

From: Gareth Ryman
Sent: 24 January 2023 16:04
To: Alice Attwood
Subject: RE: 21/02710/FUL - Pitchkettle Farm - position
Attachments: RE: 21/02710/FUL - Pitchkettle Farm - position

From: Matt Blee [mailto:matt.blee@naturespaceuk.com]
Sent: 24 January 2023 09:15
To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>; Gareth Ryman <Gareth.Ryman1@westberks.gov.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - position

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Hi Alice,

I have no objection in regard to great crested newts. The site is in the green risk zone, has poor on-site habitat according to satellite imagery and the Ecological Assessment, and there are no ponds near enough to the site to cause concern.

Kind regards,
Matt

Matt Blee (he/him)
Newt Officer (Berkshire)

NatureSpace Partnership
e: matt.blee@naturespaceuk.com
m: 07747821027
o: 01865 688307
w: www.naturespaceuk.com



From: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Sent: 20 January 2023 11:17
To: Gareth Ryman <Gareth.Ryman1@westberks.gov.uk>; Matt Blee <matt.blee@naturespaceuk.com>
Subject: FW: 21/02710/FUL - Pitchkettle Farm - position

Hi Both,

This application has been on the books awhile and I am hoping to get it moving. The proposal is for Part retrospective erection of two modular buildings following demolition and removal of existing structures, and change of use of site to flexible Class B2/B8/E(g) use. This site shares a boundary with Pitchkettle Wood which is a local wild life site. This application is being recommended for refusal because it not acceptable in principle.

I currently have no ecology comments and with hoping you could provide some. Attached is the only ecology information with the application. Would be good to know you views.

Kind Regards,

Alice Attwood MRTPI

Senior Planning Officer

Development and Regulation | West Berkshire Council, Market Street, Newbury, RG14 5LD.
(01635) 503602 | Ext 3602 | Alice.Attwood1@westberks.gov.uk

Contact Centre 01635 519111

**Due to the nature of our work I will not always be available to answer the phone, please leave me a voicemail or email and I will respond when possible.*

**Information with regards to the actions we are taking to clear our planning application backlog can be found via this link :- <https://www.westberks.gov.uk/planning-backlog>*

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From: Gareth Ryman
Sent: 25 May 2022 16:38
To: Alice Attwood
CC: Bob Dray; Lydia Mather; Jon Thomas
Subject: RE: 21/02710/FUL - Pitchkettle Farm - position

Hi Alice

We find no reason for refusing the application and agree with the findings from the submitted ecology report the one thing we would add is that there are records for badger in the area and these will need to be taken into account when drawing up the plans that will be needed to address the conditions listed below.

Conditions

1. LEMP (Landscape Environmental Management Plan) – including but not limited to Biodiversity enhancements and mitigation measures: The inclusion of at least 2 bat roosting features and along with the bird roosting structures (recommended in the submitted ecology report) these will need to be integrated into the structure/extension(s).

The Biodiversity enhancements and mitigation measures should clearly link up with the protected species and tree protection measures, isolux lighting plan and SuDS design and maintenance plan (these condition applications will need to be submitted at the same time), being informed by the submitted and up to date at the time documents. The plans detail's/submission are to be subject to scrutiny by the LPA. This includes the environmental enhancement measures in submitted Ecology reports. A landscaping drawing(s) with a planting list will be required as part of the LEMP.

2. CEMP (Construction Environmental Management Plan) – This will include protected species and tree protection measures and where materials storage areas are to be placed as a pre commencement condition, the plans details/submission are to be subject to scrutiny by the LPA. This includes the environmental safeguarding measures/RAMS in the submitted Ecology report. Have the materials storage areas been identified yet, if not then include in the construction method statement.

3. A condition that requires the submission of an Isolux lighting plan showing the predicted levels of lighting before external lighting can be installed, affectively removing PD rights for external lighting. Plans details/submission are to be subject to scrutiny by the LPA. This is required because the site is surrounded by trees (as shown in the inserted image below) that are likely to be important to nocturnal fauna.

4. The submission of an acceptable SuDS design and maintenance plan as a pre commencement condition (only if SuDS measures are required, and should focus on water quality as well as flood prevention).

5. A condition stating that each ecological report (with regard to the aspect that it covers) is only valid for 3 years (for bat aspects of the report these will need updating after 12 months) from when it is written, this includes relevancy as to how these documents inform other necessary related submissions, the reports details/submission is subject to scrutiny by the LPA.

21/02710/FUL ✕ 🔍
Show search results for 21/027...



(1 of 2) ▶ □ ✕

LOCAL WILDLIFE SITES: Pitchkettle Wood

| SITENAME | SITENAME |
|------------|----------|
| SITENAME | Pi |
| SITENAME | W |
| SITECODE | SU |
| STATUS | Lc |
| STATUS | W |
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| AUTHORITY | C |
| PARISH | W |
| CRITERIA | |
| CRITVER | |
| SELECTION | |
| DESCRIPTIO | |

[Zoom to](#) ⋮

Kind regards

Gareth Ryman

Principal Ecologist

Development and Regulation Service West Berkshire Council Council Offices Market Street Newbury
RG14 5LD

07584534315

Gareth.Ryman1@westberks.gov.uk

www.westberks.gov.uk/planning



Please consider the environment before printing this e-mail

From: Alice Attwood

Sent: 18 May 2022 15:02

To: Gareth Ryman <Gareth.Ryman1@westberks.gov.uk>

Subject: FW: 21/02710/FUL - Pitchkettle Farm - position

Hi Gareth,

See below request.

