

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection - SPR 17
Date: 26 February 2023 17:19:34

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[REDACTED]

Dear Sir

Objection to proposed development of 1,500 - 2,500 houses along the A4 and Floral Way Thatcham in Regulation 19 consultation

I would like to voice my concern and objection to the proposed development of 1,500 - 2,500 houses along the A4 and Floral Way Thatcham. I find there are parts of the plan that are not sound, and the result would have a negative impact on the area's infrastructure and environment.

ENVIRONMENTAL IMPACT

- the planned area of developments is stunningly beautiful and is home to a wide and diverse wildlife population, including bats, badgers xxxx The strategic policy states that it will focus on the environment but I can't see any evidence that SP17 will have anything but a negative impact on the environment. The site is a greenfield site and would result in a negative impact on the environment which would need to be mitigated but there is no details of how this would be.

- Within the LPR it states that a sustainability charter is required to show how biodiversity net gains are to be achieved but I have not been able to find the strategic documents. Do they exist.

- Insufficient green space has been included in the proposal for a development of this size. The original Thatcham growth plan mentioned the provision of two country parks across the top slopes inside the Biodiversity area claiming potential for for significant biodiversity enhancement without providing any specifics. Bucklebury parish councils feasibility study showed lack of preparation for country parks. In the updated SP17 text the country parks have been downgraded to undefined community parks. Where is the responsibility that we have to protecting the natural environment. Anyone lining in the new development will naturally want to explore the area. Our environment needs to be protected from any increased footfall. This has not been addressed.

The vision for the management of Bucklebury Common focuses on not increasing human pressures and to restore and nurture the common

INFRASTRUCTURE

- There does not appear to be clear plans for the provision for schooling for a development of this size just a vague reference to suitable school provision but not when this is going to be provided. Is this to be provided before housing is built?

- As a resident of [REDACTED] we are in the catchment of both The Downs School and Kennet School. However with a development of this size children in Upper Bucklebury would be limited to the Downs which is substantially further away. The latest LPR proposes 15 million to be contributed by the developers to secondary education . What does this mean and where would it be situated? Would it mean yet further greenfield

land developed and destroyed?

- There has been insufficient research into healthcare facilities which will be required with the increased population of area. It is already extremely difficult to arrange a doctors appointment and I fear what affect the increased in housing will make. The North- East Thatcham development plan proposes a primary healthcare facility and suggests that a GP surgery is offered to Buckinghamshire , Oxfordshire and Berkshire West integrated Care Board. However, there is no evidence that a fit for purpose Health Impact Assessment has been carried out with regard to the proposed North East Thatcham development in accordance with the current guidance from Public Health England.

- My family currently travel to Reading for the dentist. Thatcham dental practices are overstretched and are unable to support the current population.

TRAFFIC

Traffic in Thatcham and the surrounding area's will be adversely affected. I am particularly concerned about the increased volume of traffic through Upper Bucklebury and the surrounding villages. The proposed exit to the north end of development on to Harts Hill Road. This will result in increased traffic into Upper Bucklebury where the roads are inadequate for the increased traffic and many roads do not have pavements which can only increase the risk of serious accidents in an area where there are substantial numbers of walkers and cyclists.

I am deeply saddened that the local planning review is to destroy such a beautiful area of the countryside. We moved to the village so that our family would have liked to think that we should be able to look further into developing brownfield sites and to preserve our beautiful countryside for future generations to enjoy.

In conclusion I would like to register my objection to these plans. The impact on Upper Bucklebury will be extremely detrimental to what is currently a peaceful village whose inhabitants value to beauty and tranquility of the surrounding countryside. I find it difficult to understand how anyone could believe increasing Thatcham to this extent would not negatively change the nature of the town, surrounding villages and the area forever.

Best wishes



Sent from my iPad