

May-26

West Berks Council Application Number	Address/Location	Applicant Name	Proposal	Date Received At TPC	Deadline Date (observations or objections)	Decision	TPC Comments
25/02146/OUTMAJ	Whitehart Meadow, High Street, Theale, Reading		PROPOSAL: Outline planning application for construction of 40no. residential dwellings. Matters to be considered: Access.	22.04.2026	13.05.2026	N/A	Objection - see attached document.
26/00456/FUL	John Lewis, Arrowhead Road, Theale		Demolition of existing building and redevelopment of site for storage of operational vehicles associated with existing distribution warehouse, including site resurfacing, provision of boundary fencing, ancillary parking, and ancillary infrastructure	07.05.2026	21.05.2026	N/A	26/00456/FUL - John Lewis, Arrowhead Road, Theale - Theale Parish Council object to this application for the following reasons: Due to the likely increase in traffic and the absence of sufficient consideration for the parking and management of associated vans.
26/00478/HOUSE	141 Meadow Way, Theale, Reading, RG7 5DE	Mr S Bicknell	Single storey rear extension, replacement of existing side / front flat roof with pitched roof	23.04.2026	N/A	In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council GRANTS planning permission for the development referred to in Part I in accordance with the submitted application form and plans.	N/A

## 25/02146/OUTMAJ - Whitehart Meadow, High Street, Theale, Reading

Theale Parish Council wish to formally object to the proposed development on the following grounds:

1. Loss of Rural Character and Visual Impact

The proposed development would have a significant adverse impact on the rural character and appearance of the area. The scale and positioning of the buildings would negatively affect the outlook and amenity of existing residents and fail to integrate appropriately within the surrounding landscape. The mature hornbeam trees and established hedgerows make an important contribution to the character, screening, and environmental value of the site and should not be removed. Furthermore, the submitted Landscape and Visual Impact Assessment (LVIA) appears to underestimate the long-term visual harm the development would cause.

2. Noise and Residential Amenity

Existing residents would experience considerable disruption from construction traffic, construction noise, and the ongoing increase in vehicle movements associated with the development. In addition, future occupants would be exposed to substantial motorway noise, as well as potential noise impacts from nearby pylons and proposed heat pumps, raising concerns regarding the suitability of the site for residential occupation and the quality of living conditions.

3. Wildlife and Ecological Concerns

The proposal would result in significant harm to local wildlife habitats and ecology. The loss of yet more green space, hedgerows, and natural habitat corridors would negatively affect biodiversity and disturb protected and existing local species. The environmental impact of the development has not been adequately addressed.

4. Drainage, Flooding, and Water Infrastructure

There are serious concerns regarding drainage and sewerage infrastructure, as already highlighted by Thames Water. The site is known to have a high water table and is located within, or close to, a flood plain, increasing the risk of flooding and surface water issues during and after construction. It has not been clearly demonstrated that the existing drainage and sewerage systems have the capacity to accommodate the proposed development without causing additional problems for neighbouring properties and residents.

5. Highway Safety and Access Issues

The proposed access arrangements are inadequate. In particular, the current access point from the High Street, just past Woodfield Way, is presently closed with a barrier restricting entry. Increased traffic movements would place additional pressure on local roads and create highway safety concerns for residents, pedestrians, and cyclists, particularly those using the motorway bridge crossing.

6. Lack of Social and Affordable Housing

The development does not appear to provide meaningful social or affordable housing provision, offering limited community benefit while placing additional strain on local infrastructure, services, and the surrounding environment.

For the reasons outlined above, we urge West Berks Council to refuse planning permission for this development.