

WEST BERKSHIRE  
COUNCIL

02 MAR 2023

DEVELOPMENT & REGULATION

26<sup>th</sup> February 2023.

Dear Sirs,

re: WBC LPR Regulation 19 Objection

I am writing to object to the Thatcham NE Development, it is very unsound on so many factors. I will deal with each one in turn.

Healthcare:-

All 3 practices locally are already oversubscribed. I believe that my surgery [REDACTED] would struggle to take any new patients. Local pharmacy closures are also a problem. It takes about 2 weeks to get an appointment - what will happen if this huge development goes ahead?

The plan proposes a 450 sq m primary healthcare facility - there is no detail about this.

On this point for a development of this size a Health Impact Assessment (HIA) should accompany it to demonstrate how the conclusions of the HIA have been considered in the design of the scheme. It would appear that neither

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West Berkshire Council or the developers as public / private stakeholders have arranged or published a prospective HIA specific to the North-East Thatcham Development.

New housing will put an immense strain - (young children / maternity etc.) on an already stretched facilities

#### Dentists :-

My points above also reflect the position relating to dentists.

#### Schools :-

The plan states (SP17NE) that the site will provide Nursery + Early Year provision but this is not clearly defined. How can a site of this size not clearly show what is going to be provided?

The plan for a secondary school is unsound there is no evidence of numbers, the location is not clear, or the number of form entries, and the funding is unclear. A 2 form entry (4 form entry is required for sustainability) the current infrastructure can't support the current plan.

Sports Field Provision - school fields require flat ground - the only area will be near to the A4 dual carrieway - a very busy road - hence

a lot of car fumes. If the school is not viable the playing fields will not materialize.

### Traffic:-

We are led to understand that traffic from the development would link to Floral Way and the A4. The Transport Assessment published on 06/01/23 mentions an exit north of the site on to Harts Hill - traffic to and from the site only going towards Upper Bucklebury.

A few things to mention here - Harts Hill is a very narrow, bendy road, with blind corners, it is already a very dangerous road - so more potential for serious accidents. There is no pavement facility or 1 feet room to provide this. It is extremely dangerous - especially in winter - it constantly has surface water running down it. Traffic coming from the exit towards Upper Bucklebury is taking more traffic onto a single lane, village roads which are already 'rat runs' from the A4. It is already busy and an accident waiting to happen, more traffic & feet will have devastating consequences.

There is also mention of a car park on Harts Hill - there is no sight of this on

plan. This will add to the dangers and congestion as well as encourage anti-social behaviour. The traffic is already very busy - I travel from Upper Bucklebury into Newbury for work it is very frustrating, I sit for a long time waiting at the traffic calming chicane - this will be made so much worse with the new development - and more scope for accidents. A lot of children walk to school - again I am very worried it is already an accident waiting to happen - more traffic will severely increase this risk. Another knock on effect will be increased pollution.

#### Water supply / sewage disposal.

We already experience water issues, both with our homes and <sup>water</sup> on the roads. I just feel that the infrastructure is <sup>not</sup> there to cope with this development. The amount of standing water outside Peaches stores by the crossing / chicane has been frightening.

#### Environment:-

It is very worrying that a number of serious threats to the environment have been identified. It will cause a detrimental impact on legally protected wildlife.

It will forever damage the countryside, ancient

woodland and heaths. The proposal for 2  
'country parks' is very vague.

Conclusion:-

In conclusion I think that the plan is  
wholly unsound. WBC have broken their own  
processes for not inviting others to tender  
for the development - one developer has written  
the plan.

Communities have not been consulted and clear  
plans have not been produced. It all looks  
to be very inadequate.

The pressure that it will put on local  
doctors, schools, roads, the environment are  
unacceptable.

Again, I object to this development and  
feel that it is wholly unsound, and I hope  
that common sense will prevail.

With kind regards

[Redacted signature]

If required my contact details are:-  
address as page 1, email address [Redacted]

Tel: [Redacted]