

Comment

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Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Mr Kevin Aylett (1258852)
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Consultation Point	Policy RSA 11 Former Theale Sewage Treatment Works, Theale (Site Ref THE7) (View)
Status	Processed
Submission Type	Email
Version	0.3
Bookmark	Aylett, Kevin

2. Do you consider the Local Plan Review is sound?

Please see the guidance notes for an explanation of what 'soundness' means.

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF).

Please tick all that apply:

Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development.

Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.

Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than

deferred, as evidenced by the statement of common ground.

Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF.

Please give reasons for your answer

Proposed vehicular access to the site is not suitable:

Observation clearly shows that local car ownership levels in Blossom Lane and Chestnut Close are at least two cars per household. An additional 60 homes will be another 120 cars. (Planning policy DN44 requires 2 or more parking spaces). Most of which will exit and enter each day, with couples both needing to work and young children taken to nursery/school, plus delivery vans. The proposed access is where 6 houses of Chestnut Close have cars parked in the road on one side and a narrow footpath the other. This stretch is currently heavily used by adults and children, walking and cycling to school from Woodfield way. Along with commuters to Ikea / Sainsburys, plus is a popular route for dog walkers. The road access into the continuation of Blossom lane has narrow/no pavement on one side and cars parked across the pavement on the other. To exit Theale these cars then need to negotiate the cars parked along one side of either Crown Lane or Blossom Avenue.

Soil contamination:

Thames Water / Kennet Properties have said in the past that the land is contaminated with heavy metals and underground gas chambers, from it's previous use, such that it is not fit for animal grazing, so cannot, be fit for human habitation.

Wild life:

The site is currently home to wild deer, hedge hogs and other animals.

Infrastructure:

The current infrastructure of doctor's surgery is struggling to cope with the current population of Theale before the current sites in Theale with planning permission have even been built.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply

The submission of the Local Plan Review for Independent Examination

The publication of the report of the Inspector appointed to carry out the examination

The adoption of the Local Plan Review