

Mr Paul Dalgarno



Subject: WBC LPR Regulation 19 Objection

Dear Sir/Madame,

I am writing this letter to raise my concerns and objection to the proposed development of NE Thatcham due to the negative impact it would have on the local area.

Environment

I am concerned that a development of this size and scale in a single location would have a number of negative environmental impacts as below:

Flooding : a development of this size with the proposed amount of hard surfaces, would inevitably increase the amount of surface run off, which could cause flooding.

Nutrient pollution : I am concerned that a development of this size would have an impact on the River Kennet by increasing nutrient pollution created by the additional Rainwater runoff, and by the additional Sewage created by the increased population. It has been reported on a number of occasions that the river Kennet is already very polluted and that the local sewage works have on a number of occasions been overwhelmed and this development is very likely to significantly increase this likelihood. I understand that the river Kennet in this area is not a Special Area of Conservation, however, it is a Chalk stream and should therefore be offered a level of protection from significant developments.

Traffic

As a local resident and commuter to a local business, I am regularly stuck in traffic queues heading into Thatcham that tail back 1 to 2 miles from the Bath Road / Pipers Way roundabout, I believe that this many houses in a single location given the local infrastructure would significantly increase this traffic and inevitably cause an increase in traffic pollution and a reduction in air quality.

I am also concerned that this traffic would inevitably push traffic onto the smaller single-track roads around the local area that currently have no pavements and offer little protection to pedestrians given the expected increase in traffic and likelihood of frustrated drivers using these lanes to avoid the excess traffic.

I am concerned that West Berkshire council have appeared to change their position on developments of this nature having previously rejected a much smaller proposal for amongst other reasons the following : *"The council also said that Siege Cross would erode the identity of Thatcham and the surrounding rural settlements, while producing clear and demonstrable harm to the landscape."*

Having read the West Berkshire Council proposal I do not believe that it is 'Sound' and is little more than a sales pitch rather than an objective proposal assessing all the local options.

Regards,

Paul Dalgarno