

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Cc:** [REDACTED]  
**Subject:** Response to Local Plan Review  
**Date:** 02 March 2023 12:10:08

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To who it may concern,

We are writing to you regarding the proposed plan to build 60 homes on the Old Sewage works in Theale - RSA11 and to build 40 homes on Whitehart Meadow - immediately next to the Old Sewage Works.

We live on [REDACTED] and are very concerned regarding access to this number of properties via this road. The road already struggles with the number of vehicles using it, given it is essential a single carriageway due to the parking. Similarly the pathways are thin and sometimes disappear entirely, making it unsuitable for greater numbers of people to try and walk down. Access to the centre of the village from Blossom Lane involves a complex junction with a mini-roundabout which is often used incorrectly, and the road surface through the high street, and the far end of Blossom Lane leading to Englefield Road both suffer from road damage, leading to dangerous pot holes. If these roads were to be used increasingly we'd need to see a better level of upkeep and substantial changes to the roads i.e. making them wider, which isn't possible given the need for parking.

The actual site proposed seems highly unsuitable for major development given the proximity to the M4, which cause issues of air and noise pollution. Plus there is the presence of multiple pylons, which seems highly unsafe - how would the presence of these be mitigated for people's safety, particularly children? The area is also currently an undeveloped site. It's full of wildlife, and we can't understand how it would be deemed ok to destroy this. We recently also learned the area is potentially contaminated due to the previous use of the site for sewage works. Again, this seems unsafe and that it would require undue workarounds to make sure foundations could be built. Finally, the area proposed is known as a high risk area for flooding. Given the increased likelihood of flooding when you take away trees and add in tarmac and other non-soluble surfaces, the likelihood of flooding is only going to get worse. Last year we experienced intense rainfall which caused areas of Blossom Lane to flood.

Crucially there doesn't seem to be any plan for how Theale will be able to serve this level of new people. The medical centre has struggled over the winter and the pharmacy often has long queues. Similarly, has the influx of people been considered for the local schools and other services. At the moment there would be no access for buses to serve the new development, making it a lengthy walk for anyone wanting to use it. Given the issues regarding the pavements this would be totally unsuitable, particularly for people with additional needs such as wheelchair users and people with prams/pushchairs.

Lastly, it's important to remember that Theale is a village, which is currently managing to retain a village community and spirit. To build 100 new homes on these sites would bring such a high number of people all at once, it seems a major threat. Making Theale just another suburb of Reading rather than the village all of the current residents enjoy and love.

Yours Faithfully,

[Redacted signature block]