

19th January 2024

Delivered by email and planning portal

Planning Department
West Berkshire Council
Council Offices
Market Street
Newbury
RG14 5LD
[REDACTED]

Dear [REDACTED]

LAND TO THE NORTH OF THE A4, THEALE – FULL PLANNING APPLICATION

PLANNING PORTAL REFERENCE: PP-12337033

On behalf of CP Logistics UK Reading Propco Ltd / Panattoni, we are pleased to submit to West Berkshire Council, a full planning application for new commercial development.

Planning permission is sought for:

“Full planning application for the construction of 2 employment units for flexible uses within Class E (light industrial), B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access from Hoad Way, parking and landscaping”

Context

Panattoni’s proposals deliver significant investment in the Theale area, creating new jobs and bringing major benefits for the local economy at a time when the need for employment opportunities and economic recovery has never been greater.

Following the withdrawal of planning application 21/02029/COMIND, the Applicant has positively responded to comments raised and have engaged specialist landscape and visual impact experts to provide advice on scheme evolution and approach as well as undertaking detailed pre-application with the Council and their landscape consultant.

Key changes to the scheme design since the previous application include:

- The number of units has been reduced from three to two. The overall built footprint of the sites has been reduced from 172,976 sq ft to 103,815 sq ft.
- The built form has been pulled back from the eastern edge of the Site maintaining more of the Site as open landscape and pulling built form further away from the boundary of the AONB.
- The offsets between proposed built form and the northern and western boundaries have been increased.

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- The maximum height of built form has been reduced from 18m down to 13m across the Site in order to increase the containment of built form from the wider landscape and from within the conservation area.
- The elevational treatment has been reviewed and measures incorporated to break down the overall massing of built form in views.
- Additional tree and hedgerow planting is provided within the layout to reinforce the landscape structure.
- A footpath is proposed across the Site to provide access between Hoad Way and the High Street, connecting with the Ikea retail park to the northeast and the wider public right of way network within the AONB.

The site was previously identified as a proposed employment allocation within the Regulation 18 version of the emerging Local Plan. The Applicant maintains that the site is a deliverable site and should not have been removed from the emerging Local Plan. This application clearly demonstrates the site is acceptable and technically deliverable.

Further the proposals will play an important role in addressing the identified shortage of available employment space, of the desired size, in an accessible location that can meet the needs of occupiers within the authority and bring with it jobs and wider local economic benefits.

There is an acute and identified employment need within West Berkshire which is acknowledged by all parties. This position is now amplified by the Inspectors Matters, Issues and Questions, where it is clear that:

- The Council will have a greater shortfall, owing to the increase in the plan period (2039 to 2041) which will increase the minimum requirement for industrial floorspace; and (Question 2.4); and
- Q11.6 queries whether *“Are all sites that are available and suitable for industrial and/or storage and distribution development allocated in the Plan?”*. It is plain, owing to the submission of this proposal and the fact the site was previously allocated in the Regulation 18 version of the Local Plan, that the Council have not exhausted all deliverable options.

The employment need and shortfall set out within the emerging Local Plan and its evidence base is a material consideration of substantial weight and weighs clearly in favour of the proposed development.

There is a clear and compelling case to support the proposals based on the need for employment space within West Berkshire.

Application Documentation

The planning application comprises a suite of documents, the details of which are set out below:

- Planning Application Forms and Certificates of Ownership, prepared by Turley

Drawings

- Site Location Plan – Dwg No: 131000 Rev. P2
- Site Plan - Dwg No: 131001 Rev. P6
- Warehouse Layout Unit 1 and Unit 2 – Dwg. No. 131100 Rev. P6

- Unit 1 Office Layout – Dwg No: 131101 Rev. P6
- Unit 2 Office Layout - Dwg No: 131102 Rev. P6
- Roof Plan – Dwg No: 131103 Rev. P4
- Sections – Dwg. No. 131200 Rev. P2
- Elevations – Dwg. No. 131300 Rev. P8
- GIA Plans – Dwg. No. 920100 Rev. P4
- GEA Plans - Dwg. No. 920101 Rev. P2
- Illustrative Landscape Masterplan – Dwg. No. 01 Rev. B
- Soft Landscaping Plan – Dwg. No. 02 Rev. C
- Plant Schedule – Dwg. No. 03 Rev. A
- Hard Landscaping Plan – Dwg. No. 04 Rev. B
- Proposed Drainage – Dwg. No. THR-BWB-GEN-XX-DR-D-500 S8 Rev. P02
- Proposed Drainage Exceedance – Dwg. No. THR-BWB-GEN-XX-DR-D-501 S8 Rev. P01
- Proposed Earthworks - Dwg. No. THR-BWB-GEN-XX-DR-C-0631 S8 Rev. P04
- Proposed Levels - Dwg. No. THR-BWB-GEN-XX-DR-C-0603 S8 Rev. P04
- Drainage Details - Dwg. No. THR-BWB-GEN-XX-DR-C-0560 S8 Rev. P03
- Drainage Details Sheet 2 - Dwg. No. THR-BWB-GEN-XX-DR-C-0561 S8 Rev. P04

Reports and Supporting Documentation

- Design and Access Statement prepared by SGP;
- Flood Risk Sequential Assessment, prepared by Turley
- Transport Statement and Framework Travel Plan prepared by David Tucker Associates;
- Employment Land Assessment, prepared by Turley;
- Economic Benefits Summary Statement, prepared by Turley;
- Air Quality Assessment, prepared by Tetra Tech;
- Noise Assessment, prepared by Tetra Tech;
- Landscape and Visual Assessment, prepared by Turley;
- Heritage Statement prepared by Turley;

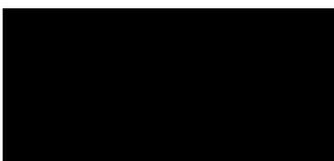
- Sustainability Statement prepared by CPW;
- Supporting Ecological Information
 - Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment prepared by Middlemarch Environmental (2019);
 - Dusk Emergence and Dawn Re-entry Bat surveys, Badger Survey, Reptile Survey prepared by Middlemarch Environmental;
 - Walkover Survey prepared by Middlemarch Environmental (to confirm the result of previous ecological work or make recommendations) (2021)
 - Ecological Walkover Survey (2023)
 - Biodiversity Metric Assessment; prepared by Middlemarch Environmental (2023);
- Preliminary Arboricultural Assessment and Arboricultural Impact Assessment, prepared by Middlemarch Environmental;
- Flood Risk Assessment, prepared by BWB Consulting;
- Sustainable Drainage Statement, prepared by BWB Consulting
- Sand and Gravel Recovery Report prepared by BWB;
- Phase 1 and 2 Geo-environmental Assessment prepared by BWB Consulting;
- Archaeology Desk-based Assessment, prepared by TVAS; and
- Written Scheme of Investigation, prepared by University of Winchester Geoarchaeology.

The application has been submitted via the planning portal and the application fee [REDACTED] has been based on the GEA of 9,889.97sqm and was submitted via BACS payment to the planning portal and should be sufficient to validate the application from the date of submission.

We trust that the enclosed material will be sufficient to validate the planning application.

Should you require any further information or clarification, please do not hesitate to contact either myself or Karen Barnes.

Yours sincerely



Taylor Cherrett
Director

