02 rev d - Soak-away calculation.pdf
GHY-CTL-01-DWG-10 revD Drainage Layout.pdf
GHY-CTL-01-DWG-10 revE Drainage plan.pdf
GHY-CTL-01-DWG-11 rev B Drainage background & Details.pdf
GHY-CTL-01-DWG-11 revC Drainage background & Details.pdf
Infiltration tests December 2023.pdf
Landscape and Visual Assessment.pdf
Landscaping Plan Jan 24.pdf
Location Plan.pdf
Noise Assessment.pdf
PlantingNotes_ManagementPrescriptionsV2.docx
Proposed Plan and Elevations Rev A.pdf
Response to LLFA March 2024.docx
Storm Network 1 v2.pdf
Storm Network 2 v2.pdf
T25502 TTN rev A (002).pdf
Transport Statement Rev 4.pdf

Design and access statement submitted with application	Yes
Design and access statement	Supporting Information.pdf
Decision letter	23_02142_MINMAJ-DECISION_NOTICE-2103145.pdf

Your appeal

Appeal statement	Statement of Case ((27.05.25).pdf
Any plans or drawings to support your appeal	No
Do you plan to submit a planning obligation to support your appeal?	No
Any documents to support your appeal	No