

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection - SP17
Date: 02 March 2023 16:18:30

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Dear Planners,

I have considered all the information available concerning the proposed Thatcham NE development and believe that there are elements that are unsound. I object to the proposal on the following grounds.

Pollution

Apart from the ongoing pollution once the vast housing estate has been built, there will be massive pollution, particularly of diesel particulates, during the entire build, subjecting residents to major health issues already well documented.

In addition, there will be massive noise pollution for years, and light pollution affecting the AONB next to the site, with an adverse effect on nocturnal animals such as owls and bats.

Increased Traffic and Road Safety

The proposal to put a priority junction on Harts Hill Road to release traffic from the site will vastly increase traffic on an already unsafe, very windy country lane into the villages of Cold Ash, Upper Bucklebury, Chapel Row and Bradfield Southend, creating a 'rat run' for traffic avoiding the A4. The road already has very poor visibility and without a footpath is already dangerous to those without transport who walk up and down it.

Bearing in mind that households these days often have at least two cars the proposed 1500 -2500 new homes proposed are likely to

increase the number of cars exiting the site onto the A4 and Harts Hill by a considerable amount. At peak times routes in the area are

already heavily congested and would struggle to cope with the proposed increase. As locals will know, if you need to cross the

railway line at Thatcham to get to and from work the tail back of cars waiting for the barriers to open is often so long that the barriers

are down again before everyone has got across. Any increase in traffic would be a nightmare for everyone concerned.

Healthcare

Local GP surgeries and dentists are already overrun. The development plan makes mention of a (wholly inadequate) space for a healthcare centre with the assumption that third party providers will open up shop there. But with GPs these days pooling resources to offer better services, there is no incentive to open a small satellite surgery. The outcome will be even more pressure on existing services, and anyone who tries to get a doctors appointment these days will tell you that will become a nightmare. In addition, getting a dentist appointment in the area is already a very difficult and the proposed development is going to do nothing to improve this.

Services

There seems to an assumption that third parties will line up to fill in the gaps in your plans, in addition to healthcare providers: for example

Thames Water will provide water and waste services, and various electricity companies will magic up enough to power the extra

homes and electric cars which will be encouraged by government policy over the next few years.

Thames water have only recently increased the pumping capacity to supply Bucklebury and the surrounding villages who historically have

had issues with water supply. Building a vast number of houses up the hill will surely put immense pressure on the supply.

In addition to the objections above, the housing market is facing a perfect storm of events conspiring to cause a slump, making building

houses a risky business. The increase in lending rates and uncertainty about the future are driving this. One builder expects to

build only 8,000 houses nationally this year, compared to almost 15,000 last year. This trend is likely to result in a delay in building houses

en masse, with developers staging their work over a number of years, consigning us all to incessant disruption for years to come.

This proposal would have a very negative impact on everyone living in the wider vicinity, the Area of Outstanding Natural Beauty that gives

so much joy to so many, the wildlife that inhabits the area and the reason we all live here. There are large expanses of Brown Field Sites,

please use them.

Yours faithfully,

Janet McGarvey

A large black rectangular redaction box covering the signature area.