

Agenda

Appeal ref: **APP/W0340/W/23/3329567**

Hearing date: **8-9 October 2024**

Appeal by: **Mr Neil Stewart of Pitchkettle Investments Ltd**

Proposal: **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.**

Site address: **Pitchkettle Farm Goodboys Lane, Grazeley Green, Reading RG7 1ND**

1. Preliminary Matters and Points of Clarification
2. Policy Context,
3. Planning History, Present Uses and Fallback
4. Main Issues
 - Whether the appeal site is an appropriate location for the development with regard to the local development strategy and access to a range of transport modes,
 - The effect of the development on public safety, with particular regard to the off-site nuclear emergency planning arrangements for the Burghfield Atomic Weapons Establishment (AWE).
 - The effect of the development on the character and appearance of the area,
 - The effect of the development on the living conditions of the occupiers of the dwelling granted under 20/01304/CERTE with regard to noise and disturbance,
 - The effect of the development on highway safety; and
 - Whether the development maximises sustainable construction opportunities, with regard to the local development strategy.
5. Other Matters, including drainage and biodiversity
6. Conditions (without prejudice to the outcome of the appeal)
7. Cost Applications (if any)
8. Arrangements for Site Visit
9. Close