

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection
Date: 02 March 2023 16:31:37

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

Dear Planners

I object to the Thatcham NE development on grounds of:

Road safety

The proposed entry from the development to Harts Hill Road will increase traffic on an already unsafe country lane into the villages of Cold Ash, Upper Bucklebury, Chapel Row and Bradfield Southend, creating a 'rat run' for traffic avoiding the A4. People from Upper Bucklebury who do not have transport often walk down Harts Hill Road to Thatcham and any increase in traffic will endanger lives.

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.

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.

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.

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.

Having read much of your proposals, this is an ill-considered plan, with reports seemingly written to accommodate the arguments for, while promised consultation, with for example health authorities, has not even been conducted.

Local governments are happy to shout about their commitment to conservation and the environment, but West Berks are paying only lip service to this by proposing such a development on a greenfield site right next to an AONB. This proposal is unsound and I urge you to reconsider and approve development on existing brownfield sites only.

Your sincerely

Mr Shane McGarvey,




This e-mail (including any attachments) is intended solely for the intended recipient. It may contain confidential and/or privileged information. If you are not the intended recipient, any reliance on, use, disclosure, dissemination, distribution or copying of this e-mail or attachments is strictly prohibited. If you have received this e-mail in error, please delete the e-mail and all attachments immediately.

I do not accept liability for any virus introduced by this e-mail or any attachment and you are advised to use up-to-date virus checking software

Shane McGarvey



This e-mail (including any attachments) is intended solely for the intended recipient. It may contain confidential and/or privileged information. If you are not the intended recipient, any reliance on, use, disclosure, dissemination, distribution or copying of this e-mail or attachments is strictly prohibited. If you have received this e-mail in error, please delete the e-mail and all attachments immediately.

I do not accept liability for any virus introduced by this e-mail or any attachment and you are advised to use up-to-date virus checking software