

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** Objection to Thatcham NE Development.  
**Date:** 22 February 2023 09:48:55

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I would like to object to NE Development on the following issues:

Increased Traffic.

The fact that traffic from the new development will exit at the North of the site onto Harts Hill Road. This means this traffic will come towards Upper Bucklebury, splitting between Cold Ash and Upper Bucklebury and Chapel Row.

In fact you are aware of this “some displacement of A4 traffic onto wider rural routes such as Upper Bucklebury” WBC. There are no pavements in this area, there will be some serious accidents. It will be a default route if traffic is heavy on the A4 to Reading, making it intolerable for residents in Upper Bucklebury. Presently it can be dangerous to join Harts Hill Road, this volume of traffic will make the task almost impossible. This is a popular cycling and walking route and this will no doubt cause some accidents if this development goes ahead. This cannot be considered to be safe at all.

Access and Junctions.

The transport assessment shows no modelling results for Harts Hill Road, why is this?

Car Parks

Any new proposed car parks on Harts Hill Road will add traffic to the area, and could result in night time anti-social behaviour.

Accidents and Road Safety

Any development of this size will NO doubt increase traffic and as a consequence have a dangerous impact on walkers and cyclists.

Healthcare.

A huge development this size will mean the occupants of the houses will need access to Doctors Surgeries, all 3 present practices are completely over stretched with approximately 2000 patients per GP. This will be the case for the residents having to access already over stretched Dental Practices. There is no provision for a viable primary care medical facility.

Environment

Damage to Bucklebury Plateau Biodiversity Area, in particular the Common.

This development is a Major Greenfield development of North Wessex Downs AOB. Presently there are wild deer and badgers in this area and this development will rob them of their habitat and cause more collisions with wildlife on the roads with the new increases traffic.

There is NO evidence this development will have a positive impact in fact quite the contrary there will be a significant negative impact.

Opinion.

In my opinion the development should be targeted on a “Brownfield site”, an area already developed that would benefit by the addition of these houses, e.g Colthrop area. To target a greenfield site is extremely shortsighted

and taken as the easy option but the impact would be enormous.

Mr David Hughes



Sent from my iPad