

From: [Deana Stephenson](#)
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation19 Objection
Date: 01 March 2023 22:23:55

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WBC

Mrs. D. Stephenson

[REDACTED]
[REDACTED]
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Dear Sirs:

I would like to object on the above substantial and inappropriate oversized development of this area and set out my reasons.

The application provides no evidence or modelling of the impact this development will have on the local highways infrastructure. There is an Transport Assessment report dated July 2021, but this report shows no modelling results with regard to increased road usage and traffic on all surrounding roads in all directions and specifically the roads through Thatcham, Cold Ash, Upper Bucklebury, Harts Hill road and the A4 to name but a few. The roads in this area are minor roads (without footpaths) and would not be able to cope with the increased traffic demand and would further increase the risk of accidents. The plan includes a car park on Harts Hill Road why is this necessary?

There has been no Health Impact Assessment document produced. The local health authorities have to be brought in to consult on the impact of a large scale development and increased population. This development increases and impacts the provision of health care to the community and the application must show how such provision will be provided and by whom it will be provided. There are too few GP surgeries, dentist and chemists and RBH as the nearest hospital how will it cope with future demand in the area, the likelihood of new surgeries or a new hospital seems unlikely.

Education provision for all stages of education has not been clearly defined in the Local Plan Review. What data there is, is out of date. How can the Council agree on such matters if there is no planning for it? Provision for Education is a priority before any development can be considered. There are no details about location of land or how much the developer is prepared to contribute to building new schools. This also impacts traffic movements and congestion again no modelling.

This development abuts the area of ANOB an area recognised as an exceptional landscape whose distinctive character and natural beauty should be safeguarded in the national interest. There are no significant reports attached to this plan devoted to what impact this will have on the legally protected wildlife, flora and fauna. The local LPR Sustainability Appraisal accepts this will have a negative impact on sustainability and biodiversity. Neither has thought been given to the

impact on the common and village of Upper Bucklebury as people investigate green spaces.

Where is there provision to build new facilities for providing water and drainage. Will our rivers run dry or be polluted as the existing facilities are unable to cope with the extra capacity required.

This proposal is so full of holes it should never have been placed before the Council to start with. This plan apparently is meant to enhance and benefit the local area. I see no such benefit to this development as it affects the environment, highways, health provisions, education and services all which have a detrimental impact on the local community with neither new schools, doctors surgeries, dentist, chemists, food shops, facilities or roads being included. This will set a precedent for further development along the A4 corridor eventually linking Thatcham to Theale and every village in between.

The general overall picture for development does not take into account the existing developments in the area and has not investigated any brownfield site(s) that could be better suited for development rather than green field sites.

Yours sincerely
Mrs. D Stephenson

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