

**Planning Department
West Berkshire Council
Council Offices,
Market Street
Newbury,
RG14 5LD**



23/01/25

Dear Sir or Madam,

Re: Objection to Planning Application 23/02187/FULMAJ for Housing Development at Thatcham North East

1. Introduction I am writing to formally object to the proposed housing development at Thatcham North East. As a local resident, I have serious concerns regarding the impact this development will have on our community and the surrounding environment. The development will increase the local population by at least 10%, probably more. I would like to see WBC produce a booklet that gives a thorough description of what will be built, to what standards, the changes to infrastructure and the environment. This should be distributed to all residents and then WBC should invite us all to raise any issues. The current process lacks transparency.

2. Traffic and Transportation Issues One of my primary concerns is the increased traffic congestion that will result from this development. The local roads are already struggling to cope with the current volume of traffic, and additional vehicles will exacerbate the situation, leading to longer journey times and an increased risk of accidents. There is no clarity or certainty on a replacement for the level crossing. The existing by-pass will no longer be fit for purpose as it moves towards the centre of Thatcham. The estate roads will need to be able to support electric vehicles, from a charging point of view as well as their increased weight and separation requirements.

3. Environmental Impact The proposed development poses a significant threat to the local environment. The site is home to a variety of wildlife, and the construction will lead to habitat destruction and loss of biodiversity. It is an AONB without the designation. Additionally, the increased pollution from construction activities, densely packed estates and additional vehicles will have a detrimental effect on air quality. Will Thames Water be able to adequately service these houses without having to resort to the use of attenuation basins (as used on the Lambourn Meadows estate)?

4. Infrastructure and Services The local infrastructure is not equipped to handle the demands of another large housing development. The existing schools, medical facilities, and other public services are already overstretched, and the additional pressure from new residents will further strain these resources, reducing the quality of service for all. There are no guarantees of any new schools. What are the plans for the expansion of the town centre?

5. Impact on Community Character The proposed development is not in keeping with the character of our community. The scale and design of the housing are out of place and will negatively impact

the aesthetic and social fabric of the area. Our community values its open spaces and green areas, which will be lost if this development proceeds.

Conclusion In conclusion, I strongly urge the council to reject the planning application for the proposed housing development at North East Thatcham . The adverse effects on traffic, the environment, local infrastructure, and the character of our community far outweigh any potential benefits.

Thank you for considering my objections. I look forward to your response.

Yours sincerely,

Steve Davies