

## Comments

### Options for the Future: West Berkshire Core Strategy (22/05/09 to 04/07/09)

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#### Which location would you support?

Which of the following options do you support to accommodate growth in the Eastern Urban Area? . Option 6 - None of these

#### Please give reasons for your response and indicate any alternative if you feel none of these options are suitable.

Theale will have difficulty coping with the pressures from the 350 homes already approved on appeal at the Lakeside site and cannot cope with any more housing in any significant numbers:

- . Schools fully subscribed and school sites cannot be extended. Primary school is land-locked
- . Doctor's surgery fully utilised
- . High Street, A4 between Arlington roundabout and M4 J12, and M4 Junction 12 itself are already heavily congested and cannot take any more traffic.

Theale would lose its individual village character and sense of community

- . Both Pincents Hill and Theale sites would cause gap between Theale and Calcot/Tilehurst to be eroded, leading to a perceived amalgamation of settlements
- . Theale would be perceived to be a suburb of Reading

Theale site not suitable for housing:

- . National Grid power lines cross the site:
- . Sewage works site is probably heavily contaminated with heavy metals
- . Bordered by motorway and busy A4:
- . Flood risk:

#### Effect on the AONB

Both the Theale and Pincents Hill sites would adversely affect views into and out of the AONB

#### Alternative sites

Brownfield sites will become available at:

- . Dennison Barracks, Hermitage
- . Agricultural Research Centre, Compton

as they are due to close in the next few years. Since they have established uses, they will be re-developed in any case. It would be better if they were developed for housing, rather than offices, warehousing or

distribution. West Berkshire is a net importer of labour - we do not need any more employment-generating sites.