

Statement to Western Area Planning Committee, 28 April 2021

19/02979/OUTMAJ, Land South of Tower Works, Ramsbury Road, Lambourn Woodlands

Walker Logistics are grateful to officers for their advice and positive recommendation for approval of the application before Committee tonight.

The NPPF states that significant weight should be afforded to the need to support economic growth and productivity.

This family-owned business would like to draw members' attention to the following 5 benefits that the development proposals would deliver.

Benefits include:

1. Creation of over 200 permanent new local job opportunities
2. Creation of around 180 temporary, f/t jobs in construction and in relevant supply chains
3. Safeguarding of existing temporary jobs.
4. Enable this reputable, long-established company to grow and flourish, thereby benefitting the local economy and community.
5. An aircraft museum building to reflect the site's WW2 heritage.

We now will provide information on four different aspects before our conclusion. The first of which explains:

Haulage versus E-commerce Fulfilment

In contrast to haulage companies (which are all about transporting goods between locations), our e-commerce fulfilment business focusses on the picking and packing thousands of small internet orders. Walker Logistics' business is much more labour-intensive than haulage companies and generates substantially fewer HGV movements.

Landscaping

Our Indicative Landscape Strategy and illustrations have satisfied West Berkshire's landscape consultant that *"the space provided for landscaping offers an excellent opportunity to provide a well-designed scheme that will have some benefit in reinforcing surrounding green infrastructure."*

Proposed site

The Committee's report in 6.5 states: "Given the exceptional need for business expansion to support growth and economic development and retain the existing logistics business, on balance the principle of development should be accepted in the case of this particular application and site."

Highways

We responded to objectors' highways concern by commissioning an additional study on Ermin Street and Ramsbury Road. This showed a minimal impact on projected traffic.

Conclusion

We hope members will support our business expansion plans and are happy to answer questions.