

From: [P. Cload](#)
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection-SP17
Date: 03 March 2023 14:58:29

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Re - WBC LPR Regulation 19 - Objection-SP17

Greetings,

I would like to add my voice as an objection to the planned massive housing building project sited in greenbelt land north of Thatcham.

I am very concerned that this plan is full of issues that will drastically and detrimentally affect the residents of both Thatcham and surrounding rural villages like Cold Ash, Ashmore Green and Bucklebury. I believe there is clear evidence that the number of houses and thus people and vehicle movements will overwhelm existing roads, schools and medical provisions of doctors and dentists. I am also very concerned that environmental impacts have been down played and this increase in housing will impact detrimentally on many species including protected creatures such as bats, amphibians and badgers.

It is clear from the plans and other information including government guidance that various thresholds will not be met for new schools, doctors surgeries or dentists to be build; even if they could be staffed, which is doubtful given the current issues within those industries for recruitment. Current facilities in the Thatcham area are at or above capacity and are situated in places which cannot be expended to account for such a huge building project. Thatcham has recently lost one pharmacy and another is closed more than it is open, it has no bank and limited shopping. Any new residents will be forced to take to their cars to get even the most basic services. Without the services to look after such a large projected increase in population the whole project becomes unviable.

As for roads, this number of houses, are sited in such a way to funnel huge amounts of traffic north to the M4 / A34. All of the roads in that direction are small and rural, barely capable of taking current traffic levels and are not suitable for widening or expansions. Any increase will bring unwanted noise, fume and light pollution to the doorsteps of the many rural residents. The alternative, is shunting traffic out on to the already congested A4 where many junctions are clogged at rush-hours or through sites were regular accidents happen. Wider, an increase in traffic around Thatcham will only exacerbate the major issues around the Thatcham Level Crossing; which is totally unfit for purpose and causes massive tailbacks every day with attendant frustrations, delays and pollution.

Finally, building such a large project on greenbelt land is against all sense, when we should be preserving our green spaces. The current information on the environmental impact is woefully short of properly assessing the current landscape and its value to both the existing human population and the wealth of wildlife that calls it home. No amount of landscaping between houses or vague comments on the provision of a 'park' will make up for the total loss of many areas of farmland, hedges, trees and green spaces. While not in the AONB, it is well known that this area provides a buffer between the urban sprawl and the protected areas, as well as clear

demarcations between Thatcham and many outlying villages. Biting into this space will harm both the wildlife who use it and the very feel of the environment in this part of West Berkshire. Further, Thatcham has suffered severe flooding in the past, much work has been done to protect the Kennet Vale from a repeat. There seems to be little concern in the plans about the impact building so many new houses will have on the ability of those flood protections to cope. Nor do the plans take any note of the many upwelling springs on that hillside which are currently 'managed' by the expanses of green absorbent land which would be lost under concrete should this project proceed.

In conclusion the whole plan is over sized, poorly presented and planned and I cannot find one positive thing to comment on, so I have to strongly object to this expansion of Thatcham.

Yours

Mrs Pauline Cload

Of Woodcutts – Hermitage Road RG18 9JN