

AGENDA – Round Table Discussion

Appeal Reference:	APP/W0340/W/24/3356688
Inquiry opens:	20 May 2025
Appeal by:	Mr R Black
Appeal Proposal:	Described as ‘Change of use of land for the formation of 5 Gypsy/Traveller pitches comprising of 1 mobile home, 1 touring caravan, and 1 utility building per pitch’.
Appeal Site:	Land South Of Sandhill, Hampstead Norreys Road, Hermitage, Thatcham, RG18 9XU

1) Main Issue – The effect of the proposed development on highway safety, with particular reference to visibility at the site access and pedestrian connectivity.

- What are the desired visibility splays at the proposed access and why?
- What impact would the proposal have on highway safety without the visibility splays?
- Can the appeal scheme achieve the desired visibility splays? What impact would doing so have on hedges and trees*?
- Can conditions be used to secure the splays?
- Why is a 1.5m footway being sought by the Council?
- Can the appeal scheme deliver the footway? What impact would doing so have on hedges and trees*?
- Can a condition be used to secure the footway?
- Planning policy

2) Main Issue – Whether the proposal would provide an adequate surface water drainage scheme.

- What does planning policy (and the relevant SPD) require?
- What is proposed?
- Do the Council have residual concerns?
- Can planning conditions be imposed to address the Council's concerns?

3) Suggested Conditions

- Run through the Inspector's questions regarding the list of planning conditions agreed by the Council and appellant (to be imposed in the event the appeal is allowed).

*For the purposes of the RTD, the Inspector will be seeking to clarify any effects on landscaping. The implications can be addressed by the landscape witnesses when they give evidence.