

Dear Sir or Madam,

**Re: Local Plan – Whitehart Meadow, Theale**

As a resident of Theale village I wish to formally register vehement objection to the proposed local plan referenced above which raises many serious concerns with respect to its impact on the village of Theale, the residents of the village, and the wider area.

A non-exhaustive list of objections is presented as follows:

**Conservation Area**

The area, or access roads within the area, fall within a designated **Conservation Area** and setting, and is thus subject to protection as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance as per Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act and as designated under Article 50 of the Planning (NI) Order 1991.

Conservation Areas are also notable for their biodiversity value. Protected species and habitats need to be addressed when reviewing buildings, sites and planning works. See further point on **Destruction of wildlife habitat and protected species.**

In addition, trees in a Conservation Area are automatically protected as if a Tree Preservation Order (TPO) was in place.

**Invasion of privacy of Theale residents**

The overlook that will result from any development will pose serious privacy issues especially for the properties surrounding the proposed site. As per Article 8 of the Human Rights Act states a person has the substantive right to respect for their private and family life. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

**Agricultural Land Classification (ALC)**

Natural England records that the proposed site is grade 3 ALC and thus the land should be protected from development under the government policies and legislation to preserve the best and most versatile (BMV) agricultural land and soils in England from significant, inappropriate or unsustainable development proposals.

**Flood Risk, Ground Stability and Drainage**

The Environment Agency designates areas of the proposed site as at **RISK** from surface water flooding. The eradication of natural ground absorption inherent to this proposal will heighten this risk status for Theale village and adversely affect the foundational integrity of nearby properties and subsequently elevate Home & Buildings insurance premium rates for the surrounding area.

## **Destruction of wildlife habitat and protected species**

The destruction of habitation required for this development would lead to a further decline in wildlife species such as deer, rabbit, birds, bats and hedgehogs.

Hedgehogs are listed as a **Species of Principle Importance in England** under the Natural Environment and Rural Communities (NERC) Act 2006 Section 41 making hedgehogs a material consideration for Local Planning Authorities (LPAs) during the planning process.

## **Highway safety, inadequate parking and access**

Theale village is already vastly strained with traffic and parking issues; this proposal will only serve to escalate these issues and stands in direct contradiction with both government and local council policies on congestion and pollution alleviation. Parking facilities in Theale are already oversubscribed and the proposed development would lead to an increase in traffic, congestion and parking issues correlating inversely with a decrease in highway safety.

## **Pylons**

The site is unsuitable as it encompasses high voltage overhead power lines.

## **Noise/Air/Light/Visual Pollution**

The development will increase noise, air, light and visual pollution in Theale village both during and post-construction.

The proposed site has not been included in either the Strategic Transport Model or the Air Quality Assessment.

## **Loss of natural light**

The proposed development is in extremely close proximity to numerous residential properties that have benefited from natural space and light for over 20 years. The proposed development would contravene the fair and reasonable 'right to light' claim by residents resulting from the obscuration of a South-East solar trajectory.

## **Negative alteration to the character and nature of Theale village**

The encroachment on green/brown spaces surrounding Theale and the increased development and traffic will erode the character and identity of Theale village.

In summary any proposals to include **Whitehart Meadow** as a development location should be wholly refused as it stands in direct contradiction to myriad land/heritage conservation policies and would also be to the detriment of the quality, character, safety and amenity value of the area, as outlined in the points above.

Dear Sir or Madam,

## **Re: Local Plan – RSA11 Old Sewage Works, Theale**

As a resident of Theale village I wish to formally register vehement objection to the proposed local plan referenced above which raises many serious concerns with respect to its impact on the village of Theale, the residents of the village, and the wider area.

A non-exhaustive list of objections is presented as follows:

### **Conservation Area**

The area, or access roads within the area, fall within a designated **Conservation Area** and setting, and is thus subject to protection as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance as per Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act and as designated under Article 50 of the Planning (NI) Order 1991.

Conservation Areas are also notable for their biodiversity value. Protected species and habitats need to be addressed when reviewing buildings, sites and planning works. See further point on **Destruction of wildlife habitat and protected species**.

In addition, trees in a Conservation Area are automatically protected as if a Tree Preservation Order (TPO) was in place.

### **Invasion of privacy of Theale residents**

The overlook that will result from any development will pose serious privacy issues especially for the properties surrounding the proposed site. As per Article 8 of the Human Rights Act states a person has the substantive right to respect for their private and family life. In the case of Britton vs SOS the courts reappraised the purpose of the law and concluded that the protection of the countryside falls within the interests of Article 8. Private and family life therefore encompasses not only the home but also the surroundings.

### **Agricultural Land Classification (ALC)**

Natural England records that the proposed site is grade 3 ALC and thus the land should be protected from development under the government policies and legislation to preserve the best and most versatile (BMV) agricultural land and soils in England from significant, inappropriate or unsustainable development proposals.

### **Flood Risk, Ground Stability and Drainage**

The Environment Agency designates areas of the proposed site as at **RISK** from surface water flooding. The eradication of natural ground absorption inherent to this proposal will heighten this risk status for Theale village and adversely affect the foundational integrity of nearby properties and subsequently elevate Home & Buildings insurance premium rates for the surrounding area.

## **Destruction of wildlife habitat and protected species**

The destruction of habitation required for this development would lead to a further decline in wildlife species such as deer, rabbit, birds, bats and hedgehogs.

Hedgehogs are listed as a **Species of Principle Importance in England** under the Natural Environment and Rural Communities (NERC) Act 2006 Section 41 making hedgehogs a material consideration for Local Planning Authorities (LPAs) during the planning process.

## **Highway safety, inadequate parking and access**

Theale village is already vastly strained with traffic and parking issues; this proposal will only serve to escalate these issues and stands in direct contradiction with both government and local council policies on congestion and pollution alleviation. Parking facilities in Theale are already oversubscribed and the proposed development would lead to an increase in traffic, congestion and parking issues correlating inversely with a decrease in highway safety.

## **Pylons**

The site is unsuitable as it encompasses high voltage overhead power lines.

## **Contamination**

The site is unsuitable as it is contaminated from its prior use processing sewage.

## **Noise/Air/Light/Visual Pollution**

The development will increase noise, air, light and visual pollution in Theale village both during and post-construction.

The proposed site has not been included in either the Strategic Transport Model or the Air Quality Assessment.

## **Loss of natural light**

The proposed development is in extremely close proximity to numerous residential properties that have benefited from natural space and light for over 20 years. The proposed development would contravene the fair and reasonable 'right to light' claim by residents resulting from the obscuration of a South-East solar trajectory.

## **Negative alteration to the character and nature of Theale village**

The encroachment on green/brown spaces surrounding Theale and the increased development and traffic will erode the character and identity of Theale village.

In summary any proposals to include **RSA11** as a development location should be wholly refused as it stands in direct contradiction to myriad land/heritage conservation policies and would also be to the detriment of the quality, character, safety and amenity value of the area, as outlined in the points above.