

From: [REDACTED]
To: [PlanningPolicy](#)
Cc: [REDACTED]
Subject: Letter of Objection to Regulation 19
Date: 03 March 2023 11:27:15

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Hello,

Please accept this letter as my Objection to the Proposed Plans for the Regulation 19 process.

In addition, the process around this Regulation 19 Objection is extremely complex and overwhelming for myself, a regular residents in West Berkshire, and I know that it will reduce the number of objections your will actually receive. I do know that a number of my friends in Thatcham have a concern but are unlikely to be submitting an objection due to this user-unfriendly process.

I object to the Proposed Plan:

The plan hasn't been agreed according to Local Policy such as the Cross-Party Agreement. There is not enough information available, too much detail is missing so we can't have a fully formed opinion.

For me, my concern is the environment, pollution and traffic. The Proposed Plan does not take into account independent current/up-to-date studies or recommendation, including current Government Policy.

Housing allocation was reduced to 1500 but there's no cap on this allocation and also there's no plan adjustment from the initial 2500 housing plan.

The Government state that Housing targets used by councils are no longer binding on them. Council's no longer have an "obligation" to build. Is only advisory not mandatory. There's a wider need to look at what the community needs across West Berks rather than focus all the new housing at Thatcham & Newbury.

There hasn't been any ecological work. Where is the update-to-date Environmental Study to assess the impact on biodiversity. This is a statutory requirement. The area is rich in wildlife such as insects, breeding birds, bats, badgers, newts etc. The woodland is of national importance which will be desecrated. The plan would destroy mature hedgerows, gullies and pond dynamics. WWF England say "*England is the most wildlife depleted country in the UK and is suffering a chronic loss of wildlife...*" this should be a high priority to address.

What evidence is there on the impact of building 1500-2500 houses on the plan?

How can you build houses on greenfield land without understanding the impact?

No defined gap between Thatcham and Upper Bucklebury. Strategic gaps between towns and villages such as the one between Upper Bucklebury and Thatcham has not been reaffirmed in Reg 19 thus allowing urban creep up Harts Hill.

The Office of Nuclear Rep said "No" to this Plan because it is close by to the Nuclear Plant at Aldermaston that has restrictions on planning development.

The Plan is right on the boarder of the Berkshire Downs AONB that contravenes regulations. The Plan puts the AONB at risk with more visitors increasing the risk of damage.

There's no feasible study for a country park, but why create one when we have this already that you want to destroy? The plan will harm the character and appearance of the area which is historic and a natural landscape.

Light, noise and traffic will be extremely harmful to people and the ecology.

Climate Change predicts more extreme weather including rain. Thatcham is in a valley, a natural flood plain so there will be an impact building on surrounding higher farmland. Will the newly built Flood Alleviation Scheme on Floral Way be able to cope?

"Brownfield first" should be preference over Greenfield however lots of brownfield sites have been excluded from the HELAA technical analysis. David Lock Associates, an independent town planning, urban design and master planning consultancy based in Milton Keynes, did an earlier study and looked at a lot more and came to a different conclusion regarding new housing. Why is this being ignored? The Country-side charity CPRE states there is enough brownfield sites in West Berks to build 21,000 homes!

The demand on the current Water & Sewage infrastructure is already stretched, Excess flows into the River Kennet. The system is outdated and will not cope with the additional houses. What are the plans to upgraded ahead of any new builds and will this be included in the planning costs?

There is a need for more agricultural land so it should be a priority to not destroy anymore.

There is no up-to-date Traffic Study.

There is a Colthrop proposed plan that includes the estimated £20-35m to build a bridge over Thatcham railway line. This plan has been excluded in the HELAA technical analysis.

Concern over Rat Runs while the works is being done. The proposed development will

funnel traffic from the development and, WBC predicts, - 'some displacement of A4 traffic onto wider rural routes such as Upper Bucklebury '. This would be where the roads are inadequate, without pavements and have the potential for serious accidents.

The Proposed Plan is rushed and hasn't been clearly thought through and there are better plans to consider.

Please please take a realistic view on what is actually the best approach to building more homes that is inclusive to ALL creatures great and small and their futures...

Thank you for giving this your attention. Regards

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