

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection N E Thatcham Development
Date: 26 February 2023 18:34:31

This is an **EXTERNAL EMAIL. STOP. THINK** before you **CLICK** links or **OPEN** attachments.

I am Dr J S Hislop, [REDACTED]
[REDACTED]

I wish to make a formal objection to the above proposed development on the basis that there are components of the Plan which are unsound.

Transport: Only at a unacceptably late stage was it announced that there would be an exit from the proposed development onto Harts Hill Rd without giving adequate details of design. This will cause a significant proportion of traffic (not least that proceeding to and from the A34 and B4009) at this exit to proceed along the B class road from Burdens Heath to the Ridge, Cold Ash. This road does not have pavements and has 3 narrow, blind bends with potential for serious accidents, contrary to the SEA Objective 4 and WBC assessment "The policy is likely to have a positive impact on road safety" The Ridge is the site of St Finians School a major bottleneck with parents' vehicles in the mornings and afternoons and also is used for parents of St Marks school parking close to the Ridge/ Hermitage Road cross roads. Any additional traffic will create even greater chaos and potential for accidents at these sites. In addition, a proportion of traffic to and from all proposed exits to the development is bound to use Cold Ash Hill through the village of Cold Ash to Hermitage Road past St Marks and Downe House schools which is already used as a rat run to and from the B4009 and A34 by traffic attempting to avoid going through Thatcham and Newbury. There are already serious problems at these sites which will only be made worse by the proposed development and no mention is made of how these will be alleviated, far less acknowledged or included in modelling. In addition to the above I personally will be detrimentally affected by the increased traffic on [REDACTED] [REDACTED] on which I am dependent for access to my property. This will include further extended delays at busy periods with traffic stationary at calming shikanes.

Healthcare

The document is singularly lacking in how additional healthcare is to be provided and there is no evidence of a competent Health Impact Assessment as required by Public Health England. I question why this is the case and gives me concern that this and other related issues have not been addressed in a proper and professional manner. I am already directly, detrimentally affected as a senior old age pensioner having difficulty and delays in receiving appointments for medical and dental care and the reducing pharmacy facilities in the area. A partner of one of the existing medical practices in Thatcham is on record citing the difficulties in filling existing GP vacancies far less manning additional surgeries in the area. There is no evidence that WBC or the developers have liaised with local medical providers to assess how the increased demands for healthcare will be met, funded and on what timescale.

Environment

The proposed site is on a hillside which is the prominent natural feature leading from the A4 to the AONB and Bucklebury Common, both environmentally protected areas, and is proposed to be converted into a massive built up area. As a green field site WBC have recognised in its Sustainability Appraisal that the proposed development" will have a

negative impact on environmental sustainability which will have to be mitigated" There is no concrete evidence given as to how this mitigation will be achieved eg where is the detail of the Sustainability Charter that WBC have stated is necessary? I again question the competence of WBC who appear to be driven by the requirement for development and have presented no evidence of a reasoned investigative analysis to address the resulting environmental impact. While lip service has been paid to what has been referred to as undefined "community parks" no professional judgement has been given of their nature or how they will increase environmental factors such as biodiversity and environmental sustainability. As a volunteer on a number of environmental conservation projects for organisations such as WBC and local Parish councils I am well aware of the factors necessary to maintain and create such factors and the proposed plans for development are critically flawed in their omission. It should be noted that the proposal is to build a large housing estate around an operating crematorium, it should be questioned whether WBC would be so favourably disposed to an application to build a crematorium in the midst of a large housing estate.