

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection
Date: 27 February 2023 12:42:22

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To whom it may concern

My name is [REDACTED]

I have tried to register my objection via the online portal but I'm afraid that I found it too confusing.

I strongly object to the proposed plan to expand to the north east of Thatcham for the following reasons. I am willing to appear at the public enquiry if required.

1. Transport

The area around the east & north of Thatcham is already very often heavy with traffic & traffic jams, (causing pollution) due to the sheer volume of traffic.

I believe that the "Traffic Survey" carried out for the plan was done during the Covid Lockdown & is therefore unsound & disingenuous, (bordering upon corrupt)!

Adding more houses to the area would increase the traffic & pollution, with increased volume & danger along Harts Hill Road & into Upper Bucklebury

2. Access & Junctions

The transport assessment proposes new "priority junctions" but gives no details of where, how many, or how these will work? Therefore, there are no modelling results at all, even though, again these would have been created during the Covid pandemic.

3. Car Parks

I do not understand the need for car parks, unless it is to provide a location for anti social behaviour of an evening. Requiring car parks in the plan surely acknowledges an increase in car use?

4. Safe & sustainable Transport

The plan will increase the use of private vehicles on already crowded small roads. This will have a detrimental effect on road safety & make it more dangerous to walk or cycle in & around the area.

5 Healthcare

The population of Thatcham is already very high for the number of General Practice Doctors & especially dentists.. There is already a long wait for an appointment at both. Putting more houses in the area without having completed a Health Impact Assessment does not seem sensible. There appears to be no plans, (just words) for increasing the infrastructure to both GP surgeries & dentists. Thus increasing the problems of getting access to healthcare in the area.

6 Environment

Most mornings I see some deer & muntjac, the occasional fox, kestrels, red kites & buzzards from my house. The buzzards & kites in particular, use a couple of the trees which will be felled by this development. I have, in the past seen a snake, (not sure if was an adder) & what I think was a great crested newt, in the proposed area. Also, most evenings during the warmer months, bats are flying around the area. All of these would be lost if the development goes ahead as suggested. There are also a number of beehives at

the rear of my property. If this plan goes ahead the bees would no longer have anywhere to forage.

7 Water

At the moment Thames Water often end up releasing untreated waste water, (including raw sewage) into the River Kennet & the Kennet & Avon Canal. This is due to the waste water treatment plant being overwhelmed with the amount of rain water being disposed of by the town of Thatcham as it is. If there are another 1500 - 2500 homes added to this & acres more tarmac & concrete, then it is obvious that the amount of waste & rain water needing to be disposed of will increase & therefore Thames Water will have to release more & even more often.

The whole of this proposed development is a "green field" site & the impact on the environment will be devastating. The report suggests, (again just words, no evidence) that it will have a positive impact on sustainability. Again, I would suggest, disingenuous, (possibly even a straight forward lie).

It appears that the main motivator for this development seems to be financial. Plans for a development on Siege Cross farm land was rejected a couple of years ago, apparently due to "urbanisation" of the area & lack of infrastructure & yet this plan, (incorporating the same land) seems to be being approved without regard to the previous decision?

The "gap" between Newbury & Thatcham is already only one field / width of the A4 wide & by increasing the size of Thatcham & Newbury the way that is being proposed, we are going to end up with another urban sprawl, similar to Slough. A massive conurbation in the West of Berkshire!

I also believe that there are some suitable "Brown Field" sites, such as Colthrop, which developers have suggested could be used. Including offering a road bridge to assist with the level crossing. I have been told that this was turned down by the council as "Drivers would use the bridge instead of waiting at the crossing". I do not understand this logic?

Please register me as an objector to the proposed plans & acknowledge receipt of this email?

Best regards

