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**BY EMAIL: [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk)**

3<sup>rd</sup> March, 2023

Dear Sir/Madam,

**WEST BERKSHIRE LOCAL PLAN REVIEW PROPOSED SUBMISSION (REGULATION 19)  
CONSULTATION  
LAND AT HALL PLACE FARM, TILEHURST - REPRESENTATIONS ON BEHALF OF THE SULHAM  
ESTATE**

On behalf of our client, Mr. Scutt of the Sulham Estate, we are pleased to submit the enclosed representations in response to the Regulation 19 consultation (February /March 2023).

We enclose the following documentation, which should be read collectively:

- Completed Representation Form;
- Affordable Housing Need Technical Note (prepared by Barton Willmore, now Stantec, dated March 2023);
- Red Line Plan on OS base (Drawing Number RG-M-12);
- A Vision for Hall Place Farm - A New Sustainable Community (prepared by Barton Willmore);
- Illustrative Layout (Drawing Number RG-M-06-C);
- Landscape and Visual Appraisal (prepared by Barton Willmore, dated February 2021);
- Heritage Impact Assessment (prepared by SLR, dated December 2018);
- Sustainability Statement (prepared by Envision, dated December 2018);
- Energy & Sustainable Design Principles (prepared by Envision);
- Transport Appraisal (prepared by i-Transport, dated December 2018);
- Ecology Opportunities and Constraints, Technical Briefing Note (prepared by Aspect Ecology, dated November 2018);
- Flood Risk Assessment (prepared by WSP, dated December 2018); and
- Arboricultural Assessment (prepared by Landscape Collective, dated July 2018).

Whilst we acknowledge that some of these documents are dated 2018 and, as such, past their typical lifespan for the purpose of a planning application, the baseline conditions on site and reflected in the report remain unaltered. As such, we consider that these continue to provide a helpful and informative baseline to relevant technical considerations. Should the Council wish to explore the deliverability of the site in further detail, we would be pleased to update these reports.

Our consultation response follows up on our comments to the Council's Regulation 18 consultation undertaken in February 2021. Whilst Land at Hall Place Farm has not been allocated in the regulation 19 Draft Local Plan Review, we believe that there is merit in re-emphasising the benefits of the site and restating previous points raised in our previous consultation.

As emphasised within these representations, our client's site, Land at Hall Place Farm, is deliverable within the short to medium term and offers a sustainable location for the delivery of up to 80 homes. The documentation which accompanies these representations demonstrates that the proposed development can be successfully accommodated and is able to address all relevant constraints.

It is noted that the Council held an Extraordinary Meeting on 2<sup>nd</sup> March to decide whether they proceed or withdraw the current consultation. The related agenda item itself describes the current Local Plan consultation as containing serious 'omissions and ambiguities' which make the plan unsound. The flaws appear to principally relate to the northeast Thatcham allocation and how processes were followed including communication of key information to Council Members. The housing number relevant to this allocation is also in doubt. The ultimate vote resulted in the motion being lost and the Plan consultation to continuing. These important matters of soundness and related procedural matters will need to be addressed prior to the submission of the plan for examination. We reserve our position with respect to making further representations on this matter at any subsequent consultation or at the Examination stage or at any further.

We hope that our representations are helpful in the further development of the Local Plan Review 2022-2039. We would welcome the opportunity to be notified of the progress of the Local Plan Review and to participate in the examination hearing session. Should you have any queries or require any further clarification on the above matters, please do not hesitate to contact the writer on [REDACTED] or, via email [REDACTED].

Yours faithfully,

[REDACTED]

**PATRICIA TERCEIRO**

Senior Planner

Encs.