

# Suggested Conditions

**Appeal Ref:** APP/W0340/W/23/3329567 - 21/02710/FUL -  
**Site:** Pitchkettle Farm Goodboys Lane, RG7 1ND  
**Proposal:** Change of use and extension of existing barns to create a C3 use - modification of extant planning permission 08/01295/FULD.  
**Application:** 21/02710/FUL  
**Date:** January 2024

West Berkshire Council suggest the following conditions in the event that the Inspector decides to allow the appeal, in addition to the standard commencement and approved plans conditions. These suggested conditions are provided without prejudice to the Council's position on the appeal proposal.

1.	<p><b>Approved plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>P21-2226_01 Location Plan  P21-2226_02 Site Plans as previous and as proposed - Sheets 1 and 2  P21-2226_03 Proposed Floor Plans  P21-2226_04 Proposed Elevations  Written Statement on Transportation Matters (Pegasus Group)  Acoustic Assessment (ACA Acoustics)  Building Regulations Compliance Report (Modular Space Solutions) with accompanying Output Document and Energy Performance Certificate</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
2.	<p><b>Electric vehicle charging points</b></p> <p>Within 6 months of the date of this decision a strategy for electric vehicle charging points must be submitted to the Local Planning Authority.</p> <p>The installation of these charging point will occur no later than 3 months after agreement with the Local Planning Authority.</p> <p>The charging points shall thereafter be retained and kept available for the potential use of an electric car.</p> <p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026..</p>
3.	<p><b>Parking</b></p> <p>Within 6 months of the date of this decision a plan showing vehicle parking and turning spaces have been submitted to the Local Planning Authority.</p>

	<p>The vehicle parking and turning spaces shall be completed in accordance with the approved plans (including any surfacing arrangements and marking out) within 3 months after agreement with the Local Planning Authority.</p> <p>Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring of private cars and/or private light goods vehicles at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.</p>
4.	<p><b>Cycle parking/storage</b></p> <p>Within 6 months of the date of this decision a strategy and details of cycle parking/storage will be submitted to the Local Planning Authority.</p> <p>The cycle parking/storage shall be completed in accordance with the approved plans (including any surfacing arrangements and marking out) within 3 months after agreement with the Local Planning Authority.</p> <p>Thereafter the facilities shall be maintained and kept available for that purpose at all times.</p> <p>Reason: To ensure the provision of cycle parking/storage facilities in order to encourage the use of cycles and reduce reliance on private motor vehicles. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy P1 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD, and the Council's Cycle and Motorcycle Advice and Standards for New Development (November 2014).</p>

<p>5.</p>	<p><b>Soft landscaping</b></p> <p>Within 6 months of the date of this decision a detailed soft landscaping scheme must be submitted to the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information.</p> <p>All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following the agreement of the details or within an agreed timescale.</p> <p>Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: A comprehensive soft landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.</p>
<p>6.</p>	<p><b>Drainage</b></p> <p>Within 6 months of the date of this decision a scheme of sustainable drainage measures to manage surface water within the site must be submitted to the Local Planning Authority.</p> <p>These details shall:</p> <ol style="list-style-type: none"> <li>a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards, particularly the WBC SuDS Supplementary Planning Document December 2018;</li> <li>b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Any soakage testing should be undertaken in accordance with BRE365 methodology;</li> <li>c) Include details of how the existing flood plain will be sustained or mitigated (any measures for loss of flood plain shall not increase flood risk elsewhere);</li> <li>d) Include a drainage strategy for surface water run-off from the site since no discharge of surface water from the site will be accepted into the public system by the Lead Local Flood Authority;</li> <li>e) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</li> <li>f) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;</li> <li>g) Include flood water exceedance routes, both on and off site; Include flow routes such as low flow, overflow and exceedance routes;</li> <li>h) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;</li> <li>i) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.</li> </ol>

	<ul style="list-style-type: none"> <li>j) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;</li> <li>k) Include with any design calculations an allowance for an additional 10% increase of paved areas over the lifetime of the development;</li> <li>l) Provide details of how surface water will be managed and contained within the site during any construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;</li> <li>m) Provide a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted to and approved by the Local Planning Authority on completion of construction. This shall include: plans and details of any key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.</li> </ul> <p>The sustainable drainage strategy shall be completed in accordance with the approved plans (including any surfacing arrangements and marking out) within 3 months after agreement with the Local Planning Authority.</p> <p>Thereafter the development shall be carried out in accordance with the approved details, and no dwelling shall be first occupied until the drainage measures have been completed.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner and to prevent the increased risk of flooding. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Sustainable Drainage Systems SPD (2018).</p>
7.	<p><b>Biodiversity measures</b></p> <p>The development hereby permitted shall be undertaken in accordance with the recommendations of the Ecology Report undertaken by GS Ecology, the document entitled ECOLOGICAL ASSESSMENT PITCHKETTLE FARM GOODBOYS LANE GRAZELEY GREEN, READING RG7 1ND reference: ECO3015 30 March 2022 throughout the construction period of the development.</p> <p>Within 6 months of the date of this decision all recommended mitigation in the aforementioned report are installed in accordance with the report.</p> <p>Reason: To ensure biodiversity enhancements are incorporated into the development. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
8.	<p><b>Lighting strategy</b></p> <p>No external lighting shall be installed until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a plan to show the location of any lighting, isolux contour diagram(s), an operation strategy (e.g. details of timed operation), and specifications all lighting to ensure that levels are designed within the limitations of Environmental Lighting Zone 1, as described by the Institute of Lighting Engineers.</p>

