

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** Re: Comment on West Berkshire Local Plan Review - Support for Policy ESA5  
**Date:** 03 March 2023 15:52:24

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Dear Consultation Team,

I write to support the Proposed Submission (Regulation 19) Additional Employment Site **ESA5 Northway Porche** (Site Reference BEEN10) which I put forward for allocation in response to the previous consultation,

I can confirm that the parameters set out within Policy ESA5 are considered broadly acceptable, but I have two concerns -

### 1. Highways Contributions

It is important that any financial contributions to off-site Highway Works (Point c.) must be:

- a. necessary to make the development acceptable in planning terms
- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development.

In other words, any off-site highway works must be directly related in scale to the additional demand specifically arising from the allocation, and payment is necessary only if that additional demand cannot be accommodated by the existing capacity on the network.

### 2. Building Design & Heights

With regard to building Design and Heights (Point d) iv.) the determining issue should not be what *already exists on this site* but rather what visual impact any new buildings may have in landscape and rural character terms, considered in the broader landscape context of this site. This issue is covered by requirement e. as the required LVIA will consider the detail of landscape impact on the AONB.

I look forward to attending the Local Plan Inquiry to support this allocation and to deal with the two issues above if the wording remains as currently proposed.

I would be very pleased to discuss any minor changes to the wording to reflect my concerns, prior to the publication of the next consultation version of the plan.

Regards, Ken

*Ken Dijkman MRTPI*

DIJKSMAN PLANNING (UK) LLP  
[REDACTED]  
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**From:** West Berkshire Council <WestBerkshireCouncil@public.govdelivery.com>

**Sent:** 24 February 2023 13:29

**To:** [REDACTED]

**Subject:** West Berkshire Local Plan newsletter: 7 Days Left to Comment on LPR

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Local Plan - Newsletter Header

**7 Days Left to Comment on the LPR**

LPR 7 Days to Go

The Local Plan Review (LPR), a long-term strategic document used to set out the vision and framework for the area's future development, is open for public consultation (known as Regulation 19) until 4.30pm on Friday 3 March 2023.

[Find out more](#)

## 3,000 New Affordable Homes

hand holding house



Our proposals will deliver between 8,721 - 9,146 homes by 2039 (that's 513 to 538 a year), of which 3,000 will be affordable if the total number of houses are delivered as set out in the policy.

To meet West Berkshire's housing needs, a larger strategic development of 1,500 homes in north-east Thatcham is proposed, which can provide the necessary housing and supporting infrastructure.

Given West Berkshire's restrictions in available development land (due to significant constraints such as the 'Area of Outstanding Natural Beauty'), this location has been identified as the best location for this type of development. The clear intention of the policy is to provide 1,500 homes on this site.

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## LPR Key Benefits



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## Want to find out more?

We have prepared answers to the most frequently asked questions to assist with understanding of the Local Plan Review.

[LPR FAQ's](#)

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## How to Comment

It is easy to comment and the simplest way is online using the Council's [Local Plan](#)

## [Consultation Portal](#)

### Tips for using the Consultation Portal

- You must register so that we can contact you later to inform you of the next steps (your contact details will not be made public).
- Your comments will not be processed unless you provide your name (this is required by law).
- You'll be asked to choose which part of the Plan you want to comment on. It's important to include the policy you are commenting on, if you don't or aren't sure, then a Planning Officer will look to identify an appropriate policy and make a choice for you. For example, if you want to comment on proposals for North East Thatcham, you'd choose SP17 and leave your comment for that proposal.

### Other ways to comment by post and email

You can however submit a response by email or post using the representation form that can be downloaded [here](#). Comments should be returned:

- By email to [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk)
- By post to the Planning Policy Team, Development and Regulation, West Berkshire District Council, Market Street, Newbury, RG14 5LD.

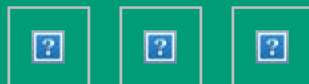
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## Useful links

- You can read the plan and its supporting documents [here](#)
- You can submit comments via the Local Plan Consultation Portal [here](#)
- You can also follow us on Twitter [@WBerksPlanning](#)

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Stay Connected with West Berkshire Council:



From: [REDACTED]  
To: [PlanningPolicy](#)  
Cc: [REDACTED]  
Subject: Re: Comment on West Berkshire Local Plan Review - Request for Adjustment of the Boundary of Beenham Industrial Area (BEEN10)  
Date: 03 March 2023 16:13:30

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## Request for Adjustment of the Boundary of Beenham Industrial Area (BEEN10)

**Correction needed to boundary of Beenham Designated Employment Area** - I am objecting to policy **SP 21** on the grounds that it does not include a 0.2 ha sliver of land within the Beenham Designated Employment Area (as defined under the previous policy SC9).

**Land Currently Used as Parking and Access**– The current protected employment area utilises a small parcel of land containing parking and access, but it falls outside the designation. Correcting this requires no more than straitening the boundary line to reflect what is on the ground.

**Visually and Physically Enclosed** - This parcel of land is visually and physically part of and used in association with, the industrial area. It contains parking and agricultural buildings, there will be no material effect on the landscape, the visual context is of the industrial area.

**Future Landscape Enhancement** - The formal inclusion of this land offers future potential for boundary landscaping, of additional tree and hedge planting and screening, and therefore an overall improvement in landscape terms.

**Existing Establish Boundaries** - The addition of the land would comprise no more than a recognition of its existing uses to an existing boundary line.

**Less than a 1% Increase** - The current Protected Employment Area is approx. **21.7 Ha**, the proposed additional **0.2 Ha** of employment land would comprise less than a 1% increase, within established natural boundaries on land already mainly used for parking for the employment zone.

There is nothing within the Landscape Sensitivity and Capacity Assessment 2022 for Beenham Industrial Area that prevents this minor adjustment to the boundary to reflect the reality on the ground.

*Ken Dijkman MRTPI*

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----- new boundary line