Kind Regards,

Alice

From: Alice Attwood

Sent: 12 April 2022 17:26

To: Gareth Ryman <Gareth.Ryman1@westberks.gov.uk>

Subject: FW: 21/02710/FUL - Pitchkettle Farm - position

Hi Gareth,

Please can you let me know you comment of the attached ecology report?

Kind Regards,

Alice Attwood MRTPI (she / her)

Senior Planning Officer

Development & Regulation | West Berkshire Council, Market Street, Newbury, RG14 5LD.
(01635) 503602 | Ext 3602 | Alice.Attwood1@westberks.gov.uk

Contact Centre 01635 519111

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From: Michael Ruddock [<mailto:Michael.Ruddock@pegasusgroup.co.uk>]
Sent: 05 April 2022 14:49
To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - position

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Dear Alice,

Please see attached ecology report in respect of the above application. Please accept my apologies for the late submission, unfortunately the ecologist contracted Covid following their site visit which resulted in a delay to the publication of the report.

I'd be grateful if you could take the attached into account in your consideration of the application. Please advise if we need to agree to a further extension of time to accommodate this.

Kind regards

Michael Ruddock
Principal Planner

E Michael.Ruddock@pegasusgroup.co.uk
M 07970 261497 | **DD** 01285 708187 | **EXT** 1047 | **T** 01285 641717
Querns Business Centre | Whitworth Rd | Cirencester | GL7 1RT



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From: Michael Ruddock
Sent: 04 March 2022 10:02
To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - position

Hi Alice,

This is just to confirm that the ecology survey should be ready next week, but I'm on leave all week and would like a chance to review it before submitting. As such, would submitting the week commencing 14th March be ok? Happy to agree an extension of time once submitted if that's easier, but I can confirm now that we are happy to accommodate whatever additional period you need to assess this.

Many thanks

Michael Ruddock

Principal Planner

Pegasus Group

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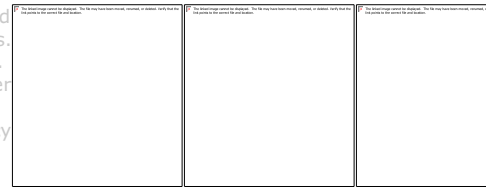
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From: Michael Ruddock

Sent: 16 February 2022 10:49

To: 'Alice Attwood' <Alice.Attwood1@westberks.gov.uk>

Subject: RE: 21/02710/FUL - Pitchkettle Farm - position

Hi Alice,

Further to my email below, we have the ecology survey booked in but due to the consultant's workload the report will likely not be ready until 10th March. Please could you confirm if this is ok? Of course, we are happy to agree to any further extension of time required as a result.

Many thanks

Michael Ruddock

Principal Planner

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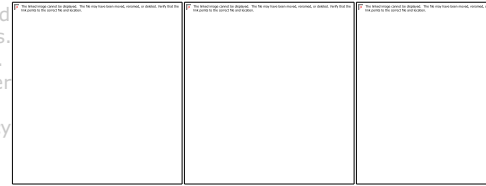
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From: Michael Ruddock
Sent: 11 February 2022 13:59
To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - position

Dear Alice,

Was there an enforcement case before we made the application? I wasn't aware of one, but I might not have been told. Of course, I agree that the storage use needs permission, but in my view separating the elements would increase the chances of us gaining permission for the modular buildings and their (less harmful) business use, even if that needs to be under appeal. Gaining permission for these is more important to the applicant than the storage, which can easily be removed.

Notwithstanding any of that, I appreciate that the Council does not have to accept amendments after the application has been submitted. As such, if the intention of the Council is to determine the application as it currently described, we will take the opportunity to try to resolve these technical matters. We will try and get additional information submitted by 3rd March, however you will appreciate that we are relying on other consultant's workloads here – if this proves a problem I'll be in touch asap. For now, please take this email as agreement to an extension of time until 30th March 2022.

Kind regards

Michael Ruddock

Principal Planner

Pegasus Group

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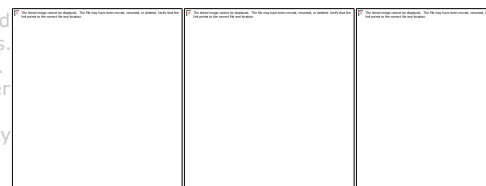
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From: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Sent: 08 February 2022 09:49
To: Michael Ruddock <Michael.Ruddock@pegasusgroup.co.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - position

Dear Mr Ruddock,

Thank-you for your email.

