



19th February 2023

Planning
West Berkshire Council
Council Offices
Market Street
Newbury
RG14 5LD

Dear Sirs

WBC LPR Regulation 19 Objection

I am writing to object to the planned development in northeast Thatcham as I find this unsound.

As a long term resident of Thatcham, I am concerned about this development for a variety of reasons:

Flooding

We were seriously impacted by the floods in 2007 and I am deeply concerned about the impact this new development will have on future flooding risks. Please can you confirm what Thames Water's view of this development is? During periods of heavy rain there is constantly flooding in our local fields, despite the apparent 'flood alleviation' works which have been completed. I think the impact on both the local houses, and the water courses: the Kennet and Avon canal, and the river Kennet will be highly detrimental. Have studies been completed into the environment impact on these water courses?

My other concern relates to drainage. The sewerage works in Thatcham are old and I am concerned that an additional 1500-2500 homes would overload the system completely.

Transport

The impact of the additional traffic created by residents of 1500 new houses is going to be enormous. There are already substantial traffic jams during the rush hour on the A4 and surrounding roads, in particular Floral Way. How will this traffic be mitigated? Thatcham of course has a station and buses but these are inconsistent and in the case of the train very expensive, so the majority of commuting will be undertaken on the road.

The crossing at the train station is another area of concern. How will the additional vehicle movements be mitigated? There are already constantly huge queues, creating delays and having a detrimental impact on the air quality in the local areas.

Healthcare

The local GP surgeries are already massively oversubscribed – it already takes an average of 3-4 weeks to get a routine appointment with the local surgery and the numbers of patients per GP is already far too high.

Although the plans state healthcare provision is incorporated, I see no detail within the plan. How will you recruit GPs when there is already a national shortage and the local GPs are in no position to deal with additional patients.

Education

I do not understand the provision for education within your plan? Kennet school already has over 1800 students – how can this school possibly absorb all the extra children without jeopardising their 'Outstanding' status? I do not understand what provision has been made for pre school and junior schools either.

I hope my concerns will be taken into account when considering this proposal and that common sense prevails and that this enormous development will be declined.

Yours faithfully

Katherine Portsmouth