

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection
Date: 03 March 2023 21:59:57

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Dear West Berkshire planning

WBC LPR Regulation 19 Objection

I wish to object to the proposed North East Thatcham Development.

This is a major development of the largest scale and is not supported by the local community. I understand and am fully supportive of the need for additional housing and understand it needs to go somewhere. However this site can not support a development of this scale.

Specific reasons for objection include:

1. Roads

Harts Hill Road is simply not suitable for the large amount of traffic. I regularly cycle from Thatcham station to Bucklebury and it is already uncomfortable with the existing level of traffic. It would be intolerably dangerous with the additional volumes.

I am also concerned that the routes around Upper Bucklebury will become 'rat runs'

The level crossing at Thatcham already causes huge delays which will only be worsened by this development.

2. Other infrastructure

The power grid, water system and sewage are all already under pressure. A development of this scale will struggle to be accommodated.

3. Schools

As far as I understand it there is no budget from the developers for sufficient schooling. Thatcham is already over subscribed, the Kennet is too small and children have to travel to Newbury. It is unacceptable to build new housing without schools

4. GP surgeries

As above I understand there is no provision for new NHS facilities, this makes no sense to me.

5. Surrounding area

The proposed area is a critical 'green lung' between Thatcham and Upper Bucklebury and an important part of the amenity both settlements. All existing dwellings in both settlements would suffer. Similarly the loss of biodiversity would be a major negative impact.

6. "The thin end of the wedge"

I am also very concerned that any form of development would end up being significantly extended as is so often the way. It is impossible to 'future proof' any consent effectively to prevent this.

Many thanks for taking on board these considerations. I will not be attending the enquiry.

Yours sincerely

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