

# To West Berkshire Council Planning Department

From R.F.Sadler

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## North East Thatcham Development Proposal

Although I appreciate the difficulty you face in West Berkshire Council in trying to find suitable space to accommodate the Government's mandatory housing targets, I hope the recent announcement that mandatory targets are to be scrapped, will mean the N.E.T.D proposal can be reviewed taking into account comments made on 7<sup>th</sup> December by the Prime Minister in "the house" namely "Developments should protect the character of local communities", that there will be a "crackdown on Land Banking" and a reference to "millions [£] being invested in Brown Field Site developments"

All of which now appear to have a bearing on this proposed development and will mean along with many other key areas which seems to have been disregarded, the whole plan can and should, be reconsidered along with areas that appear not to have been given due consideration. Such as.

A] an improvement to road and access infrastructure to handle the inevitable increase in road use along the A4 and throughout the minor roads dissecting Cold Ash, Upper Bucklebury, Midgham, Brimpton, Woolhampton and of course not least Thatcham and the provision of a long overdue bridge crossing the railway, canal and river Kennet.

B] I see no mention for extra secondary school capacity for the Kennet school or anywhere else. The Kennett already being oversubscribed, so how will extra places be achieved?

C] With the development being proposed on a green field site adjoining an AONB I see nothing positive or related studies regarding the impact or such a development on biodiversity or damage etc to the ecosystem both in the general AONB and in particular Bucklebury Common, so it is inevitable the development will definitely not “protect the character of our local community” therefore should be seen as going against the view of the Prime Minister and the current government’s view.

D] I believe there has been a development proposed to you [WBC] covering an area containing a portion of land considered a “Brown Field” site on the south side of Thatcham know as Colthorp. This development also proposes a rail bridge. It seems to me, that such a proposal needs to be considered to help answer some of the infrastructure issues previously mentioned.

Equally some years ago a proposal was rejected for a smaller development covering an area known a Seigecroft Farm I believe if this proposal was re-visited and pulled together with the previously mentioned, Colthrop / South Thatcham opportunity a much more harmonious and balanced expansion could be achieved.

I could continue endlessly with negative observations regarding the proposal and in particular its scale and the negative impact it would have on the local environment the wild life and general ecosystems that flourish in such an area and the adjoining AONB.

But considering the apparent NEW attitude in rural development reflected in the Prime Ministers announcement I would urge you [the WBC] take a rain check and absorb the latest information and hopefully be in a better position to develop a more practical and acceptable plan for the future.

Regards

R.F.Sadler

