



The Planning Inspectorate

30
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5397
Customer Services:
0303 444 5000

Email: east1@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: 21/02710/FUL
Our Ref: APP/W0340/W/23/3329567

Zoe Cullen
West Berkshire District Council
Planning And Transport Strategy
Council Offices
Market Street
Newbury
Berks
RG14 5LD

20 March 2024

Dear Zoe Cullen,

Town and Country Planning Act 1990
Appeal by Pitchkettle Investments Ltd
Site Address: Pitchkettle Farm Goodboys Lane, Grazeley Green, READING, RG7
1ND

I enclose for your information, further third party correspondence on the above appeal(s).

If you have any comments on the points raised, please send 2 copies to me no later than 28 March 2024. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely,

Alison Kendall

Alison Kendall

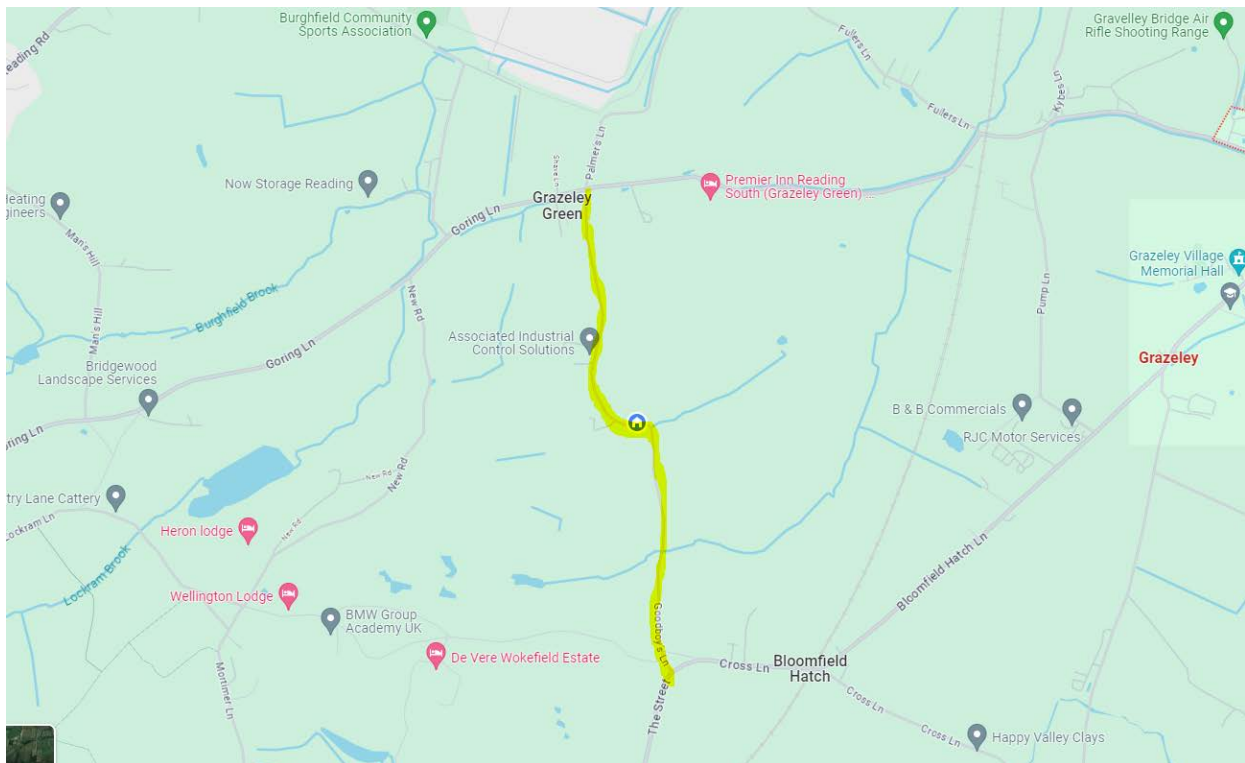
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Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