I note your comments. However, I understand the client is the owner of the site and thus they would be responsible to be used as storage. This retrospective application came about as part of the first step in the enforcement process. The site was being used as storage space at the time of my site visit and when the enforcement officer conducted their site visit. Thus the storage element needs permission as this is part of the ongoing enforcement matter.

As previously indicated, with or without the storage element, the application would still be recommended for refusal because it is not in line with business policies in our development plan. Fundamentally, the location of this business is in a unsustainable location. Additionally, based on the current evidence presented the development has no connection to the local area or the countryside.

Please note, I am reviewing this case as it has been originally submitted and accepting information to address outstanding technical matters as I understand the applicant will likely appeal the decision. Removing the storage element would constitute a significant change and you would need to withdraw this application and resubmit within one month, otherwise risk enforcement action being taken. As previously, stated the Local Planning Authority would not recommend this approach. However, ultimately the applicant has the prerogative to withdraw this application and resubmit in a different way if they wish to do this.

If you wish to withdraw this application the please confirm this in writing by return of this email before 15.02.2022. Otherwise, if all information could be with me by 03.03.2022 then we would need to agree an extension of time until 30.03.2022. Please, agree this extension of time in writing by 15.02.2022. If not agreement in writing is received then the application will be processed on its merits.

Please, note the advice given in this email is offered in the spirit of helpfulness and is given without prejudice.

Kind Regards

Alice Attwood MRTPI

Senior Planning Officer

Development & Regulation | West Berkshire Council, Market Street, Newbury, RG14 5LD.
(01635) 503602 | Ext 3602 | Alice.Attwood1@westberks.gov.uk

Contact Centre 01635 519111

From: Michael Ruddock [<mailto:Michael.Ruddock@pegasusgroup.co.uk>]
Sent: 07 February 2022 17:00
To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - position

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Dear Alice,

Just to update further from my earlier message, I have spoken to the applicant and he has confirmed that the storage containers kept on site have no relation to the business in the modular buildings (AICS). Does this affect your previous position that you'd like these considered together? I would still like to separate these as I consider that the impact of the low-intensity business located within the buildings is significantly less harmful than outdoor storage.

Also, just to let you know it is unlikely that we'll be able to get the required surveys together before 17th February, due to the lead in times for such work. As such, we'll likely need to agree a further extension of time – I hope that this will be ok.

Kind regards

Michael Ruddock

Principal Planner

Pegasus Group

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From: Michael Ruddock
Sent: 07 February 2022 09:49
To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - position

Dear Alice,

Thank you for your response below. I have asked the applicant to confirm what use is for what business as he has previously stated that the storage has no association with the cabins used by AICS (which is why I would like to disassociate them from each other) and I am waiting to hear back. Whilst I appreciate that your concerns would still remain in respect of the modular buildings only, you will appreciate that removing the outdoor storage from consideration is a far easier argument to justify in the event of an appeal, therefore I would still be looking to take this use out of consideration as the most important issue for the applicant concerns the modular buildings and their business use. It may be that he is willing to remove the container and any other storage from the site to increase the chances of success here.

Thank you for agreeing to extend the time period for determination – please take this email as our agreement to extend the determination deadline until 14.03.22. I will be in further contact once I've heard back from the applicant, but thought I'd better respond this morning as you'd asked for a response by today.

Kind regards

Michael Ruddock

Principal Planner

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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****

From: Alice Attwood <Alice.Attwood1@westberks.gov.uk>

Sent: 03 February 2022 14:47

To: Michael Ruddock <Michael.Ruddock@pegasusgroup.co.uk>

Subject: 21/02710/FUL - Pitchkettle Farm - position

Dear Mr Ruddock,

I am sorry for my delayed response. We have experienced a significant increase in the number of applications we received and this has led to delays. I appreciate your patience and understanding during this time and I apologise for the disruption and any inconvenience this may have caused.

I have spoken with my Team Leader on this matter. We are happy for amended ownership certificates to be submitted as part of this application. We will need to agree an extension of time to cover this.

On the site visit Officers could see the yard was being used in conjunction with the business on site. This case is retrospective and an enforcement matter and we would not recommend this element is taken out of the application. Its removal and submission on a different application would still lead to the same principle issues. The modular buildings, even on their own would still not be considered sustainable in principle. It would be preferred keep all the unauthorised development on one application.

Moving forwards, it understood the applicant would likely appeal the refusal of this permission. We are open to the submission of the additional information requested in emails 20.12.2021 and 23.12.2021, if an extension of time is agreed. I would be grateful if you would agree an extension of time until 14.03.2022 in writing by return of this email by 07.02.2022. It is requested that all information could be submitted in full by 17.02.2022. If the requested information is submitted after this date then an extension of time will be required. If an extension of time is not agreed by the stated date, then the application will be processed on its merits.

Please, note the advice given in this email is offered in the spirit of helpfulness and is given without prejudice and does not bind the Council to a particular outcome.

