

**From:** SM-NE-Consultations (NE)  
**Sent:** 22 November 2021 11:13  
**To:** Planapps  
**Subject:** 21/02710/FUL Consultation Response  
**Attachments:** ufm11\_CNLTRE\_-\_Standard\_Consultation\_by\_email.rtf

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Dear Sir/Madam

**Application ref: 21/02710/FUL**  
**Our ref: 373798**

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely

*Mrs Anita Moore*

Operations Delivery  
Consultations Team  
Natural England  
County Hall  
Spetchley Road

Worcester  
WR5 2NP

Tel 0300 060 3900

mail to: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)



**Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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**From:** [Planapps@westberks.gov.uk](mailto:Planapps@westberks.gov.uk) <[Planapps@westberks.gov.uk](mailto:Planapps@westberks.gov.uk)>

**Sent:** 04 November 2021 08:52

**To:** SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>

**Subject:** Consultation on Planning Application 21/02710/FUL Pitchkettle Farm Goodboys Lane Grazeley Green Reading RG7 1ND

Please see attached

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4th November 2021

Natural England Consultation Service  
Hornbeam House  
Electra Way  
Crewe Business Park  
CREWE  
CW1 6GJ

**Development and Regulation Service**

West Berkshire District Council  
Council Offices  
Market Street Newbury  
Berkshire RG14 5LD

**Our Ref:** 21/02710/FUL

**Your Ref:**

**Tel: 01635 503602**

**Fax: 01635 519408**

**email: [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk)**

Dear Sir/Madam

**Application Number: 21/02710/FUL**

**PROPOSAL: 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**

**SITE: Pitchkettle Farm, Goodboys Lane, Grazeley Green, Reading**

**Grid Reference: 468004 166658**

This is to advise you that an application has been submitted to this Authority for determination. The documents may be viewed at the following URL:

<https://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02710/FUL>

If you have any comments to make relating to the proposed development, please ensure that these are submitted by **25th November 2021**, failing the receipt of which I shall presume that you do not wish to comment.

Due to the volume of letters received on applications it will not be possible to enter into correspondence with third parties on individual applications. Notwithstanding, any comments you make will be considered and form part of any report on the application.

Your comments will be available for public inspection and in the event of an Appeal being lodged a copy will be sent to the appellant and the Department for Communities and Local Government, unless your letter is clearly marked "Confidential".

If you wish to discuss the application, please do not hesitate to contact the Customer Call Centre on the above telephone number, quoting our reference. Alternatively you can check the progress of this application online by using our web site [www.westberks.gov.uk](http://www.westberks.gov.uk) .

Yours faithfully

**Alice Attwood**

Case Officer