

From: [REDACTED]  
To: [PlanningPolicy](#)  
Cc: [REDACTED]  
Subject: WBC LPR Regulation 19 Objection  
Date: 23 February 2023 12:18:26

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Dear Sir/Madam,

### WBC LPR Regulation 19 Objection

I am writing to object to the proposed development to the proposal to build 1500-2500 Houses in NE Thatcham because the proposal is unsound and will have a negative impact on Upper Bucklebury and the surrounding area.

#### **1. Transport**

I am concerned about the extra traffic this will generate through Upper Bucklebury and the additional congestion on the A4, which is already a busy road. I understand that despite assurances that this will have a 'positive impact on road safety' I understand that there is a plan for an exit at the north of the site onto Harts Hill. This is of great concern because traffic to and from the site is only going to go in one direction from this exit towards Upper Bucklebury. In addition WBC predicts 'some displacement of A4 traffic into wider rural routes such as Upper Bucklebury. The roads through and around Upper Bucklebury are narrow and already busy and it is my genuine concern that extra traffic will result a serious accident. The Avenue which links Upper Bucklebury to Chapel Row is a long straight road encouraging people to drive legally up to 60 miles per hour, and many drive in excess of this speed, making it dangerous to cross at the junction of Carbinswood Lane and Pease Hill.

#### **2. Healthcare**

The proposed development will put enormous strain on our existing GP practices. There appears to have been no direct engagement between the North East Thatcham Development Consortium and general practices. In the present climate of GP shortages and the on-going NHS crisis, few GP practices are commissioned by NHS England, and I think it is fair to say there is therefore no realistic prospect of a new GP practice being established in Thatcham or West Berkshire in the foreseeable future. As far as I am aware, there has been no approach by WBC or the developers to any local GP practice to discuss opening a new practice. The existing practices are already overstretched and I fear that the arrival of thousands of newly register patients will make a huge demand on our already stretched local GP services.

#### **Environment**

I understand that approximately 4000 people will be living on the development site. These people will need access to green spaces and it appears that since SP17 has no proven plans for providing adequate green space and protecting biodiversity and this will inevitably lead to spill over of people visiting adjacent green areas. You are no doubt aware that management of Bucklebury Common is explicitly focused on not increasing human pressure on the fragile ecosystems. In addition, despite the Sustainability Appraisal accepting that SP17 will have a

negative impact on environmental sustainability there is no detail whatsoever of any mitigation measures.

In light of the above I feel that the council should take the opportunity to stop this planned development as it is both unsound and will have a considerable negative impact on the local area. I am prepared to appear at the public enquiry if invited.

Shona Goaman