Kind Regards

Alice Attwood MRTPI

Senior Planning Officer

Development & Regulation | West Berkshire Council, Market Street, Newbury, RG14 5LD.
(01635) 503602 | Ext 3602 | Alice.Attwood1@westberks.gov.uk

Contact Centre 01635 519111

From: Michael Ruddock [<mailto:Michael.Ruddock@pegasusgroup.co.uk>]

Sent: 31 January 2022 15:31

To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>

Subject: RE: <v9_SmartSaved/> RE: 21/02710/FUL - Pitchkettle Farm - position

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Dear Alice,

It's been some time since I sent the below, just wondering if you'd had the chance to discuss the potential amendments with your Team leader, as we discussed before Christmas?

Many thanks

Michael Ruddock

Principal Planner

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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****

From: Michael Ruddock

Sent: 10 January 2022 10:24

To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>

Subject: RE: <v9_SmartSaved/> RE: 21/02710/FUL - Pitchkettle Farm - position

Dear Alice,

Happy New Year – I hope you had a good break.

Just on the below, I'm yet to discuss this with the applicant but I'm sure it's something we can sought relatively simply by ensuring the correct notice is served. Before I discuss with them, it would be useful to have your views with regards by previous query with regards removing the B2/B8 element from the scheme as this may inform how we need to take this forward. If you're happy for us to amend (and clarify the notices) under the currently submitted application then we shall crack on with this, otherwise we shall need to withdraw and resubmit.

I take your point re the existing storage uses however if the Council has concerns about these then I would prefer to take these out of the current application and deal with separately. The priority for the applicant is establishing consent for the modular buildings, which are entirely in Class E(g) use. Appreciate that you'll need clarification over which business uses which part of the site and what exactly is being applied for – which we shall provide – but before we go any further we need to agree how best to deal with this.

Kind regards

Michael Ruddock

Principal Planner

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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****

From: Alice Attwood <Alice.Attwood1@westberks.gov.uk>

Sent: 23 December 2021 16:16

To: Michael Ruddock <Michael.Ruddock@pegasusgroup.co.uk>

Subject: RE: <v9_SmartSaved/> RE: 21/02710/FUL - Pitchkettle Farm - position

Dear Mr Ruddock,

Thank-you for your email. The content I will need to discuss with my Team Leader before agreeing how best to proceed.

On another matter, I understand your clients are Pitchkettle Investments Ltd but the business on site is Associated Industrial Control Solutions Ltd. I understand from the planning statement that applicant has owns both. I see that Certificate A has been signed and I am concerned this may not be the correct certificate because If the owner of the land is a Limited Company and you as a Director or shareholder of that company separately submit an application, you must serve notice on the Limited Company (it's a separate legal entity). The full business name as when it was incorporated must be used. Also, If the applicant, be it an individual or a business, is the owner of the site but uses an alternative business or trading name, then ensure that the application form references both. So for example you could use either 'Joe Bloggs' trading as 'Joe Blogs Inc' or 'Joe Blogs Limited' on behalf of 'Joe Blogs Limited'.

This is a legal and procedural matter; the land ownership and interests do not have any bearing on the planning merits of the application, but correct notice must be served and the ownership certificates completed fully and correctly before the Council can entertain the application. As a legal matter, we do not have any discretion over this matter. In this instance it appears that the ownership certificates have not been completed fully, and it is unclear whether the requisite notice has been served on all parties with an interest in the land.

It would be good to have a more in-depth statement on how Associated Industrial Control Solutions Ltd intend to use the site as there business seem very diverse and we want to be sure that class use Class E(g) is most appropriate. I could see from my site visit that Associated Industrial Control Solutions were storing items in shipping containers which link to a B8 use.

I hope to provide a full update once I have spoken to my Team Leader. It will likely now be in the first week on January.

Kind Regards,

Alice Attwood MRTPI

Senior Planning Officer

Development & Regulation | West Berkshire Council, Market Street, Newbury, RG14 5LD.
(01635) 503602 | Ext 3602 | Alice.Attwood1@westberks.gov.uk

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From: Michael Ruddock [<mailto:Michael.Ruddock@pegasusgroup.co.uk>]

Sent: 22 December 2021 11:19

To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>

Subject: RE: <v9_SmartSaved/> RE: 21/02710/FUL - Pitchkettle Farm - position

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Dear Alice,

I've now discussed with the applicant, and it seems apparent to me that a great deal of these issues could be addressed by removing the B2/B8 element from the scheme which I can appreciate has raised concerns due to a lack of clarity about what this would entail. For obvious reasons, the most important thing for them is to secure the two buildings and use for their business, which I consider is covered by Class E(g).

I therefore propose that we remove the B2/B8 element and reduce the red line accordingly (it will only need to go around the buildings, access and parking areas required for this use) with the blue line extended to cover the rest of the site with no change of use proposed to those areas. If we proceed on this basis, please could you confirm if we could do under the current application – with appropriate extension of time and consultation – or would we need to withdraw and resubmit? If the latter, I would ask for assurances that the Council will not be taking any enforcement action provided that we resubmit within a reasonable timeframe (appreciating that we will still need other reports prepared i.e., highways, ecology and possibly others). In this instance, the trees and flood risk comments would also be useful but the reduction in red line should clear up any uncertainty re the red line and negate the need for a FRA.

I look forward to hearing your thoughts on the above.