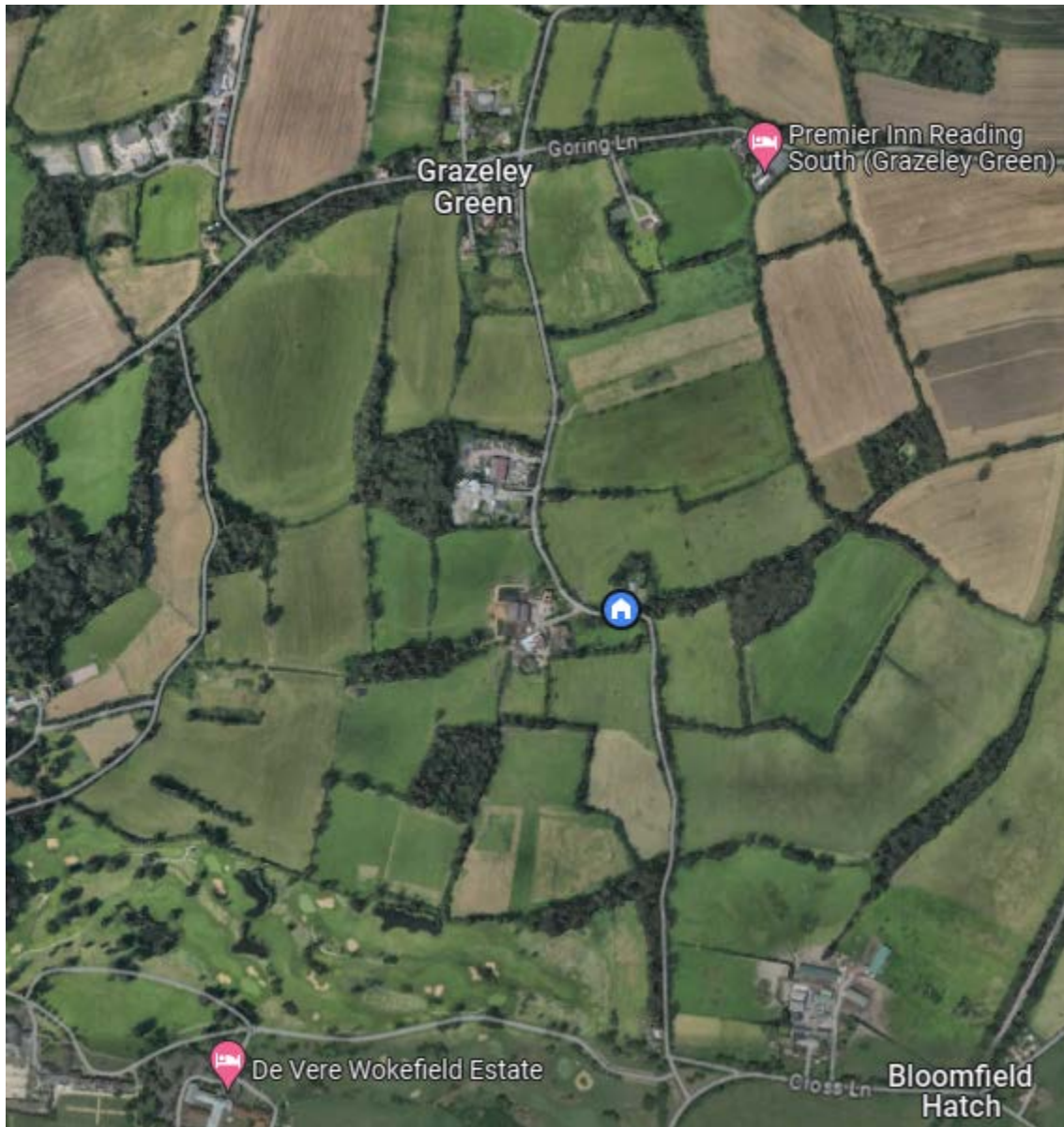
This document is assembled by Wokefield Parish Council to highlight the local history and unsuitability of the site to erect the proposed new buildings and change of use as requested below. It also points out factual inaccuracies of the application.

21/02710/FUL | 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 | Pitchkettle Farm Goodboys Lane Grazeley Green Reading RG7 1ND

Pitchkettle Farm is located just over ½ way along a 1 mile long single track country lane. The lane runs roughly North - South and is punctuated by a sharp, semi blind, bend. The lane provides access to around 14 residential properties, 1 agricultural holding and Woodside paper recycling premises. This rural area lies very close to the border of two unitary authorities of Berkshire being Wokingham Borough Council and West Berkshire Council.



