

Appeal 6005140

## Appeal questionnaire

Submitted on 11 March 2026.

<b>Appeal type</b>	Full planning
<b>Appeal site</b>	Thambury Gate, Curridge Green Riding School, Curridge Green, Curridge Thatcham, RG18 9EA
<b>Appellant contact details</b>	louise houghton 
<b>Application number</b>	25/00534/FUL

### Constraints, designations and other issues

<b>Is a planning appeal the correct type of appeal?</b>	Yes
<b>Changes a listed building</b>	No
<b>Affects a listed building</b>	No
<b>Affects a scheduled monument</b>	No
<b>Conservation area</b>	No
<b>Protected species</b>	No
<b>Green belt</b>	No
<b>Is the site in a national landscape?</b>	Yes
<b>Designated sites</b>	Other Nutrient neutrality zone (River Lambourn SAC catchment)
<b>Tree Preservation Order</b>	No
<b>Gypsy or Traveller</b>	No
<b>Public right of way</b>	No

### Environmental impact assessment

<b>What is the development category?</b>	Other
<b>Issued screening opinion</b>	No
<b>Did the applicant submit an environmental statement?</b>	No

## Notifying relevant parties

<b>Who was notified</b>	<a href="/document/34aa5072-2d93-4af1-a3ca-c7cc78444c9c">Application Notification List.pdf (/document/34aa5072-2d93-4af1-a3ca-c7cc78444c9c)</a>
<b>Type of notification</b>	A site notice Letters or emails to interested parties An advert in the local press
<b>Uploaded site notice</b>	<a href="/document/6acfc2aa-08a5-4301-b13e-2533a2e851b4">Site Notice.pdf (/document/6acfc2aa-08a5-4301-b13e-2533a2e851b4)</a> <a href="/document/736ba842-aea9-447d-8096-f0c59dbd81ec">2103329-SITE NOTICE PIC 04.04.2025.jpg (/document/736ba842-aea9-447d-8096-f0c59dbd81ec)</a> <a href="/document/81590187-c7d8-4487-a6ca-f72705b81540">2103331-SITE NOTICE PIC 04.04.2025.jpg (/document/81590187-c7d8-4487-a6ca-f72705b81540)</a>
<b>Letter sent to neighbours</b>	<a href="/document/d71e4f72-1569-4026-ba67-4844d8e8e1c7">Application Notification Letter.pdf (/document/d71e4f72-1569-4026-ba67-4844d8e8e1c7)</a>
<b>Uploaded press advert</b>	<a href="/document/703406cf-3806-46ac-83dd-49394b754054">2097109-NEWBURY WEEKLY NEWS PLANNING NOTICE 13.03.2025.pdf (/document/703406cf-3806-46ac-83dd-49394b754054)</a> <a href="/document/6d33618d-a22c-44b0-a225-cf384fc77ad0">2098049-NEWBURY WEEKLY NEWS PLANNING NOTICE 20.03.2025.pdf (/document/6d33618d-a22c-44b0-a225-cf384fc77ad0)</a>
<b>Appeal notification letter</b>	<a href="/document/0a780586-716e-4fa0-9b35-7df0e571d475">Notification List.pdf (/document/0a780586-716e-4fa0-9b35-7df0e571d475)</a> <a href="/document/7c2326f5-8e6c-4253-9cfa-fd713946acdf">Notification Letter.pdf (/document/7c2326f5-8e6c-4253-9cfa-fd713946acdf)</a>

## Consultation responses and representations

<b>Statutory consultees</b>	Yes Consultees  NWD – North Wessex Downs AONB PROW – Countryside and Environment Public Rights of Way RAMBLE – West Berks Ramblers PUBLIC – Environmental Health
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HIGHWA – Internal Highways  
ECOLOG – Ecological Officer  
BLAZE – Royal Berkshire Fire and Rescue  
POLICE – Thames Valley Police  
PARISH – Parish Council  
SUDS - SuDS

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**Responses or standing advice to upload**

Yes

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**Upload the consultation responses and standing advice**