Many thanks

Michael Ruddock

Principal Planner

Pegasus Group

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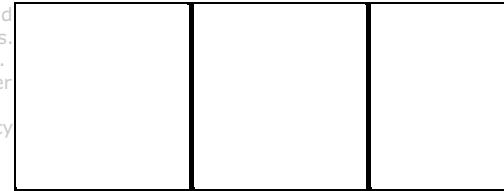
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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****



From: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Sent: 21 December 2021 10:02
To: Michael Ruddock <Michael.Ruddock@pegasusgroup.co.uk>
Subject: RE: <v9_SmartSaved/> RE: 21/02710/FUL - Pitchkettle Farm - position

Dear Mr Ruddock,

Thank-you for your email and agreeing the extension of time.

Just to let you know I will be away from the 24.01.2021 to 04.01.2022.

Kind Regards,

Alice Attwood MRTPI

Senior Planning Officer

Development & Regulation | West Berkshire Council, Market Street, Newbury, RG14 5LD.
(01635) 503602 | Ext 3602 | Alice.Attwood1@westberks.gov.uk

Contact Centre 01635 519111

From: Michael Ruddock [<mailto:Michael.Ruddock@pegasusgroup.co.uk>]
Sent: 21 December 2021 09:05
To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Subject: RE: <v9_SmartSaved/> RE: 21/02710/FUL - Pitchkettle Farm - position

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Dear Alice,

Thank you for your comprehensive review. There is obviously a lot to go through here that I'll need to discuss with the applicant, so as an initial response I am happy to agree to an extension of time until 4th February 2022. Will be in touch with our response to the below as soon as possible.

Kind regards

Michael Ruddock

Principal Planner

Pegasus Group

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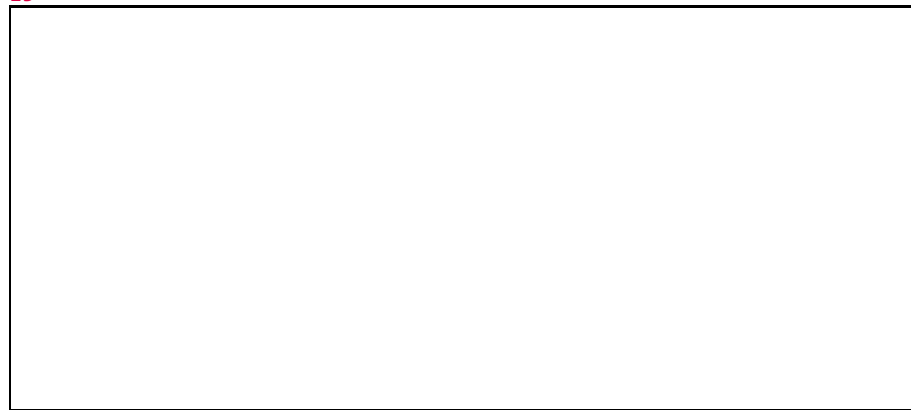


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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****



From: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Sent: 20 December 2021 16:28

To: Michael Ruddock <Michael.Ruddock@pegasusgroup.co.uk>

Subject: RE: <v9_SmartSaved/> RE: 21/02710/FUL - Pitchkettle Farm - position

Dear Mr Ruddock,

Thank-you for your email. I have outlined below the issues that are of concern with this application.

Comment on fall-back position.

While a lawful development certificate was granted under 20/01311/CERTE. The use granted by this certificate was very specific. It is stated in schedule one of the decision notice that for the avoidance of doubt the land outlined in red on the submitted location plan dated 10.06.2020 has been used for waste paper recycling business (Sui Generis Use). For detailed layout review Exhibit RNF8 dated 13.10.2020. This lawful development certificate stipulates

1. That the yard has been used for the parking of vehicles in association with the waste paper recycling business. The yard has also been used for storing items related to the waste paper recycling business, such as wheelie bins, waste paper containers. (Annotated as 1 on Exhibit RNF8 dated 13.10.2020)
2. There is an on-site staff break out room which the employees of waste paper recycling business have used for 10 years. (Annotated as 4 on Exhibit RNF8 dated 13.10.2020)
3. There is an on-site workshop which has been used to fix vehicles and equipment associated with the waste paper recycling business for over 10 years. (Annotated as 5 on Exhibit RNF8 dated 13.10.2020)
4. There is a strip of land to the north of the site which has been used for a staff parking for over 10 years. (Annotated as 6 on Exhibit RNF8 dated 13.10.2020)
5. The Barn has been used for activities which relate solely to the purposes of aiding the running of the waste paper recycling business. (Annotated as 2 on Exhibit RNF8 dated 13.10.2020)

No other uses other than what has been set out and described in this condition are considered on balance of probability to be lawful on this site. Any other use would need to be applied under separate cover in writing to the local planning authority.

It was clear from the site visit that The Barn has been used for activities which relate solely to the purposes of aiding the running of the waste paper recycling business, but the rest of the site had ceased to be used as (Sui Generis Use) waste paper recycling business. It is understood the site has been sold to the applicant.

