

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: Reasons to object housing developments (40 homes on Whitehart Meadow and 60 at the Theale sewage works)
Date: 06 February 2023 14:34:10

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Good afternoon,

In addition to the following points stated from 1- 10 below, I would also like to add on the follow reasons to object the proposed work in Theale (Plan Review 2022-19) - [40 homes on Whitehart Meadow. Whitehart Meadow is the area of land between the Woodfield Way estate and the M4 and 60 homes on the site of the old Theale sewage works. This would be off the end of Blossom Lane.](#)

I live very close to the proposed sites, and I am very concerned these developments would heavily impact the environmental and ecological habitats and animals that occupy these areas. There are herds of deer who regular use that area, along with the everyday British wildlife species we are so lucky to have in Theale. Also, Theale is a small countryside looking town and that is what makes the area so beautiful and appealing, building an extra 100 homes would not look good for the small town Theale currently provides and even more of a reason against it is that Theale village would not be able to cope with the increased pressures to the public services, food demands, parking spaces etc. I am very against these developments from being built and I wish the plans would be dropped and we can enjoy appreciating the greenspace and wildlife we still thankfully have. Furthermore, the ground is already a concerning flood risk zone and should be excluded from any future developments as it is not safe or stable due to ground conditions.

Additional points going against the development plans are:

1. The 100 homes proposed for Theale would be on top of over 440 homes on the western side of Theale that have been given planning permission but not yet built.
2. The plan is being rushed through so as to meet artificial deadlines.
3. The current Local Plan Core Strategy contained the following statement: "The Lakeside development has planning permission to provide 350 homes in a range of different sizes and types, which would become a well-integrated part of the Theale community. If this development 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, which is still much needed, has not been carried forward into the Local Plan Review.
4. It excludes developments of more than 10 homes from its estimates of the number of "windfall" sites (sites in towns and villages that are not on sites allocated in the plan). Many windfall sites are bigger than 10 homes - Cumber Place and Trafalgar Court in Theale both contain around 30 homes.

5. The number of homes allocated in the plan ignores the 500 - 1000 flats likely to be built in Newbury at the London Road Industrial Estate, that the council owns, and at a re-developed Kennet Shopping Centre.
6. Concerns (3) and (4) mean that more homes than necessary would be built on greenfield sites like those proposed for Theale.
7. The plan depends on 1,500 homes being built at Sandleford, south of Newbury. This site was first allocated in 2012 and no houses have been built there yet. In fact only part of the site has planning permission and that was only granted recently.
8. The proposed extra homes for Theale will put extra pressure on local health services that are already stretched to the limit.
9. The plan also depends on another site for 1,500 homes being allocated in north east Thatcham (in the corner formed by the A4 and Floral Way). As experience with the site at Sandleford shows, large sites can be difficult to deliver.
10. Traffic from the proposed extra homes in Theale, in conjunction with that generated by the north east Thatcham site, will make local road congestion worse.

Kind regards,

[Redacted]
[Redacted]