[Consultee Comment - Chieveley Parish Council.pdf \(/document/96c6ce88-a764-4b14-adea-293db1f71198\)](#)  
[Consultee Comment -HT SUDS.pdf \(/document/d88c6ab8-1f87-4061-8a13-323fe5884bb1\)](#)  
[Consultee Comment -HIGHWAYS WEST BERKSHIRE COUNCIL \(2\).pdf \(/document/97131d84-de5a-4eac-94d9-361a609d5ebf\)](#)  
[Consultee Comment -HRA \(NUTRIENT NEUTRALITY\).pdf \(/document/8e422d6a-14d9-45f6-8156-60149a067146\)](#)  
[Consultee Comment - Ecology.pdf \(/document/f2b1a09f-97dd-4a87-a958-61ec8b54b400\)](#)  
[Consultee comment - Highways.pdf \(/document/5198c7c1-1524-46d0-a464-69bb2a0f0a20\)](#)  
[Consultee Comment -HIGHWAYS WEST BERKSHIRE COUNCIL \(3\).pdf \(/document/e17b6650-016e-4c13-aa53-784f7326304a\)](#)  
[Consultee Comment -ENVIRONMENTAL HEALTH.pdf \(/document/c544f9f3-9431-4d49-87de-cab0b2fd64f7\)](#)  
[Consultee Comment -HIGHWAYS WEST BERKSHIRE COUNCIL.pdf \(/document/76a42954-e916-4a54-8d60-e04b5691f934\)](#)

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**Representations from other parties**

No

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## **Planning officer's report and supporting documents**

**Upload planning officer's report**

[Delegated Report.pdf \(/document/748239d7-c683-459b-b753-b1e0d530bb69\)](#)

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

Yes

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**Policies from statutory development plan**

[DM7 Water Resources and Waste W.pdf \(/document/3284124b-6502-4acb-b76c-051d4d175afa\)](#)  
[SP11 Biodiversity and Geodiversity.pdf \(/document/2d548fb7-362d-46a6-9379-12f6946973d8\)](#)

[DM15\\_Trees\\_Woodland\\_and\\_Hedger.pdf](#)  
(/document/75580f5f-9064-43a5-be3b-21db914753f3)

[DM30\\_Residential\\_Amenity.pdf](#)  
(/document/9828d439-68bc-49d6-a59e-253c2f2e45f2)

[DM8\\_Air\\_Quality.pdf](#) (/document/ace4550e-f2d7-47a6-9da8-2812618079bd)

[DM9\\_Conservation\\_Areas.pdf](#)  
(/document/3913e60d-0b20-4254-a894-2b4ee610b195)

[SP18\\_Town\\_and\\_District\\_Centres.pdf](#)  
(/document/71d50c44-068b-4bd0-ac11-344ab15c1ea5)

[SP1\\_Spatial\\_Straegy.pdf](#) (/document/1fa66ef9-e1f9-4932-a8c5-46257d1e0ebe)

[DM2\\_Separation\\_of\\_Settlements\\_a.pdf](#)  
(/document/9fc478a2-af52-41de-9957-4db3b6a7590c)

[DM10\\_Listed\\_Buildings.pdf](#)  
(/document/825aad25-78ca-4a4c-af06-4f1db9e6c4e5)

[SP10\\_Green\\_Infrastructure.pdf](#)  
(/document/d79835e8-52d2-4ec3-bff7-53b639639ac2)

[DM24\\_Conversion\\_of\\_Existing\\_Red.pdf](#)  
(/document/71e27baa-8d87-47b0-bb6c-57204cc55e98)

[DM4\\_Building\\_Sustainable\\_Homes\\_.pdf](#)  
(/document/77c61b4a-e307-4f4d-8c03-5a5a088667a1)

[SP7\\_Design\\_Quality.pdf](#) (/document/28f87c7e-db74-4366-9663-6a18bbe7d5ac)

[DM42\\_Transport\\_Infrastructure.pdf](#)  
(/document/c31a25b9-8589-49fd-9a1c-734337d85773)

[DM14\\_Assets\\_of\\_Archaeological\\_I.pdf](#)  
(/document/485e839d-d2ef-4541-bc22-735b05525baa)

[Policies\\_Map.pdf](#) (/document/617630d6-9d89-411f-a8b7-760f5c6e9922)

[SP19\\_Transport.pdf](#) (/document/cd4e6a4f-8dfd-4626-90a0-773ff070e436)

[DM29\\_Residential\\_Annexes.pdf](#)  
(/document/b692c381-81c7-4a9e-a503-7744a6e03361)

[DM35\\_Sustaining\\_a\\_Prosporous\\_Ru.pdf](#)  
(/document/c372f884-408b-49b2-aa5d-7e9069a969b5)

[DM28\\_Residential\\_Extensions.pdf](#)  
(/document/bdc037af-0aac-4ca5-96eb-7e9db710dae0)

[SP16\\_Affordable\\_Housing.pdf](#)  
(/document/976982e8-0b1e-4a5d-a734-89a7e199c0be)

[DM1\\_Residential\\_Development\\_in\\_t.pdf](#)  
(/document/1af3a99d-5bd6-4026-9584-9f080b287713)

