

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: Local Plan Review
Date: 24 January 2025 10:43:27

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

Dear Sirs

I write in connection with the revisions to the Local Plan and wish to comment specifically on the proposal to increase housing in North East Thatcham from 1500 to 2500 homes to which I would register my unequivocal objection to the scheme. However in view of the Governments direction on house building I wish to note the following.

1. Traffic

During the recent roadworks in Thatcham to modify the pedestrian crossing by the Health Centre there was a significant increase in vehicle movement through Upper Bucklebury due to drivers trying to avoid the severe traffic congestion that the roadworks caused on the A4. Peak periods saw a constant stream of vehicles on Broad Lane and Harts Hill Road and should this development proceed then this increase in traffic will become the norm. We already see long queues of traffic at peak times in Floral Way trying to access the A4 and with an additional 3000+ cars on this new estate this can only get worse with drivers taking the alternative route the the villages making it dangerous for pedestrians where there is no footpath on Burdens Heath and the Ridge which would be the route to access the M4 west. During the construction period, all construction traffic will have to use the A4, thereby causing significant congestion and increasing pollution in the immediate area for years to come.

There is also a major development being constructed in Theale which as direct access to the A4 and is very close to the Junction 12 of the M4. There is already significant traffic delays at the junction at peak times and the NE Thatcham development can only add to these problems. How much more congestion will result when this North East Thatcham development starts? Has anyone carried out a detailed traffic analysis on the affect of these two developments on the road network?.

2. Sewage and Storm waters

The existing Thatcham sewage works is already at capacity and during storm conditions it cannot cope with the additions flows and has to discharge untreated sewage into the river Kennet. In recent heavy rains the volume of water running down Harts Hill road has been considerable causing flooding on Floral Way at the Harts Hill roundabout. Any works on the NE Thatcham site will increase surface water runoff from the area which was once green fields and exacerbate this problem and increase pressure on the sewage works resulting in more pollution to the Kennet. If the project is allowed to proceed no works should commence until the Thatcham sewage works has been fully upgrad such that it can cater for all anticipated future flows and assurance is obtained from independent consultants that the storm water sewers have sufficient capacity. If it is shown that there is

insufficient capacity then they must be upgraded before any housing is commenced .

3. Infrastructure

As inferred in 1. above the existing road network serving this proposed development is wholly inadequate to accept the anticipated additional traffic flows. A detailed independent traffic plan appointed by the Council but funded by the Developer should be put in place and all recommendations instigated before any works are allowed to commence on the NE Thatcham development.

Local schools and health care facilities are already at capacity and it is noted that the Developer states that provision of funding for additional facilities is not viable unless 2500 houses are constructed and about half are occupied. This is totally unacceptable as this will put an intolerable strain on existing services and therefore additional services should be constructed in advance of occupation with funds provided by the Developer so as to not increase financial burden on the existing communities.

With best regards

Phil Teal

