

From: [REDACTED]  
To: [PlanningPolicy](#)  
Subject: WBC LPR Regulation 19 Objection  
Date: 28 February 2023 09:42:58

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To West Berkshire Planning

I object to the above proposed development for the following reasons.

1. **INFRASTRUCTURE** The proposal is a gross overdevelopment in a town that has suffered too many large developments over recent years without the ability to provide and maintain the associated infrastructures. The maintainance of our roads and paths is appalling and we find the use of my wife's mobility scooter dangerous to use. Rubbish piles up on our hedges and on our verges and it takes us residents, paying extortionate rates, having to carry out rubbish collection. Another large development of this size and density will add to an increasingly underfunded and undermanaged infrastructure.

2. **EDUCATION.** Assuming an increase in the town population of at least 7500 of which 2000 could be of school age our already over subscribed schools will be overwhelmed. There are proposals for new schools in the development , which will probably not be built , even if the accompanying high number of required staff could ever be found . Therefore the development is untenable on this area alone.

3. **HEALTH** The same arguments apply. There are already insufficient GP Practices and it is unthinkable what an increase in demand this proposal will have. We already cannot get appointments or even prescriptions fulfilled due to pharmacies under staffed or closed down. We can get our medication from the Thatcham Medical Centre. However this requires queuing outside and as we are in our [REDACTED] this is impracticable at any time let alone in winter conditions so requires many trips to Boots at the Newbury Retail Park. Not good for our finances or the environment. Similarly it is already impossible to get NHS dental treatment in the town. We have the hospital at West Berkshire which has been very helpful but it is noticeable how much more difficult over recent years it has become to park let alone get appointments. What effect will an influx of another 7500+ people have on general hospital appointments let alone A and E. Again the development is not sustainable.

4. **HIGHWAYS** . A development of this magnitude could conservatively add eventually 5000 plus cars to an already stressed road system. It is already difficult to get onto Floral Way at certain times . Most will use Harts Hill , as many now do, to cut through villages like Upper Bucklebury to avoid the heavily trafficked A4 which will make life for people living on that route unbearable. Parking, already difficult, will become impossible and this will affect businesses in the

town of Thatcham. It will also mean more unmaintained paths and roads bordered by more piles of rubbish. I suggest a walk along Harts Hill Road from Floral Way to London Road and Floral Way from Harts Hill to London Road to see the level of waste piling up in the hedges. Whilst I appreciate the lack of social conscience by some of our residents is the problem the influx of such a huge number of residents over a relatively short period of time will exacerbate this serious anti social problem.

5. CONCLUSION This proposed development is overwhelming , impracticable, untenable and unwanted. It is my experience, based on 40 years in construction including major housing developments nationally, that promises made regarding highways schools and health infrastructure are never be met. Further more the housing density, supported by planning, ever increases which improves the developers profit. For example we are now required to find room an increasing number of refuse containers but the ever higher housing density does not make any extraallowance of dedicated areas per plot for the storage of these. A small point but this leads to an ever untidy and cramped social environment. Planning once insisted on a certain number of parking places relating to bedrooms on a plot but is now happy for people to convert garages to habitable rooms resulting in more vehicles parking in roads and usually on paths making the use of mobility scooters a serious problem. The proposal of up to 2500 houses , the equivalent to building Hungerford attached to Thatcham, is totally unacceptable and will result in extreme pressures on our already overstretched infrastructure and increased social pressures which will undoubtedly result in higher local crime levels. This is without the mentioning the loss and damage to our delightful countryside and loss of much needed agricultural land which will undoubtedly soon be required to provide more home grown produce. There is also the undoubted pressures and disruption to existing residents lives during what will be a major and protracted building programme.

David Holland