	<p>Reason: To conserve the dark night skies of the rural environment. This condition is applied in accordance with the National Planning Policy Framework and Policies CS17 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
<p>9.</p>	<p><b>Emergency Plan (Retrospective element)</b></p> <p>Within 3 months of the date of this decision a comprehensive Emergency Plan shall be submitted to the Local Planning Authority.</p> <p>Upon agreement of the Emergency Plan in writing by the Local Planning Authority it shall be implemented in full, shall be kept up-to-date by office space operator and management/owners.</p> <p>Thereafter, the plan should be reviewed and amended as necessary and at least annually.</p> <p>The Local Planning Authority may at any time require the amendment of the plan by giving notice pursuant to this condition. The Local Planning Authority may at any time require a copy of the then current Emergency Plan for the site which shall be submitted to the Local Planning Authority within 1 month of notice being given.</p> <p>Reason: In order to ensure that the office space has integrated emergency plans that will not have an impact on the AWE Off-Site Emergency Plan and will mitigate the risk to those people on the site. This condition is applied in accordance with the National Planning Policy Framework and Policies CS8 of the West Berkshire Core Strategy 2006-2026.</p>
<p>10.</p>	<p><b>Emergency Plan (Whole site uses)</b></p> <p>Within 6 months of the date of this decision an outline Emergency Plan for the whole site shall be submitted to the Local Planning Authority.</p> <p>In order to provide assurance that an effective plan is possible and applicable to the site. Normally this means that only the final contact details and names are not completed. The Emergency Plan must include as a minimum the processes for:</p> <ul style="list-style-type: none"> <li>- activation of the plan,</li> <li>- sheltering,</li> <li>- supporting those on site - staff and visitors whilst in sheltering conditions</li> <li>- evacuation (if necessary)</li> <li>- recovery</li> </ul> <p>Upon agreement of the Emergency Plan in writing by the Local Planning Authority it shall be implemented in full, shall be kept up-to-date by office space operator and management/owners.</p> <p>Thereafter, the plan should be reviewed and amended as necessary and at least annually.</p> <p>The Local Planning Authority may at any time require the amendment of the plan by giving notice pursuant to this condition. The Local Planning Authority may at any time require a copy of the then current Emergency Plan for the site which</p>

	<p>shall be submitted to the Local Planning Authority within 1 month of notice being given.</p> <p>Reason: in order to ensure that the change of use will not have an impact on the AWE Off-Site Emergency Plan and therefore place the people on the site and the response at risk should there be a radiation emergency at AWE Aldermaston. This condition is applied in accordance with the National Planning Policy Framework and Policies CS8 of the West Berkshire Core Strategy 2006-2026.</p>
11.	<p><b>Use restriction</b></p> <p>The premises and site shall be used for B2/B8/E(g) only and for no other purpose (including any other purpose in Class E) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.</p> <p>Reason: It is considered necessary to restrict the use to those defined in the application as other uses within Class E may not be appropriate in this location and have not been considered. These uses would be considered compatibly with the site and the surrounding uses. This condition is recommended in accordance with the National Planning Policy Framework and ADPP1, CS8, CS9, CS10, CS11 of the West Berkshire Core Strategy 2006-2026</p>
12.	<p><b>BREEAM</b></p> <p>The development hereby permitted shall achieve a rating of “Excellent” under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). Within 6 months of the date of this decision a final certificate shall be issued certifying that this rating has been achieved, and a copy of the certificate has been provided to the Local Planning Authority.</p> <p>Reason: To ensure the development contributes to sustainable construction. This condition is applied in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).</p>
13.	<p>Submission of a specific noise assessment condition wording could be:</p> <p>Before the hereby approved B2 or B8 use commences on site classes a business specific noise impact assessment shall be submitted to the Council to be approved in writing.</p> <p>This document should demonstrate but not be limited to showing that all plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the rating level therefrom does not exceed the existing background noise level when measured in accordance with BS4142:2014+A1:2019.</p> <p>REASON: To protect the occupants of nearby residential properties from noise. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and OVS.5, OVS.6 of the West Berkshire Local Plan (1991-2006).</p>

14.

**Operating hours (use/activity)**

The hereby approved B2/B8 and Class E(g) uses shall not take place outside of the following hours:

Mondays to Fridays: 08:00- 18:00

Saturdays: 09:00- 18-00

Sundays and public holidays: 09:00-17:00.

Reason: To safeguard the living conditions of surrounding occupiers. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).