

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Comments WBC Local Plan Main Modifications MM25 & MM26  
**Date:** 25 January 2025 12:06:22

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Dear sir,

I am writing with a number of concerns about the plan for 2500 houses in Northeast Thatcham, prepared by the current landowners. There are so many areas in this plan that I feel are unsafe or incomplete or not researched enough, but I have tried to keep this email short in order to register my concerns and to cover just a few of the points that trouble me.

#### 1. Sewage Sustainability Appraisal Appendix 5

No building work can start anywhere in the UK unless it has been confirmed that there is adequate capacity to handle the sewage produced.

Thames Water are close to bankruptcy and, with the Thatcham plant at more than full capacity, the required extra capacity is not and will not be available for the foreseeable future. There is no indication in the plan that Thames water have been asked about their ability to process the sewage from this 2500 house development. Surely this is essential before any approval or building work starts?

#### 2. Transport

The plan completely sidesteps the subject of transport and only focuses on internal roads and access points into the site. There is mention that people living in the site will use cycles or walk to the station or into the centre of Thatcham. This is an unrealistic expectation and there is no mention in the plan of any upgrades to existing roads, new roads or indeed a bridge over the level crossing at Thatcham. Tull Way, the bypass around Thatcham, was built when approximately 700 houses were built and there is clearly a need for a substantial change to the surrounding roads if 2500 houses are built on the site.

#### 3. Urbanisation

This development will effectively remove any gap between Thatcham and Upper Bucklebury. Other settlements in West Berkshire have seen their strategic gaps retained to ensure that urban sprawl like this does not happen. Henwick field brings to mind, and this is exactly the same situation.

#### 4. Green infrastructure Main Mods 2.12

There is reference in the plan to green areas that will be "retained in perpetuity". There is no further definition of this term, and without extremely precise wording the green areas could easily be used for further development. This is particularly important as the site itself is in the setting of an area of outstanding natural beauty and despite that, 2500 houses are being proposed for greenfield land that was never intended for development.

#### 5. Lack of detail and precision Main Mods 3.5

There are so many areas in the plan where "further consideration or analysis" are mentioned. A lot of this essential detail is therefore missing and has not been properly considered or assessed. Surely there is substantially more work that needs to be completed before any building work is started. A detailed traffic survey with proposals and copies of letters to and from Thames Water would at least be a start in this

process.

Yours faithfully.

Michael Morrison