Thus the current application is to be reviewed on its own merits and it is considered, there fall-back position has very little weight if any in this circumstance. This business is a new business on the site and need to be assessed against our policies accordingly.

Principle of development

ADPP1 finds that West Berkshire's main urban areas will be the focus for most development. The most intensively used developments, intensive employment generating uses, such as offices, and intensive trip generating uses, such as major mixed use, retail or leisure uses, will be located in those town centre areas where the extent and capacity of supporting

infrastructure, services and facilities is the greatest. The scale and density of development will be related to the site's current or proposed accessibility, character and surroundings. Significant intensification of residential, employment generating and other intensive uses will be avoided within areas which lack sufficient supporting infrastructure, facilities or services or where opportunities to access them by public transport, cycling and walking are limited. In the open countryside only appropriate limited development in the countryside will be allowed, focused on addressing identified needs and maintaining a strong rural economy.

The site is within the open countryside and it is unclear how this proposal addressing identified needs and maintaining a strong rural economy. The site is poorly located and does not appear to have sufficient supporting infrastructure or opportunities for employees to reach the site by public transport, cycling and walking. It is considered the proposal is not compliant with the aims of policy ADPP1.

Policy CS9 finds that the appropriate location of business development will be directed to the District's defined Protected Employment Areas, and existing suitably located employment sites and premises. It is considered the proposal is not within a defined Protected Employment Areas or existing suitably located employment sites and premises. It is considered at this time the proposal is not compliant with policy CS9 due to its rural location and introduction of what appears to be intensifying of industrial uses.

Policy CS10 relates to the rural economy. Existing small and medium sized enterprises within the rural areas will be supported in order to provide local job opportunities and maintain the vitality of smaller rural settlements. Proposals seeking the loss of such existing sites and premises must demonstrate that the proposal does not negatively impact upon the local economy, and the vitality and viability of the surrounding rural area. It has not been demonstrated why the applicant's business needs to be in this rural location. The business was previously located in an urban area and it is unclear the contribution this business in this location will make to the rural economy. At this time it is considered that the proposal does not comply with policy CS10.

It is considered that proposal is not sustainable in principle.

Conflict with policy CS8

Policy CS8 finds that proposals in the consultation zones will be considered in consultation with the ONR. Having regard to the scale of development proposed, its location, the population distribution of the area and the impact on public safety, to include how the development would impact on "Blue Light Services" and the emergency off site plan in the event of an emergency as well as other planning criteria.

The ONR has objected to the proposed development. Thus, there is a conflict with policy CS8 which means the proposed development should be refused.

Highway Concerns

The Highways officer comment are *"To assess the proposal, the following information should be submitted: Traffic generation including HGV's for the existing sui generis use when it occupied the whole site, the part of the site that is now subject to the planning application and the*

expected levels from the part of the site to be retained Traffic generation including HGV's for the proposal within the planning application site."

Please can you provide the information requested by the Highways Officer. It made be the case that you need to provide a Transport Statement and traffic figures. Additionally, please be aware that Policy CS 13 of the West Berkshire Core Strategy [2006 to 2026] on Transport states that "Development that generates a transport impact will be required to:*

- Reduce the need to travel.
- Improve and promote opportunities for healthy and safe travel.
- Improve travel choice and facilitate sustainable travel particularly within, between and to main urban areas and rural service centres.
- Demonstrate good access to key services and facilities.
- Minimise the impact of all forms of travel on the environment and help tackle climate change.
- Mitigate the impact on the local transport network and the strategic road network.
- Take into account the West Berkshire Freight Route Network (FRN).
- Prepare Transport Assessments/Statements and Travel Plans to support planning proposals in accordance with national guidance".

It is considered that the proposal likely fails to comply with a number of points, particularly on failing in "reducing the need to travel" due to the location of the site and failing to "minimise the impact of all forms of travel on the environment and help tackle climate change"

The Local Transport Plan for West Berkshire 2011-2026 throughout promotes sustainable development, reducing the need to travel and contributing to reducing climate change. I have however selected the following points from the plan:

Page 19 has the key Issue of "Carbon Reduction and Climate Change" by stating that "climate change is widely regarded as the most serious environmental challenge of the 21st century.

It is contended that due to the location of the site with no nearby safe bus services and very limited opportunities for other modes of sustainable travel, the proposal fails to comply with the LTP by failing to effectively reduce the need to travel and failing to contribute to reducing climate change.

The proposal will increase traffic in a rural location that has no pedestrian or bus routes and is linked by rural roads where at time cycling can be very difficult. The location of the site will likely increase traffic where the mode of travel can only be the private car. The proposal at this time is considered to be on an unsustainable and is therefore likely to be considered on contrary to the Policy CS13 of the West Berkshire District Core Strategy 2006 to 2026 and the National Planning Policy Framework.

Noise and amenity

There is a residential use very close to the access of the site. More information is need to demonstrate that the business will not cause harm to neighbouring amenity. There is concerns the business could lead to acceptable noise levels which would be harmful to neighbouring amenity.

