

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection - SP17
Date: 03 March 2023 07:40:31

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I am writing to object to the proposed Thatcham NE Development on the grounds that it is unsound and will have a profound negative impact on both myself and the surrounding environment.

Whilst I am fully aware of the the pressure on WBC in terms of the need to increase housing stock, the proposed development is unsound in a number of fundamental ways:

1. Transport impact

The development would create an intolerable increase in the level of traffic using roads that are already fully congested particularly at peak times. The A4, particularly to the eastern side of Thatcham would inevitably become gridlocked further. This will impact profoundly not only the immediate area but also create increased pressure on alternative routes. The road through Upper Bucklebury already has in place measures to reduce speed given increased traffic volumes. The Development would force even more traffic onto this road which is self evidently not designed for such usage and would impact all residents in the village. The impact of the additional traffic on Harts Hill Road would be catastrophic particularly given plans for access to the development on that road. The inevitable bottlenecks created would mean access to and from Thatcham and Newbury for Upper Bucklebury residents would be seriously impacted.

Furthermore, the development would place intolerable strain on the roads and parking nearby Thatcham Railway Station as it would be inevitable that users of that station from the development would drive and park.

Building the proposed development would cripple an already overstrained local transport infrastructure.

2. Environmental impact

It is undeniable that the development will clearly destroy a large green field site which in itself will have a tremendously negative impact on the surrounding area. Whilst it is acknowledged that the development will not directly be built in areas of specific protection etc. the very close proximity of the development to these areas (eg.natural woodland) would inevitably mean that these areas would be extremely adversely affected. It is inconceivable that large numbers of people, particularly children, would gravitate to these protected areas and sadly, there are innumerable precedents that prove this would destroy their beauty and underlying habitats. This should not, indeed cannot, be allowed to happen.

Building a development of the scale proposed and at the site earmarked is criminal in ecological terms.

3. Local infrastructure

Key facilities in Thatcham and the surrounding areas are already at breaking point. In particular, existing schools, doctors and dental surgeries simply will simply not be able to cope with the large population increase. Trying to squeeze the proverbial quart into a pint pot will not work and will adversely affect the whole population. In terms of Thatcham itself, the village simply cannot handle the additional number and a ripple effect will impact the whole community and in particular outlying areas such as Upper Bucklebury.

Quite simply, a development of this scale is unsustainable in its current location. Alternative solutions should be sought.

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