

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection
Date: 16 February 2023 13:50:32

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I would like to object most strongly to the Thatcham NE Development which I find to be unsound on the following grounds:

Medical provision and support for residents : Medical services across this region are already under strain and struggling to meet the needs of the population, most particularly in GP Surgeries and Dental Practises. It is of enormous concern to me that neither WBC nor the Developers appear to have arranged or published a prospective HIA specific to the proposed North-East Thatcham development and there appears to have been no direct engagement between the North-East Thatcham Development Consortium and local general practices.

From what I can read we should be realistic that there is no genuine prospect of a new GP practice being established in Thatcham or West Berkshire in the foreseeable future and therefore any residents of the new development would be funnelled into existing provision which would not be able to cope with this influx.

Education: As a local Early Years Manager I am very aware of the pressures which local educational settings and schools across the ages 4-18 are already experiencing. A new development on this scale cannot be permitted to proceed without a clear plan for providing places from Nursery and Early years through to Sixth Form. This is a legal obligation; all children are entitled to receive an education and they should not be expected to travel miles to receive this education in schools away from home wherever spaces can be found. From reading documents published to date it does not appear that there is any clear understanding of demographics for potential new populations and current/future demands on school places.

Transport and road safety : Increased traffic at unacceptable levels through villages and rural areas is an inevitable and hugely impactful outcome from a development on this scale. The roads in these areas are inadequate, already damaged with potholes, without pavements and there is certainly the potential for serious accidents for daily drivers, pedestrians, cyclists and also those enjoying the rural areas with leisure activities such as horse riding, rambling and family outings.

The purpose of a new car park on Harts Hill is somewhat confusing as this will merely direct more traffic to what is already a dangerous road (throughout the year and specifically in cold/wintery weather as local residents have experienced in recent weeks) and may also promote the night-time antisocial behaviour in the car parks of which I am all too aware as a resident of Bucklebury Common.

Rural Environment : A residential development on this scale would have a disastrous impact on our local environment. I am thinking most specifically of our ancient woodlands and heaths (I am a resident of the Bucklebury Common area and as such I am very aware of the potential damage done) and also the local wildlife which we should be protecting and conserving. I have not been made aware of any documentation from the Developers which would evidence any positive outcomes for the environs should this development proceed and indeed as the plans have developed the references to "a country park" has already been downgraded to "community park" which highlights a worrying lack of

commitment to this aspect of the development's impact.

Yours sincerely

Paula Read

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