

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** RSA10 Whitehart Meadow Housing Site  
**Date:** 03 March 2023 16:26:02

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This is an **EXTERNAL EMAIL. STOP. THINK** before you **CLICK** links or **OPEN** attachments.

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Dear Sir/Madam,

I wish to raise issues regarding the proposal by West Berkshire Council to allocate Whitehart Meadow as a site for 40 homes in its Local Plan review.

As a [REDACTED], and [REDACTED]  
[REDACTED], I have personal experience of the site and would like to also share two sets of concerns for your consideration:

#### **A) Specific to Whitehart Meadow site (RSA10)**

1. There is flood risk to this site. In the last Local Plan, this site was put forward and rejected due to this. Nothing has changed.
2. High voltage overhead power lines cross the site. In the last Local Plan, this site was put forward and rejected due to this. Previous site proposals including hotel, housing going back some 25 years have all been rejected in relation to this concern. Nothing has changed.
3. Noise and pollution from the motorway - this site is adjacent to the M4 and junction 12. In the last Local Plan, this site was put forward and rejected due to this. Nothing has changed. What's more, there is a need to preserve a gap between Theale and Calcot/Tilehurst which Whitehart Meadow provides.
4. The site has not been included in either the Air Quality Assessment or the Strategic Transport Model, meaning that the effect of traffic generated from the site has not been assessed. This is essential, given the current bottlenecks (mini-roundabout at East end of Theale high street; Woodfield Way and no "in and out" thoroughfare around the current housing estate with all traffic being forced through one entrance to the estate)

#### **B) In combination with Old Sewage Works site (RSA11)**

1. A combined total of 100 homes is proposed for Theale *which is in addition to* the over 440 homes on the western side of Theale that are yet to be built but have been granted planning permission.
2. There are artificial deadlines which we know is why this plan is being rushed through. Yet the Local Plan Core Strategy says that "If this development [350 homes at Lakeside site] goes ahead, Theale would need to undergo a period of consolidation to provide an opportunity for facilities and services to be upgraded". No justification has been given as to why this requirement, still much needed, has not been carried forward into the Local Plan Review.
3. *Neither* site has been included in either the Strategic Transport Model or the Air Quality Assessment.
4. The proposed extra homes will put extra pressure on local health services that are already stretched to the limit.
5. Traffic from these two proposed sites puts huge pressure on the two mini-

roundabouts at either end of Theale High Street making local road congestion even worse.

Thanks in advance for your consideration.

Regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** RSA11 Old Sewage Works Housing Site  
**Date:** 03 March 2023 16:37:27

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**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

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Dear Sir/Madam,

I wish to raise issues regarding the proposal by West Berkshire Council to allocate Old Sewage Works (off Blossom Lane) in its Local Plan review.

### **A) Specific to Old Sewage Works site (RSA11)**

1. There is flood risk to this site and high voltage overhead power lines cross the site.
2. It's close proximity means that, in addition to noise, pollution from the motorway needs to be investigated and the site has not been included in the Air Quality Assessment.
3. The site is contaminated from its previous use as a sewage works.
4. The site has not been included in the Strategic Transport Model, meaning that the effect of traffic generated from the site has not been assessed. Blossom Lane is currently one lane road to two houses at its northernmost point. Blossom Lane links to Crown Lane (congested with parking bays on one side meaning that is a single lane road for most of its length) and then to the mini-roundabout on the West side of Theale High Street. The effect of 40 houses built on Old Sewage Works needs to be carefully assessed before any consideration as to the suitability of this site.

### **B) In combination with Whitehart Meadow site (RSA10)**

1. A combined total of 100 homes is proposed for Theale *which is in addition to* the over 440 homes on the western side of Theale that are yet to be built but have been granted planning permission.
2. There are artificial deadlines which we know is why this plan is being rushed through. Yet the Local Plan Core Strategy says that "If this development [350 homes at Lakeside site] goes ahead, Theale would need to undergo a period of consolidation to provide an opportunity for facilities and services to be upgraded". No justification has been given as to why this requirement, still much needed, has not been carried forward into the Local Plan Review.
3. *Neither* site has been included in either the Strategic Transport Model or the Air Quality Assessment.
4. The proposed extra homes will put extra pressure on local health services that are already stretched to the limit.
5. Traffic from these two proposed sites puts huge pressure on the two mini-roundabouts at either end of Theale High Street making local road congestion even worse.

Thanks in advance for your consideration.

Regards,

[Redacted signature]