Surface water and Flooding

I am still waiting for comments from the flooding and drainage consultee. There seem to be some discrepancy when measuring the site area. Sometimes the site area is below 1 ha and sometimes is measured over 1 ha. If the site is over 1ha then a flood risk assessment should have been submitted. I can see on the application form that the site area is 0.9ha. Thus, I think it best to wait for the flooding and drainage consultee before requesting additional information.

Ecology and Trees

The site is adjacent to the Local Wildlife Site called Pitchkettle Wood. A phase one ecology survey should have been carried out. Before the site was cleared there were many opportunities for protected species and it is still considered the proposal may affect protected species in the area. Please can you submit a phase one ecology survey and any recommended phase 2 surveys. Please, note if a phase one survey is not completed, then this would form a reason for refusal.

I have not received comment from our tree officer thus I have not covered this matter at this time.

Application Form

Please can you submit an amended application form, completing / amending questions:

- 11 and 13 need to be amended.
- 15- Trade Effluent,
- 17 – Use class B2 and B8 are missing. Plus, this existing Sui Generis' use, is not included. This need to be amended.
- 18 employment – you need to clarify how many people were working at the site before the introduction of the current business. For example, will the proposal lead to 11 employees on top of the previous employees of the recycling paper business?
- Question 19 operational hours need to be completed

Plans

Please note that all of the submitted plans are not to scale. For example some of the stated scales on plans is 1:200@A3 but the plans actually are drawn at 1:100@A3. The location and proposed and existing plans do not scale accurately. Therefore, you will need to amend the scale information on all your plans and re issue them with the correct scale.

It would also be useful to have a plan showing how the site will be split into Class B2/B8/E(g) use.

Conclusion

I understand that this is an enforcement case and therefore, you will likely appeal a refusal. I am inviting you to submit information to narrow down the reasons for refusal. We will need to agree an extension of time to process any forthcoming information. Please agree to an extension of time until 04.02.2022 in writing by return of this email. If the requested extension of time is not agreed by 22.12.2021 then the application will be recommended for refusal.

Please, note the advice given in this email is offered in the spirit of helpfulness and is given without prejudice.

Kind Regards

Alice Attwood MRTPI

Senior Planning Officer

Development & Regulation | West Berkshire Council, Market Street, Newbury, RG14 5LD.
(01635) 503602 | Ext 3602 | Alice.Attwood1@westberks.gov.uk

Contact Centre 01635 519111

From: Michael Ruddock [<mailto:Michael.Ruddock@pegasusgroup.co.uk>]

Sent: 20 December 2021 08:52

To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>

Subject: <v9_SmartSaved/> RE: 21/02710/FUL - Pitchkettle Farm - Site Visit

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Dear Alice,

Please could you advise if you've had the chance to consider the application yet, including our response below to the objections raised?

I would be really grateful if you could let me know your view prior to determining the application, and if there are any issues, that we are given the opportunity to address these. I note that the target date is 29th December; I am not working from 24th December until 4th January so if you're not able to look at the application this week, please can I request that if you need to discuss anything that we leave this until after Christmas? We would of course be happy to agree an extension of time in this instance.

Kind regards

Michael Ruddock

Principal Planner

Pegasus Group

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From: Michael Ruddock
Sent: 08 December 2021 14:50
To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - Site Visit

Dear Alice,

I've been monitoring the Council's website and can see that, unfortunately, a few objections have been made including from the Parish Council. I would appreciate your views on the comments made and the application as a whole once you've had a chance to review everything, but in the meantime I thought it worth responding to some of the matters raised.

Surface Water

The site is not at risk from flooding from rivers or sea. Whilst there are some small pockets of the site that are at 'low risk' of surface water flooding, the rest of the site, including that where the new buildings are, is at 'very low risk'. I wouldn't therefore think that a site specific surface water strategy would be necessary for a proposal of this nature, but I'd appreciate your view on this.

Increase in Traffic

The concern here seems to relate to the potential future increases from other businesses occupying the site rather than the current situation, and I'm not sure that all the comments appreciate that parts of the proposal are retrospective. Our case that any increase that has or would take place needs to be compared to the lawful fallback position. I appreciate that you are still waiting for highways comments and would welcome a discussion about how to address this if needs be.

Buildings out of character

This is a subjective matter, but I consider that our case shows that the buildings are an improvement on what has been replaced. We would be happy to offer some new landscaping on the road side of the building to break up the built form if this would assist.

Location is unsustainable

The reference to an 'industrial complex' is misleading, and the development needs to be assessed in the context of the lawful fallback position for the site as well as the policy position.

Woodside Recycling

The neighbouring business has used the lay-by in the way described before the applicant occupied part of the site. Whilst their business volume is declining, they haven't reduced the number of vehicles and bins they have, in fact the opposite is true as bins previously out on customer sites are returned to them.

Application Form

It appears that there are a couple of minor errors here which I am happy to correct. Please let me know if a new form is needed.

