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**To:** dominic@boeck.co.uk; owenejeffrey@gmail.com; bobmorganz@yahoo.co.uk; Licensing; john.herring@newburynews.co.uk

**Subject:** <v9\_SmartSaved/> Licensing and new Sainsbury's store Coombe Square

Dear All;

We are very concerned at the proposed change of use of Coombe Square from office premises to food and alcohol retail.

Hartmead Road and Coombe Court has many problems with visibility for pedestrians and drivers due to the amount of people parking in the road, the use of the road by many motorists as a rat run to get to the A4 and the amount of children walking or cycling to school.

Customers of the proposed new store will not help these problems at all. Not to mention all the cars that will be shooting out of Park Avenue across the A4 to get in the Sainburys car park. Traffic at peak times between Thatcham and Newbury is appalling as it is.

In addition, there is already a lot of traffic noise at night and some anti-social behaviour and drug use. The Co-op stores in Station road and Bradley Moore Square attract gangs of youths, with consequent vandalism, litter and noise. The residents of Coombe court are positioned behind the park, where youngsters already congregate to smoke and drink. A new store should not be allowed to open after 9pm in such a densely populated residential area. This is not a welcome development, nor is it necessary.

So far within Thatcham we have ;

A Co-op within the texaco garage on the A4 - six minutes walk from Hartmead Road

A Co-op in Bradley Moore square 15 minutes walk from Hartmead Road

A Co-op in Station Road 10 minutes walk from Hartmead Road

A Co-op with Post Office in Thatcham Broadway 10 minutes walk from Hartmead Road

A large Co-op with parking in Thatcham Broadway 12 minutes walk

Waitrose in the Kingsland Centre 12 minutes walk

Tesco in Northfield Road with a Post Office

A Costcutter in Sagecroft Road

It is also rumoured a Morrisons will be appearing along the A4 in Thatcham in place of the garden centre, and that Aldi are also looking for premises in Thatcham.

Do we really need any more grocery shops? in parts of the Broadway there are still empty shops, and the high street is not full either, Please can we have something to encourage people to shop in the centre of the town, not the outskirts. Surely it would be more beneficial to have smaller office units, or a residential development?

Please could the councillors think seriously about refusing this application or at the very least ensuring the shop closes at 9pm.

Stephen and Wendy Morris