



Planning  
West Berkshire Council  
Newbury  
RG14

February 22 2023

Dear Sirs

**RE: WPC: LPR Regulation 19 Objection**

I have studied the proposed development in North East Thatcham and strongly feel that this has been badly thought out, would be detrimental to the parishes around the proposed development and as such should not be given the approval, and that the plan should be shelved and cancelled

Specifically, there is no adequate transport plan which would not seriously impact the local area. Floral Way and the A4 are already congested and the proposal to have a North exit from the development would doubtless funnel traffic towards Harts Hill Road and subsequently into Upper Bucklebury. Not only will this negatively impact the residents of this village, but the roads up the hill and through the Cold Ash and Upper Bucklebury village are not suitable for any increased traffic. They are already unsafe and any additional vehicles would only exacerbate this situation and lead to more accidents. This is in addition to the negative impact on the residents of the village through noise pollution and air quality deterioration

Furthermore the plan does not seem to adequately address the educational and health issue which would arise. Many of the GP practices in West Berkshire already have problems recruiting GPs and many rely on locums. Furthermore some of the practices which used to have branch surgeries (away from the primary center) have closed these down recently as they were not financially viable. Also I don't believe that there has been a proper HIA undertaken with multi agency input

Finally as regards schooling the two existing secondary facilities (Kennet and Downs) are very busy and it will be hard to accommodate further intake of students without severely impacting class sizes. The provision of a new school, on the proposed development does not make any sense and also does not follow the guidelines. There is no satisfactory evidence of the number of pupils the school is to cater for; the location of a school is not clear; the number of Form Entries is not defined, but it is noted that anything less than a 6FE school is unsustainable;

I have not mentioned the extremely negative environmental impact which this development will have

I strongly urge you to reject the proposal to build these houses and also would ask you to immediately pause the plan so that you can come up with an alternative which has been properly thought out and which addresses the above-mentioned issues.

Yours sincerely

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