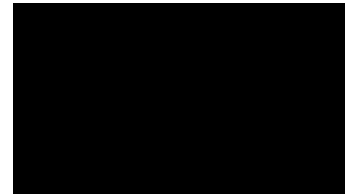


Planning Department,
Council Offices,
Market Street,
Newbury, RG14, 5LD



25.01.2025

WBC Local Plan Main Modification MM25 & MM26

Dear Sir,

I am writing to voice my concerns about the 2,500 houses that are proposed to be built in NE Thatcham. While I support the building of houses in the area in general, the application raises grave concerns.

1) The A4 is already often contested and the majority of the roads both north and south are rural and not built to accommodate the traffic this development would generate.

There has already been a noticeable increase in through traffic through Upper Bucklebury in recent years, as it is presumably being used already as an alternative to the A4. Despite the traffic calming bollards in some places, it is sometimes difficult now to cross the road safely. The Harts Hill is a narrow, twisty road, which is not suitable for the large increase in traffic that this development would generate.

2) We live in an area which is recognised as being nationally significant for diverse wildlife. BPC proved that the ecology survey and evidence base were incorrect and outdated to support 1,500 dwellings. No updates have been made to reflect the increase of 1,000 more houses.

Increasingly concern is being raised nationally about the seriousness of loss of habitat and species in our countryside caused by erosion of the countryside and an increase in visitors to fragile wildlife sights. It is difficult to see how a development of this size, so close to ancient woodlands and Bucklebury Common, causing a huge increase in visitor numbers, could be accommodated without considerable damage to habitat and wildlife.

3) There has been a lack of update to assess the impact of sustainability as a result of the increase in dwellings.

Many aspects of the mitigation/impact/delivery and design were left to The Master Planning Process, with little assurance from WBC on how this will be carried out. Thatcham has already seen the building of a number of large housing estates in the last 50 years, without significant improvements to the infrastructure. It is difficult to see how this very large development could comfortably be absorbed into the existing town without a detailed and costed infrastructure plan,

Yours sincerely,

Wynne Frankum