

# District Council Report to Theale Parish

11<sup>th</sup> January 2021

## Local Plan Review

I am trying to make sure all Theale residents are aware of the site allocations proposed for Theale by:

- Putting information about it on my website (theale.org.uk)
- Posting on my Facebook page
- Delivering leaflets throughout the village

I will respond to the consultation. I trust that the parish council will, too.

The Core Strategy (the basis of the current Local Plan) contains the following in section 4.35: “The Lakeside development has planning permission to provide 350 homes ... 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”. This statement has not been repeated in the current draft although, of course, another 104 homes have been given planning permission and services have not been upgraded.

The [site assessment](#) for the sites done for the HELAA (Housing and Employment Land Availability Assessment) describes many of the issues and constraints of the sites including why they were not taken forward in the Housing Site Allocations DPD.

## Theale Motor Co Site Appeal

I spoke against this proposal at the Eastern Area Planning Committee and will send in an objection to the appeal. My concerns included the following:

- Adverse effect on listed buildings (1-3 Church Street, The Crown and 1 High Street) and the “unregistered heritage asset” cottages on the corner of Englefield Road.
- Adverse effect on the conservation area
- Insufficient and unsuitable amenity space (18% space shortfall)
- Overdevelopment of the site
- No unloading bay for the proposed retail unit, meaning that delivery vehicles would park in Station Road, obstructing the Co-op car park and posing a road safety hazard
- No dedicated parking for the retail unit
- Overlooking of homes.

## Station Planning Applications.

I have asked officers which buses are anticipated to use the stop at the proposed new access. I am concerned that there may be a future proposal to re-route the Jetblack 1 past the station and away from the High Street. I successfully fought off a proposal to do that a few years ago.

The drawings for the new access include details of the proposed decked car park (though that’s not part of the application). I am concerned that this does not appear to include a pedestrian link from the upper deck to either the existing or new footbridge. The current proposal is that the decked car park will be built before the new footbridge and lifts. This would mean, of course, that passengers

parking on the upper level would be faced with climbing up and down three set of stairs to reach the platforms until the lifts are provided.

### Covid-19

The Local Outbreak Engagement Board was told last week that a vaccination site would open at Newbury Racecourse this week. She also said that more GPs would be offering vaccinations.

Some elderly Theale residents have been vaccinated in Pangbourne. The Boathouse Surgery in Pangbourne is part of the same Primary Care Network as Theale.

The decisions on which surgeries would offer vaccinations was down to the GP practices themselves.

The rate of infections per 100,00 for West Berkshire is 374 as of 6<sup>th</sup> January. This is about half of that for the Southeast Region.

The rate for wards in West Berkshire, as of 24<sup>th</sup> December, is shown in the chart below.