Goodboys Lane is bordered on both sides by farmland with traditional hedges. The farm land mostly supports cows for milk and beef production. The location is around 3 miles from the nearest services such as shops.



The site of Pitchkettle Farm started to be developed in the late 70's early 80's.



The site was previously Pitchkettle Woods and is shown on older maps as ANCIENT WOODLAND. Unfortunately most of that has now been destroyed to make way for this development.

Previous owners originally kept some pigs on the site for a short period of time and built some shelters.

They were feeding swill. The use of this waste product led to them using a lorry to transport it. This then led to the business of general waste services and waste skip hire. The pigs soon went and the site was then used by the owner to run a skip business from. It caused many problems with large lorries bringing waste in and out. The Site was not licensed for this activity. As the business grew a second site was obtained which was licensed a few miles away. The pressure

on the Pitchkettle Farm site reduced. After a period of time the business found it financially difficult to meet ever tightening regulation at the second site and ceased trading.



The legacy of this period is now evident on the site. The former woodland naturally sloped down hill away from the road. However the site no longer slopes as it has been infilled with waste.



Much of the site is covered by 5 or 6 metres of waste.



The contents of the infill is unknown.

6. Existing Use

Please describe the current use of the site

Lawful use is for waste paper recycling business (sui generis).
Currently used by AICS in Class E(g) use

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

The planning application states incorrect statements, either purposely or accidentally, regarding contamination of the land. The apparent proposed use of the land revealed below indicates that chemical recycling is being carried out on site.



The bottom end of the site is estimated at in excess of 10 metres in depth. Due to the wooded nature of the site and boundary the “unlicensed, under the radar” infilling of this site was achieved over a period of years.



The infilling of the site and resulting less absorbent surface and trees has created issues with surface water. The addition of substantial building roof space on the site has exacerbated this situation.

There is no infrastructure in the area of several square miles for foul waste/sewage. All surface water is fed to local streams and small rivers by ditches.

The water naturally falls to the rear of the site. And makes its way down hill towards the residential properties in Grazeley Green. All these houses are on cesspit/septic tanks. We are aware of a number of flooding issues closest to the site in recent years caused by high levels of surface water because the volume of water has overwhelmed the ditch system on adjacent farm land.



The remaining part of the Ancient Woodland is under water for long periods after rainfall.
The lower part of the adjacent agricultural ground has become unusable for much of the year.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

The planning application contains incorrect statements, either purposely or accidentally, regarding the fact that a main sewer will be used to dispose of any surface water. And the proposal will increase the risk of flooding elsewhere. There is no mains sewer.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

