

From: [Planapps](#)
To: [PlanningPolicy](#)
Subject: FW: Thatcham North East TA 20 development
Date: 28 February 2023 17:05:04

From: Stuart Logan [REDACTED]
Sent: 28 February 2023 17:05
To: Planapps <planapps@westberks.gov.uk>
Cc: Stanford Dingley Parish Council <stanforddingleyipc@gmail.com>
Subject: Thatcham North East TA 20 development

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Dear Sir or Madam,

I write in respect of the proposed development to the NE of Thatcham. I live in Stanford Dingley where I am a parish councillor. We have just revised our village design statement and expressed our collective desire that the rural character of the Pang Valley and adjoining Bucklebury Common be preserved and protected from urbanisation.

- This proposed development would crawl up the southwest facing slopes of the common either side of Harts Hill Road. This is already a tortuous, challenging busy narrow road. To my knowledge there has been at least one fatal accident, as well as regular minor RTAs, during the last few years. The possibility of 2,500 extra households disgorging cars, cyclists and pedestrians onto that road is not something that any council should be considering. The village communities of Stanford Dingley, Bradfield, Upper and Lower Bucklebury all use Hart's Hill Road to access Thatcham and Newbury. It is already busy and sometimes very busy. Please do not make that worse.
- Secondly Cox's Lane is a charming narrow winding byway that I cycle on a fairly regular basis. The quietude and safety make it an ideal route for recreational cycling and a picturesque link between Bucklebury Common and the Kennet & Avon Canal towpath. I often meet other cyclists, equestrians and walkers along Cox's Lane. The proposed development would irrevocably change its precious ambience.
- There is much talk nowadays of preserving and enhancing the natural environment. The south facing slopes of an important ridge line, such as this development would occupy, are favoured by the sun (each 10% of upward slope towards the sun doubles insolation). So south facing slopes are special habitats that warm quicker in the spring and remain more sheltered in the winter. This encourages and sustains a wider range of plants and animal than does a north facing slope. Please don't destroy this precious habitat.
- Not only is it precious but it is a beautiful green lung. One can look down towards Siege Cross Farm from Cox's Lane and the existing fields mitigate the urban sprawl and the hideous industrial estate. Even from Hart's Hill and Upper Bucklebury there are long views of the Berkshire Downs and the Kennet Valley unalloyed by urbanisation in the foreground. Please don't spoil these views.
- Lastly, I'm led to believe that other sites are available, south of the A4, which could provide a much needed crossing point of the Kennet Valley east of Thatcham. That would be a clever option because the Thatcham railway level crossing is a nightmare to local people.

To sum up I object to the proposed development and my wife (Mrs SHE Logan) would like to associate herself with the comments made above.

Yours faithfully,

Councillor Stuart Logan.