



West Berkshire Local Plan Review 2022-2039
Proposed Submission Representation Form

Ref:

(For official use only)

Please complete online or return this form to:	Online: http://consult.westberks.gov.uk/kse
	By email: planningpolicy@westberks.gov.uk
	By post: Planning Policy, Development and Regulation, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	4:30pm on Friday 3 March 2023

This form has two parts:

- Part A - Your details: need only be completed once
- Part B - Your representation(s): please fill in a separate sheet for each representation you wish to make

PART A: Your Details

Please note the following:

- *We cannot register your representation without your details.*
- *Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*
- *All information will be sent for examination by an independent inspector*
- *All personal data will be handled in line with the Council's Privacy Policy on the Development Plan. You can view the Council's privacy notices at <http://info.westberks.gov.uk/privacynotices>*

	Your details	Agent's details (if applicable)
Title:		Mr
First Name:*		Robert
Last Name:*		Davies
Job title (where relevant):		Partner
Organisation (where relevant):	Fairhurst Estate & Fairhurst Estates Properties Limited	Gerald Eve LLP
Address* <i>Please include postcode:</i>		One Fitzroy 6 Mortimer Street London W1T 3JJ
Email address:*		████████████████████
Telephone number:		020 7333 6207

*Mandatory field

Part B – Your Representation

Please use a separate sheet for each representation

The accompanying guidance note available at: <https://www.westberks.gov.uk/lpr-proposed-submission-consultation> will assist you in making representations.

*Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change(s) as there will **not normally** be a subsequent opportunity to make further representations, **further submissions will ONLY be at the request of the Inspector, based on the matters and issues they identify for examination.***

Your name or organisation (and client if you are an agent):	Robert Davies / Gerald Eve LLP Fairhurst Estate & Fairhurst Estates Properties Limited
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Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	
Policy:	SP20
Appendix:	
Policies Map:	
Other:	

1. Legally Compliant

Please see the guidance notes for an explanation of what 'legally compliant' means.

Do you consider the Local Plan Review is legally compliant?

Yes

No

Please give reasons for your answer:

N/A

2. Soundness

Please see the guidance notes for an explanation of what 'soundness' means.

Do you consider the Local Plan Review is sound?

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF)

Please tick all that apply:

NPPF criteria	Yes	No
Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development		X
Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		X
Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground		X
Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		X

Please give reasons for your answer:

The draft Plan has not been positively prepared, and is neither justified nor effective in respect of strategic employment provision.

3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

No

Please give reasons for your answer:

N/A

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the LPR legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Our clients own and control land situated immediately to the south east of the M4 motorway at junction 13. A site location plan of this land is included at Annex 1.

It is considered that the land provides an opportunity for meeting some of the economic objectives of the new Plan in an appropriate and deliverable form with excellent access to the strategic highway network, and the potential for enhanced linkages into Newbury itself.

We consider that the location should be carefully considered for employment generating uses as part of the Local Plan Review, and was put forward in or response to the Housing and Economic Land Availability Assessment (HELAA).

The location was assessed within the HELAA (and given the site reference CHI24). We disagree with the conclusions of the site assessment, and also with the overarching approach of the draft policy approach. The policy approach fails to deliver appropriate opportunities for employment development and economic activity alike. We note that there is not one reference to logistics provision within the entire Emerging Draft West Berkshire Plan which would be most appropriately located adjacent to a key motorway and trunk road junction (M4/A34 Junction 13).

Policy SP20 should identify the land under site reference CHI24 for strategic employment development as a Designated Employment Area to allow for the provision of new quality employment space. This could comprise a mixture of employment generating uses that would most appropriately be located adjacent to the interchange, service area and showground.

Notwithstanding the comments within the HELAA Stage 2(B) "Assessing Suitability", the site is capable of providing access to the highway network without passing through or impacting the service area. Liaison would be required with Highways England and other stakeholders in order to achieve an appropriate solution.

In respect of other considerations within the HELAA, Sustainable Drainage Systems could be incorporated, and as noted, there would be low risk from 24 hour per day operations which would suit many employment generating enterprises seeking to locate here. As a result of ownership, the site could deliver a net gain in biodiversity, and also any Green Infrastructure requirements.

In respect of the landscape setting, layout principles and frameworks could frame the form of development.

We strongly disagree with the conclusions in respect of suitability within Stage 2(b), and consider that:

- Development would be capable of being appropriate subject to establishing principles of design;
- The location adjacent to a key interchange on the motorway and trunk road network means that it is ideally suited for several forms of employment generating development; and
- Any concerns around highways impacts would be capable of being overcome and mitigated as appropriate.

We consider that the site as identified on the enclosed plan should have been properly considered for a range of employment generating uses.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?

Yes

No

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

In order to articulate the position clearly

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply:

Tick

The submission of the Local Plan Review for Independent Examination	X
The publication of the report of the Inspector appointed to carry out the examination	X
The adoption of the Local Plan Review	X

Please ensure that we have either an up to date email address or postal address at which we can contact you. You can amend your contact details by logging onto your account on the Local Plan Consultation Portal or by contacting the Planning Policy team.

Signature	Robert Davies	Date	03.03.2023
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Your completed representations must be received by the Council by 4:30pm on Friday 3 March 2023.

AFG/RJLD/G2721 3rd March 2023

Land adjacent to M4 Junction 13

