

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** Objection to NE Thatcham Proposed Development  
**Date:** 28 February 2023 20:17:16

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To West Berkshire Council,

As a resident [REDACTED] for 30 years, I'm writing to raise my concerns over the proposed development of NE Thatcham consisting of 2500 houses being built from Cox's Lane to almost Lawrence's Lane and spreading up the beautiful countryside to Upper Bucklebury. I'm led to believe this is like building a town the size of Hungerford on the edge of our Town!

There are so many reasons why this development is WRONG and SHOULD NOT be approved!

#### Infrastructure

Schools, Doctors, Chemists, shopping facilities, parking in the town, and sports facilities can't even cope at the moment. The nearby roads are already busy, especially in the mornings, you can queue down Floral Way to get to the A4 way past the Mill House now! Today is not a good example of the traffic conditions as we are still living from post covid effects where more people are working from home, as we return back to normal more people will be traveling into the office, increasing traffic congestion to a level that's unsustainable. Parking at the train station is already an issue most mornings and the queue caused by the level crossing is currently too long, with new housing you won't even be able to reach the road which gives you access to the station! How are all these issues going to be resolved, I see no plans in place to help with any of these.

#### Environmental

We live in a place of outstanding natural beauty and we love where we live. Our family love walking our dog in the fields where the proposed houses are to be built. These footpaths are used by so many people and the views are outstanding, this will all be ruined by this proposed development! These beautiful walks are good for people's physical and mental health. There is so much wildlife that depends on this open space, their habitats will be destroyed and would have an adverse effect on the AONB which WBC is required to protect! Building these houses will also increase the risk of Thatcham Flooding again, surely this must be a concern for the council. Other issues will be increased light, noise, and air pollution.

It has amazed us that WBC has broken its own processes by not inviting others to tender for developing the NE strategy and instead only having ONE developer basically write the plan. It is wrong on so many levels and leaves us feeling that WBC does not care about its residents and we have lived in Newbury and Thatcham all our lives! Is money from developers more important?? We are also troubled that other potential development

sites available that may reduce WBC's reliance on Thatcham North East to achieve a workable Local Plan are not being considered. We are also shocked to see a report on Newbury Today claiming there are flaws in the Local Plan has been strangely been removed?? Why is this??

If these plans go ahead, we will strongly consider moving from the area, for many years we have been [REDACTED] and we would change our vote to another party that is more interested in their residents than receiving money from developers!

Regards

[REDACTED]