

From: [REDACTED]
To: [REDACTED]
Subject: Proposed NE Thatcham Development SP17
Date: 31 January 2025 20:44:17

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

I

PART A

Title : Mrs
First Name : I. Katharin B.
Surname : MONTAGUE-JOHNSTONE

PART B

Proposed Main Modifications and Proposed Changes to Policies Map

Document name Modification/change reference (MM/PMC)

Legally compliant. NO
Sound. NO

Positively prepared. NO
Justified. NO
Effective. NO
Consistent with national policy for Sustainable development. NO

I cannot understand how this proposed development can be described as sustainable. It is an overly huge number of houses being built on agricultural land right next to an area of AONB and on land liable to flooding which is highly likely to increase the risk of flooding on the existing Thatcham town below it. Due to poor infrastructure and inadequate public transport, it will result in a massive increase in road traffic in every direction and cause more congestion that occurs already. Particularly vulnerable will be the villages and hamlets along Bucklebury Common towards Cold Ash & Hermitage (junction 13, M4) and to Chapel Row, Bradfield Southend and Englefield/Theale (junction 12 M4) as the roads are rural and often muddy. These will be used as rat runs to the motorway for new residents to avoid congestion along the A4. There are already frequent accidents due to excessive speed, traffic incidents and collisions with wild animals. These occurrences will only increase along side the increase in the volume of road traffic.

Local schools will struggle to find so many additional new places for students particularly at Secondary level and students will have to be driven or bussed out of the area ... adding to the traffic issues along the A4 and surrounding villages. Parking is already a problem in Thatcham and the problem will be exacerbated. The car parking at the local railway stations is limited and often full - this will only get worse if 2,500 houses are built with many people trying to travel to work by train.

Local doctors' surgeries are at capacity, as are local hospitals including The Royal Berkshire Hospital and it is difficult to get an appointment with out waiting several weeks. The planned new doctors' practice will be full as soon as it opens and it is nearly impossible to find an NHS Dentist that can take new patients on their lists.

The water and sewage systems are stretched even before this development with some sewage plants needing to be pumped out 24 hours a day and huge lorries moving the waste elsewhere to be treated. The roads are being destroyed by the constant heavy traffic - such as those in Woolhampton and Brimpton and nothing is being done to improve the system now, let alone a plan to improve it after the influx of so many more people. It will result

in increased water pollution in the streams and rivers. Domestic waste and rubbish will increase exponentially with no obvious plan how the already struggling waste companies will manage to remove the increase in load.

These are only the infrastructure issues - the effect on the environment and wild life will be most marked with a considerable loss of habitat. The whole rural area will be affected by light pollution, particularly Upper Bucklebury, Midgham, Chapel Row and Brimpton but there will inevitably also be a severe increase in air pollution, water pollution and noise pollution throughout the area with a deleterious effect on the health and well being of the human population. Wild life from bugs and beetles, to birds and larger mammals will all suffer from loss of habitat and pollution.

We find it extraordinary that anyone would consider a development this huge size to be a satisfactory action for Thatcham and the surrounding areas. I do hope the planning department of West Berkshire will reconsider the scope of this suggested increase in housing numbers.

I would like to be notified of the publication of the report of the inspectors appointed to carry out the examination. Also any adoption of the local plan.

Sent from my iPad