

**From:** Paul Goddard  
**Sent:** 13 December 2021 19:59  
**To:** Alice Attwood  
**Subject:** RE: 21/02710/FUL - Pitchkettle Farm - refusal reason

Hi Alice, It was nice to see you catch up with you earlier.

I understand that the proposal is for B1, B2 and B8 use in using part or half of an existing and retained sui generis paper and recycling use.

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.

Can the sui generis use apply to new buildings?

Best wishes

**Paul Goddard** (he/him)  
**Highways Development Control Team Leader**  
Environment Department, West Berkshire Council, Market Street, Newbury RG14 5LD  
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**From:** Alice Attwood  
**Sent:** 13 December 2021 08:48  
**To:** Paul Goddard <[Paul.Goddard@westberks.gov.uk](mailto:Paul.Goddard@westberks.gov.uk)>  
**Subject:** RE: 21/02710/FUL - Pitchkettle Farm - refusal reason

Hi Paul,

I been doing ok thanks. I am on duty this morning but free in the afternoon if you want to catch up on Teams?

Kind Regards,

Alice Attwood MRTPI

Senior Planning Officer

Development & Regulation | West Berkshire Council, Market Street, Newbury, RG14 5LD.  
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Contact Centre 01635 519111

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**From:** Paul Goddard

**Sent:** 10 December 2021 19:59

**To:** Alice Attwood <[Alice.Attwood1@westberks.gov.uk](mailto:Alice.Attwood1@westberks.gov.uk)>; Stephanie Edwards <[Stephanie.Edwards@westberks.gov.uk](mailto:Stephanie.Edwards@westberks.gov.uk)>

**Subject:** RE: 21/02710/FUL - Pitchkettle Farm - refusal reason

Hi Alice, how are you? Keeping well I hope.

We received this on November 4<sup>th</sup>, so yes I am a bit behind, but can view this on Monday for you. Not much information on traffic has been submitted, but if there is an increase, then I would certainly support your reason for refusal.

I am happy to discuss further with you,

Best wishes

**Paul Goddard** (he/him)

**Highways Development Control Team Leader**

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**From:** Alice Attwood

**Sent:** 09 December 2021 08:54

**To:** Paul Goddard <[Paul.Goddard@westberks.gov.uk](mailto:Paul.Goddard@westberks.gov.uk)>; Stephanie Edwards

<[Stephanie.Edwards@westberks.gov.uk](mailto:Stephanie.Edwards@westberks.gov.uk)>

**Subject:** 21/02710/FUL - Pitchkettle Farm - refusal reason

Hi Both,

Hope you are hope doing ok.

I not sure who is working on this one but I writing to see if Highways would support a refusal reason on the site being in a unsustainable location?

I think the below would apply in this situation:-

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 on 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 times cycling can be difficult. The location of the site will increase traffic where the mode of travel can only be the private car. The proposal is likely to be considered unsustainable and is therefore likely to be considered on contrary to Policy CS13 of the West Berkshire District Core Strategy 2006 to 2026 and the National Planning Policy Framework. With any forthcoming application a transport assessment would be required.

Please can you let me know if you will support a refusal reason on this basis?

Kind Regards,

Alice Attwood MRTPI

Senior Planning Officer

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