

## 20/00604/FULEXT Coley Farm Joint Submission

- 1. The site is awkwardly placed between congested roads in the Thatcham and Newbury directions and the single track “quiet” lane to the north. In addition, there are significant gradients both within the site and in the locality, something which is not apparent from the developer’s submission. We also know from our own measurements that many of the developer’s distances are underestimates. It will therefore be hard work to travel on foot or bicycle to and from local facilities and no one is going to carry serious shopping that way. Car use will be the norm thereby adding to the local congestion.**
- 2. The lane is used a great deal by walkers, cyclists and even horse riders as a quiet route in and out of Newbury. This use will be disrupted, if not wiped out, by the urbanisation and increased traffic both during and after construction.**
- 3. The gradient and impermeable clay of the site makes flooding of the vulnerable Manor Park area below it a real possibility. Unproven flood alleviation measures are in the proposal but who will maintain them? Similar provisions in Manor Park have never been maintained and are now choked with vegetation.**
- 4. The removal of about 180m of established hedge will destroy wildlife habitat and contribute to the urbanisation that this proposal presents. The development looks like a “city block” transported to the edge of Newbury and it even includes some 3-storey buildings that are completely out of character with the area.**
- 5. The developer is being allowed to count the existing public open space as part of the development thus letting them off such provision inside the site. We object to the lack of consultation on this issue. Moreover, as locals, we know that the existing public open space is extremely wet for much of the year which will make it unpleasant to use.**
- 6. The increased pressure on local services, in particular schools and GPs has not been considered in the proposal and thus the impact on existing residents.**
- 7. WBC has declared a climate emergency and yet there is nothing sustainable in this proposal other than a marginal improvement in insulation above the bare minimum requirement of the Building Regulations. It is not even “low carbon ready”, for example by using underfloor heating compatible with heat pumps. If you think the design looks dated you would be right; it is 10 years out of date and will not be something to be proud of in the future.**

8. There is widespread alarm amongst existing residents concerning how they will be affected and at the outline application in 2016 a petition of over 500 names was collected against this proposal.

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