[SP12 Approach to Housing Delivery.pdf](#)  
(/document/a00bdc8c-dda3-4129-8e35-a035c7849128)

[SP20 Infrastructure Requirements and Delivery.pdf](#)  
(/document/0d35b0ba-d85d-433d-811c-a16e819c1479)

[SP2 North Wessex Downs National Landscape.pdf](#)  
(/document/5f1d46ff-62da-4c4d-aa0b-a3e03e985880)

[SP8 Landscape Character.pdf](#)  
(/document/ccb8a875-00e3-43b6-b19d-a43d440acd87)

[SP15 Housing Type and Mix.pdf](#)  
(/document/ba9700a0-2ad3-49ef-b404-ae35e942788f)

[DM37 Equestrian and Horseracing.pdf](#)  
(/document/faacf579-dbe5-46b3-9528-b03ddeeb5c2e)

[DM6 Water Quality.pdf](#)  
(/document/381a74b9-18dd-48d3-8be6-c730c8f68063)

[DM5 Environmental Nuisance and .pdf](#)  
(/document/8897f917-bae3-411c-bfa1-cb46cbc3a171)

[DM11 Non-designated Heritage As.pdf](#)  
(/document/28f209b1-76f2-4f4f-ac97-ccf450301733)

[SP5 Climate Change.pdf](#)  
(/document/4ac95fe3-6704-44c5-b879-d7260bd2bb92)

[SP6 Flood Risk.pdf](#)  
(/document/ec79d9f6-0793-4d63-882a-db1f9ad404d8)

[SP3 Settlement Hierarchy.pdf](#)  
(/document/8f2e2d24-7c61-4da7-a3ea-e98c1b96e28f)

[SP9 Historic Environment.pdf](#)  
(/document/eb799114-93e8-48bc-b6fb-efe074619798)

[DM41 Digital Infrastructure.pdf](#)  
(/document/abf60575-1512-4ed9-97ba-f200a9785d8f)

[West Berkshire Local Plan Review 2023-2041 - Front Cover.pdf](#)  
(/document/5966b29b-c798-49e4-9691-f32dfba9c300)

[DM3 Health and Wellbeing.pdf](#)  
(/document/3fbb49dd-b966-4efb-a4ba-f5af8b70c44c)

[DM44 Parking.pdf](#)  
(/document/40f71d1f-f892-4406-96e0-f754d8645c19)

<b>Emerging plans</b>	No
<b>Do you have any other relevant policies?</b>	No
<b>Supplementary planning documents</b>	Yes
<b>Upload supplementary planning documents</b>	<a href="#">West Berkshire Landscape Character Assessment (2019).pdf</a> (/document/b2920aed-89ba-4803-be8b-21e986bc60a0) <a href="#">NWD NL Landscape Character Assessment.pdf</a> (/document/d83bd1ad-d070-4fe5-baf0-

[2596af0219b2\)](#)

[Planning Obligations SPD.pdf](#)

[\(/document/3776f9f2-da29-426d-af07-](#)

[273966dd3fd6\)](#)

[National design guide.pdf \(/document/645aa87f-f982-4d3e-b5ba-640681b4372a\)](#)

[Sustainable Drainage Systems SPD \(2018\).pdf](#)

[\(/document/b8eeb266-9d3d-4bec-8bb1-](#)

[6acd96c535a2\)](#)

[Full Version - Quality and Design SPD.pdf](#)

[\(/document/ad0be126-b676-4a8f-807d-](#)

[9b240203d0fe\)](#)

[NWD NL Lowland Mosaic.pdf](#)

[\(/document/5762bcc9-a890-4f26-b98e-](#)

[f1c27a98ad95\)](#)

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**Community infrastructure levy**

Yes

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**Upload your community infrastructure levy**

[CIL - Charging Schedule.pdf](#)

[\(/document/24be2ca8-6425-42e5-8bc8-](#)

[04c27956070e\)](#)

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**Community infrastructure levy formally adopted**

Yes

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**Date community infrastructure levy adopted**

1 April 2015

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## Site access

**Access for inspection**

Yes

Harm to the character of the area and wider landscape is an important consideration. The character of the site has changed from being equestrian in nature to residential which has changed its visual impact. In addition, what has been refused does not reflect what has been built on site during the course of the application and following the application's refusal.

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**Will the inspector need to enter a neighbour's land or property?**

No

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**Potential safety risks**

Yes

Possibly low mobile reception at times. It is suggested that the plans be downloaded prior to visiting the site.

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## Appeal process

**Procedure type**

Written representations

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**Appeals near the site**

No

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**Extra conditions**

Yes  
Will follow with the appeal statement.

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