

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LRP Regulation 19 Objection- SP17 Objection
Date: 03 March 2023 18:19:13
Importance: High

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

As a resident of [REDACTED] I would like to share my **objections** to the Thatcham North East Development proposal. Whilst I recognise the need for increased housing in West Berkshire and government targets, the chosen site for such a large project appears misguided and many of the components of the plan are unsound. **I am strongly against the proposals** and believe that they should be reconsidered immediately.

Thatcham already has a high flood risk, with alleviation systems being created. This risk would predictably increase due to the underground water systems in the proposed site area and the movement of ground, alongside the residential streets. The natural landscape, including the designated ANOB around the proposed site, would definitely be negatively affected by the project. Reduction of green space should always be resisted to maintain wellbeing, physical opportunities and natural ecosystems.

Noise, light and air pollution would increase. Traffic congestion through Thatcham on the A4 and on the route to the train station is already high, particularly at peak times, and especially when there are difficulties on the M4. It is difficult to see how this could be catered for. Thatcham does not need this increased volume of traffic, more roundabouts, widened carriageways and daily disruption. There would be a negative impact on the quality of life of present Thatcham residents.

Demands for services such as dentists, GPs and pharmacies would be unprecedented. The present situation is already concerning and pressure on budgets is increasing. Any proposed influx in residents would raise concerns regarding the proposal of only one secondary school in Thatcham

It has previously been agreed that the land between Floral Way and Bucklebury provides a natural gap, creating a community feel for both communities. The elevation of the land suggests the possibility of three residential areas that would loom over the rest of Thatcham, becoming an eye sore rather than part of a connected town. The sheer size of the proposal would undermine the present town. Thatcham already has a high percentage of residential use and needs a different focus to improve its infrastructure, such as developing the high street and sports facilities. Is there really such a demand for housing here? What other possible sites are there in West Berkshire that would not create the same negative impact?

As already stated, I am **strongly opposed** to the proposals and hope that you listen carefully to the voice of the residents of Thatcham and the surrounding villages. I urge you to rethink and stop these plans.

Yours sincerely,
Lesley Quirk

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