

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** WBC LPR Regulation 19 Objection - SP17  
**Date:** 03 March 2023 12:09:21

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Dear Sir or Madam

I am writing to object to the proposal for 1500 houses at the NE Thatcham Development. Please forgive me if I am not writing in the correct terminology but I have no experience in planning.

My objections are:

Pet ownership. 27% of the UK population own a dog. As this is a national average, I would expect the number of dog owners in West Berkshire to be higher. It is inevitable that a large proportion of the new residents of the north east Thatcham development will be walking their dogs on Bucklebury common. Assuming dogs are walked twice a day, we are looking at 810 walks a day. This would have a colossal impact on: footpaths, birds, insects, plants, to name but a few. Dogs, as wonderful as they are, are not quiet wildlife loving animals.

Public transport in Thatcham is poor, therefore the majority of the 1500 households will have a minimum of one car, and most likely two. The increase in traffic around will be detrimental to this quiet residential area.

There is very limited parking at the Bucklebury common, so it is likely that cars will be parked on narrow roads where passing is likely to be difficult. There are no footpaths so this would also cause a danger to pedestrians.

Many of the roads around Bucklebury are designed 'quiet roads'. There must be very good reasons why these were designated as 'quiet' and it seems a contradiction that an area where the council consider quiet roads are a good idea, for planning to be considered for 1500 homes. How will West Berkshire Council enforce these 'quiet status'?

The roads around Bucklebury, Cold Ash, Chapel Row and Beecham (as well as the smaller villages) are not suitable for the volume of traffic that a development of 1500 homes will generate. Many of the roads are suitable for single file traffic only. Many of the bends are dangerous. There are no footpaths.

The train crossing in Thatcham is already severely congested at many times of the day, particularly in rush hour. The impact of another 1500 cars (and most likely more than this as many households will have more than one car) will have a considerable impact on the local area and communities around the station area, which is already very poor at busy times of day. Queues already build up in all directions and this development will only make this situation considerably worse.

This scale of this development is out of keeping with the local area. Bucklebury is a relatively small village. The impact of 1500 homes on the outskirts of Bucklebury will irreversibly change the intrinsic nature of this village.

We currently have an energy crisis and food costs are rising. It seems illogical to be

looking to build on green fields. Whilst they may not be prime agricultural land, there are many other uses that would be appropriate. I would like reassurance that West Berks Council has fully considered all options for use of this land.

It appears that there is not jobs available for an additional 1500 people (or 3000, assuming two adults will be working. Are there vacancies that would be suitable?

In summary, I strongly object - a development of 1500 homes is out of proportion for this area and should not go ahead.

As a final point- I note that Catesby Estates which is promoting the scheme for north east Thatcham says "This sustainable location for new housing provides a unique opportunity to deliver a sensitively designed energy efficient residential scheme" There is nothing 'sensitive' about a development of 1500 homes on the edge of a small village. I am shocked that West Berkshire Council has allowed a business to make such a spurious claim and I request that this statement is removed. In addition, there is no explanation for what is sustainable about the development. The word sustainable is used inappropriately and should not be allowed by West Berkshire Council. I am extremely concerned that West Berks Council is allowing agents acting on its behalf to make unsubstantiated claims.  
<https://www.catesbyestates.co.uk/land/land-to-the-north-east-of-thatcham-thatcham?r=1>

With many thanks

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