- Contamination: A skip company previously occupied the site and shredded some tyres there, but this use wasn't a landfill site. The applicant has done some extensive tidying up prior to occupation but there is no known or suspected contamination at the site, the question has been answered honestly. We can prepare a report if this is needed.
- Surface water/foul sewage: Foul sewage is diverted to a septic tank, and surface water drains to the woods behind, and a drain has been installed. Apologies that the previous information supplied was incorrect.
- Waste collection is done by private arrangement – skips on the site are emptied periodically at licenced sites.
- Opening hours – I didn't think this was necessary as the site is not 'open' in the traditional sense, i.e., it is not open to members of the public and is a workplace only. In case you need such information, the applicants operate from the site from 8am to 6pm.

I hope that the above is useful, and please let me know your thoughts once you've had a chance to review. Of course, if we can assist by providing anything further, please let me know.

Many thanks

Michael Ruddock

Principal Planner

Pegasus Group

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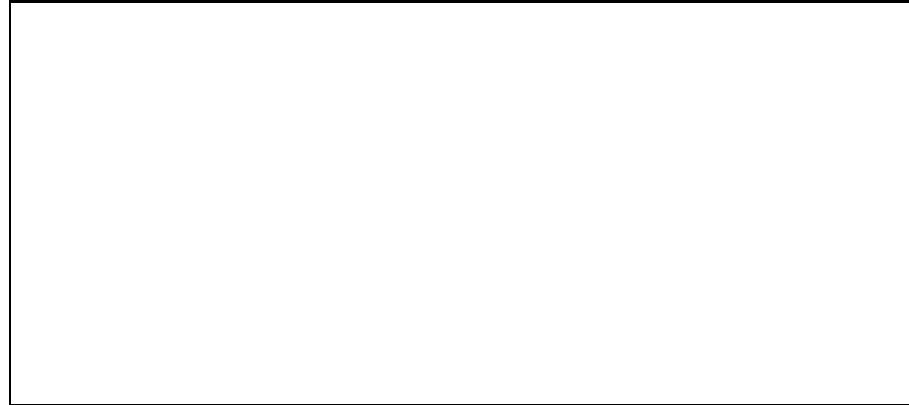
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*****IMPORTANT INFORMATION REGARDING PEGASUS GROUP & CORONAVIRUS / COVID-19*****



From: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Sent: 09 November 2021 16:34
To: Michael Ruddock <Michael.Ruddock@pegasusgroup.co.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - Site Visit

Dear Mr Ruddock,

Thank-you for your email.

Please could we have the contact details for Neil Stewart?

Kind Regards,

Alice Attwood MRTPI

Senior Planning Officer

Development and Planning | West Berkshire Council, Market Street, Newbury, RG14 5LD.
(01635) 503602 | Ext 3602 | Alice.Attwood1@westberks.gov.uk

Contact Centre 01635 519111

From: Michael Ruddock [<mailto:Michael.Ruddock@pegasusgroup.co.uk>]
Sent: 09 November 2021 16:19
To: Alice Attwood <Alice.Attwood1@westberks.gov.uk>
Subject: RE: 21/02710/FUL - Pitchkettle Farm - Site Visit

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Dear Alice,

The applicants should be on site Monday and I've forwarded them your email so they are aware of requirements. I can confirm no issues in respect of points 1-4.

Their numbers are on the gate – Neil Stewart is my contact – so if you need the gate opening please call them and they will open the gate automatically.

Kind regards

Michael Ruddock

Principal Planner

Pegasus Group

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From: Alice Attwood <Alice.Attwood1@westberks.gov.uk>

Sent: 09 November 2021 14:44

To: Michael Ruddock <Michael.Ruddock@pegasusgroup.co.uk>

Subject: 21/02710/FUL - Pitchkettle Farm - Site Visit

Dear Mr Ruddock,

I would like to would like to arrange a site visit for 15.11.2021 (Monday). The Officers would arrive at 10 am.

Please could you provide confirmation that all persons on site at Pitchkettle Farm where the site visit is being conducted are:

1. Happy for Officers to visit the site;
2. Not presently shielding;
3. Not showing any symptoms of Covid-19 (a new continuous cough and/or a high temperature and/or a loss of, or change in, normal sense of taste and smell (anosmia));
4. Not isolating following a positive Covid-19 test or after having been identified as a close contact of someone who has tested positive for Covid-19.

Should any of the above conditions change between the date of your reply and the date of the site visit, please ensure that I am made aware as soon as possible. I will also let you know should my own circumstances in relation to the above conditions alter between now and the date of our meeting. New arrangements for an alternative date for our meeting can then be made.

Ahead of the site visit, please could you make arrangements for the site to be accessible externally, where possible, and confirm to me regarding how the site is to be accessed. Please, confirm who we shall report to on site and what parking arrangement are on site.

I would also respectfully request that persons of Pitchkettle Farm adhere to the government social distancing rules and where a mask if they need to speak to the officer. It would be preferred in the site visit was unaccompanied if possible.

I hope the above is useful information and explains how the meeting can be carried out in a Covid-safe way. Thank-you for confirming we can come to site by 11.11.2021 by return of this email.

Kind Regards,

Alice Attwood MRTPI

Senior Planning Officer

Development and Planning | West Berkshire Council, Market Street, Newbury, RG14 5LD.
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