

From: [REDACTED]  
To: [PlanningPolicy](#)  
Cc: [REDACTED]  
Subject: WBC LPR Regulation 19 Objection  
Date: 03 March 2023 11:59:36

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Good afternoon,

### **Re: WBC LPR Regulation 19 Objection**

I feel obliged to make it known that I strongly object to the proposed North East Thatcham development of 1500 - 2500 new homes!

The local infrastructure will simply not cope well with such an outrageously large development and Thatcham town centre is not a large enough town to absorb the extra demand that would be forced upon it.

This is an horrendous proposal by WBC and a disgrace that WBC feel they can make such life changing alterations to the environment and ignore the concerns of the local people who live, work and enjoy it in its current form which is why we live here!

#### **Rail**

Thatcham railway station does not have enough capacity for parking to cope with the increase in commuter demand, even if it did, the level crossing will create huge problems with access and egress.

#### **Countryside**

Destroying the beauty of the surrounding countryside and wildlife habitats, not to mention the pleasure locals get from walking these beautiful areas, would be outrageous! This beautiful area would be lost forever!

#### **Ground Water**

The local area has a history of serious flooding and while there have been improvements in the form of controlled ground water storage and release, this will all be compromised by such an obscenely large development.

#### **Potable Water**

The supply of potable water to the Bucklebury and Upper Woolhampton communities has been a huge problem in recent years and even with the recent upgrades inconsistencies still exist in the fluctuating water pressures.

Can Thames Water even accommodate such a huge increase in demand on its water supply? The current pumping station on Harts Hill Road struggles with keeping up with demand!

#### **Sewerage Treatment**

The huge increase in sewage from such a large development will present the water authorities with a substantial headaches in developing a suitable sewage treatment plan.

#### **Roads**

Harts Hill Road, North of Floral way, is not a road suitable for the expected increase in traffic with its many bends and restricted road width, it will make travel along this section of road treacherous and dangerous particularly for pedestrians and cyclists. Further, there appears to be a provision for a car park on Harts Hill? Why?

There will be an increase in traffic using Broad Lane between Upper Bucklebury and

Chapel Row, currently a very fast "rat-run" for those preferring to avoid the A4. The increase in demand will also have serious consequences for Cox's Lane, Pease Hill, Carbinswood Lane, School Hill, New Road Hill, Woolhampton Hill, Cod's Hill, Hatch Lane, Back Lane and all the narrow lanes around Upper Bucklebury all of which will become "rat runs".

The development will also promote reckless abuse of the common on both sides of Broad Lane which are continuously being harmed by thoughtless, reckless 4 x 4 drivers.

The council are clearly unable to address the maintenance of the surrounding roads which are in poor condition and littered with potholes with more developing on a daily basis and this problem will become significantly worse!

### **Pavements**

There are no adequate pavements or street lights on Harts Hill Road or Broad Lane in the direction of Cold Ash. With the expected increase in traffic this will present significant danger to pedestrians and cyclists.

### **Public Footpaths**

There are footpaths that cross the proposed development which currently present pleasant walks, this will all be lost because walking through an housing estate will definitely not be a pleasant experience and most certainly will not have the same appeal!

### **Schools, Nursery, Dentists and GP Surgeries**

There is currently no capacity for increasing the volume of children into schools or patients into Dental or GP surgeries!

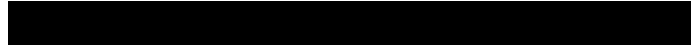
### **Wildlife**

What can be said about this other than devastating!

It will be a very sad day if this beautiful countryside were lost to this outrageously large development and a fatal blow to the environment.

Regards

Tony Howels

  
I will not be attending the Public Enquiry