

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** WBC LPR Regulation 19 Objection (proposed development of 1500-2500 houses NE Thatcham)  
**Date:** 13 February 2023 16:52:56

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Dear Sir/Madam,

I would like to express my official objections to the proposed NE Thatcham housing development between Thatcham and Upper Bucklebury. After reviewing the plans, I have several reasons for my objections, which I will outline below.

## 1 TRANSPORTATION

### Traffic volume and road safety.

I reside in [REDACTED]. There are no pathways on Burdens Heath and in maintaining the hedge and the verge side around the property already poses a significant personal safety challenge. The proposal will significantly increase the risk to my and other residents' safety still further. The current volume of traffic and the lack of adherence to the speed limit will undoubtedly increase with the higher volumes of traffic that will be seen because of the development. Burdens Heath is a long straight road that is already a magnet for young drivers who park up before flooring their accelerators to test the speed that they can achieve along the stretch. Alongside this, regular drivers persistently fail to slow down when entering the village. The proposed development will see traffic increase substantially because of cars circumnavigating the A4 travelling through Cold Ash, Upper Bucklebury, Chapple Row and Bradfield Southend to avoid the already congested traffic on the A4 travelling through Thatcham and onward towards Reading and the M4. The increase in housing will make it very dangerous to maintain the frontage of my property and safely walk into the village. Harts Hill is a narrow and winding stretch of road and burdens Heath is very narrow in places, both of which cannot accommodate the increase in the volume of traffic, nor the increase in the size and weight of vehicles safely.

## 2 LOCAL HEALTHCARE SERVICES

There are insufficient Healthcare Services under the NHS to meet current demand. Obtaining a doctor's appointment is currently very difficult, due to the shortage of GP's in the area and I fear the extra strain from the increased population will have a further detrimental impact on the services used by the existing residents. From a dental perspective, regular check-ups at a Thatcham dentist are continually cancelled by the NHS Practice as they regularly lose and fail to replace existing dentists. These cancelled appointments have taken over 12 months to rearrange, and it is a consistent pattern driven by the volume of patients and the ability to attract dental staff. I recently have just

had a January appointment cancelled and they will not rebook as they don't have visibility on when they will be able to get a replacement in.

### 3 ENVIRONMENTAL FACTORS

The area surrounding my property comprises ancient woodlands and heaths which sustain a significant amount of bio-diversity. The rear of my property sees many deer feeding up to my fence approaching from the area where the proposed development will encroach on their natural habitat. The deer roam freely and regularly cross Burdens Heath, Harts Hill Road, the village of Upper Bucklebury, Broad Lane, The Common and The Avenue. The increase in traffic will undoubtedly shrink the area of their roaming habitat whilst also reducing their numbers and the number of vehicle accidents because of their crossings will undoubtedly rise, both significantly reducing their population and adding additional risk to the road users and would pose serious harm to road users in general.

I moved to Upper Bucklebury expressly to get away from the towns and cities that have been my home in the past and to enjoy the countryside, wildlife, and outlook. I look out onto ancient woodland in [REDACTED] directions and am [REDACTED] the edge of the North Wessex Downs. Utilising this natural barrier/buffer behind my property, which currently acts as a barrier between the urbanisation of Thatcham and the start of the Area of Outstanding Natural Beauty, for the proposed development, will undoubtedly both affect the landscape and biodiversity of the region detrimentally. Populations of Fox, Badger, and birds of prey will be adversely affected. In addition, we see the Great Crested Newt which is a protected species in the area under [Government wildlife and habitat conservation](#). The proposed development is likely to destroy the habitat of this protected species and would require a licence from Natural England as their habitat is protected. I am unaware if this has been granted.

Best Regards

Kev Cooper

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