



19<sup>th</sup> February 2023

Planning  
West Berkshire Council  
Council Offices  
Market Street  
Newbury  
RG14 5LD

Dear Sirs

### **WBC LPR Regulation 19 Objection**

I am writing to object to the planned development in northeast Thatcham as I found this unsound.

As a long term resident of Thatcham, I am concerned about this development for a variety of reasons:

#### **Local infrastructure**

My concern is that the local Thatcham infrastructure will be unable to cope with this development. The sewerage works are old and will not be able to cope with another 1500-2500 properties, so potentially another 4,000 people's waste! The local drainage system is also not very efficient, and certainly our local park floods constantly in periods of heavy rain, despite the flood alleviation works which have been undertaken.

The impact on the local roads will be horrendous. There are already queues, not just at peak times, which will only get worse. This additional traffic will create jams, not only on the A4 but on other, smaller local roads, such as Coxs Lane and Harts Hill road.

As a local resident, I spend a lot of time walking my dog through the area which is suggested for development. This is part of the North Wessex Downs AONB and also several SSSIs. How can this development possibly be good for the local environment? Could you please confirm what discussions have been undertaken with, for example the Environment Agency and CPRE?

I see that WBC have recently rejected a development between Thatcham and Cold Ash stating that 'building in a green space between Thatcham and Cold Ash should not be permitted'. Keeping this area free of development is vital so as to maintain the green belt between town and village'. How is this development not permitted but you are supporting a massive development which will virtually link Thatcham to Bucklebury and Midgham? What about the green belt between them and Thatcham?

#### **Flooding**

We were seriously impacted by the floods in 2007 and I am deeply concerned about the impact this new development will have on future flooding risks. Please can you confirm what Thames Water's view of this development is? During periods of heavy rain there is constantly flooding in our local fields, despite the apparent 'flood alleviation' works which have been completed. I think the impact on both the local houses, and the water courses: the Kennet and Avon canal, and the river Kennet will

be highly detrimental. Have studies been completed into the environment impact on these water courses?

I hope my concerns will be taken into account when considering this proposal and that common sense prevails and that this enormous development will be declined.

Yours faithfully

Barry Portsmouth