Planning Portal Reference: PP-10327303

13. Foul Sewage

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

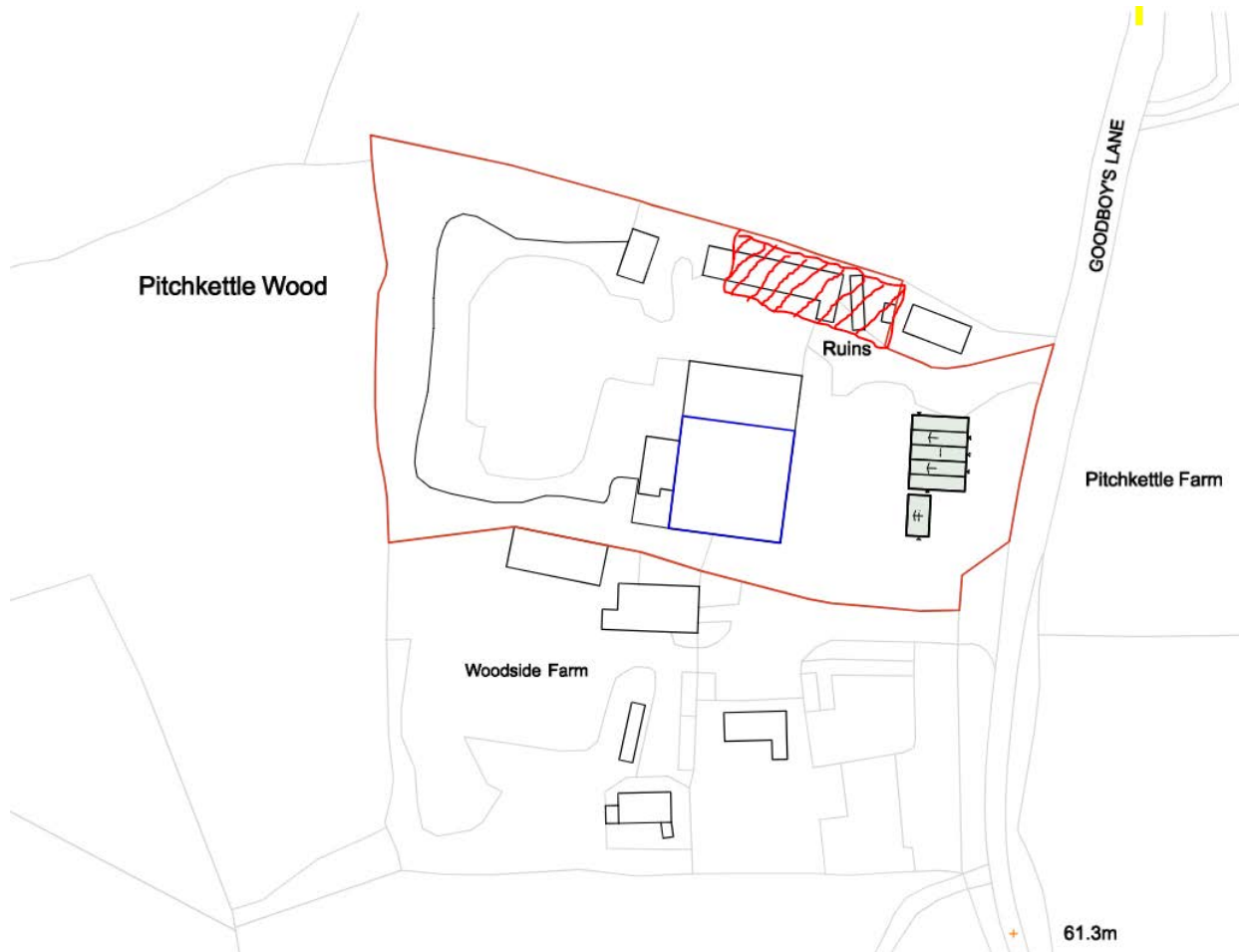
Are you proposing to connect to the existing drainage system?

Yes No Unknown

The planning application contains incorrect statements, either purposely or accidentally, regarding the fact that a main sewer will be used to dispose of any foul sewage. There is no mains sewer for several miles from this site.



Recent photos show yet another new building has been erected on the site since this application has been made. It has no permissions. It has been erected within 3 metres of a licensed residential home.



Above plan shows the location (red hatched block) of the new steel clad building which has been added since the application was submitted. No further applications have been received to cover this further development. The plan shows the close proximity to the licensed residential development.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

private collection

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

We would like to have some assurance that the statement made above regarding Waste storage and trade effluents is correct as recent photographs indicate that this is not a true statement.



It appears that waste from skips is being burned on site.



Further waste being burned



A recent google listing identifies the business envirogreen as being connected to this site.



Envirogreen Ltd

4.6 ★★★★★ (9) ⓘ

Chemical recycling and disposal service

- Overview
- Reviews
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- Pitchkettle Farm, Goodboy's Ln, Grazeley Green, Reading RG7 1ND
- Open · Closes 6 pm ▾
- envirogreen.co.uk
- envirogreen.co.uk
- 01753 468249
- 9XWG+3C Reading
- Send to your phone
- Your Maps activity
- Add a label

This does not appear to be a suitable site in which to deal with waste chemicals.



It is a puzzle why all these tanks and containers are required on site.



The northern access to Goodboys Lane past several residential properties.



The Southern access to Goodboys Lane



Goodboys Lane is single track for 80%



Goodboys Lane contains several blind bends



The local vernacular



New entrance of Pitchkettle Farm and location of the licensed residential building.

