

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: Objection to Proposed Submission (Regulation 19) Local Plan Review 2022-2039
Date: 03 March 2023 16:12:35
Importance: High

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

I write to you regarding the above review. I am strongly objecting against the proposed plan based on the issues highlighted below.

Transport

- The area is about to be swamped by traffic that cannot be handled by current infrastructure not to mention the effect it will have on the local ecosystem.
- There is a plan for an exit at the north site onto Harts Hill. This will push traffic toward Upper Bucklebury, and will spread into Chapel Row and beyond. The infrastructure cannot take this and neither can wildlife. This would have a major impact on the countryside.
- The Transport Assessment talks about new priority junctions, but modelling suggests there won't be problems, and yet the document had no modelling results at all for Harts Hill.
- Parking will be an issue too. A car park is being shown on Harts Hill, this is close to the common which again cannot take this new influx of walkers and people.
- Roads safety will become an issue due to busier roads affecting cycling, running, riding which will all become more dangerous

Healthcare and Infrastructure

- There is no detailed healthcare planning in the document, there is no detailed talk of a new GP or dental practice, nor has there been an approach by WBC or the developers to any local GP practice to understand how stretched they already.
- Local GP practices like Thatcham, Burdwood and Chapel Row are already all full
- There doesn't seem to be any provisions to look after people in this proposed development

Environment

- It is hard to believe Council would want to allow for 1,500 houses on agricultural land right next to an area of outstanding beauty
- There is a huge danger to the Bucklebury Plateau Biodiversity Opportunity Area including its woodlands and wildlife.
- promise of a community park sounds both suburban and ill thought.
- The WBC states in the LPR that a Sustainability Charter is required, yet no strategy docs have been submitted or been made publicly available to show legally required biodiversity net gains
- There is no provision for recreation or green space for another 4,000 people coming. Plan mentions a vague country park but where is that? Instead people are going to flood into the AOB, Bucklebury, Chapel Row, Yattenden.
- The LPR's own Sustainability Appraisal has some very sad news, and revelation, even it concedes that SP17 will have a negative impact on environmental sustainability so why building on a greenfield site?

Education

- No coherent plan has been put forward, no details of nursery or early years.
- Primary school education is contradictory in terms of planned numbers, secondary schools are already oversubscribed, the secondary school that is being suggested however cannot be filled, as government guidelines are that such schools with less than a 6FE are not sustainable.
- There is no funding earmarked for school facilities sports ground etc.

I strongly believe WBC should pause/stop this plan and instead wait for an updated planning guidance that is coming later this year.

James Murray

[REDACTED]
[REDACTED]