

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** WBC LPR Regulation 19 Objection  
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Sender: Rebecca Hannam  
[REDACTED]

To whom it may concern,

I would like to put forward my objections to the proposal to build 1500-2500 houses in NE Thatcham in the Regulation 19 Phase due to it being unsound.

My main concerns include the following:

Bucklebury common is a beautiful, unique space. I walk my dog every day in Upper Bucklebury and the increase in traffic, and rubbish is already having a negative impact on the area. The negative impact of 1500 to 2500 to the Bucklebury Plateau Biodiversity Opportunity area and its ancient woodlands, heath and in particular the common is unimaginable. There will be detrimental impacts to legally protected wildlife that is known to be in the area and the siting of a major greenfield development in the North Wessex Downs AONB that will forever be changed in a negative way from open countryside to built up suburbia. Everyone needs greenspace but the estimated number of 4,000 people can not be satisfied with the vague proposal for two 'country parks'. Even this has been downgraded to undefined 'community parks' which shows little commitment to protecting the natural environment. This will cause the inevitable overspill of people visiting adjacent areas.

Already our village roads are struggling with traffic. The extra traffic that will be funnelled to Cold Ash and Upper Bucklebury from the exit North on the Harts Hill will cause serious potential of accidents due to the narrow roads and no pavements. The Sustainability Appraisal/Strategic Environmental Assessment has an objective of 'To promote and maximise opportunities for all forms of safe and sustainable transport'. The following assessment was given as 'To reduce Accidents and Improve Safety' The council assessments of 'The policy is likely to have a Positive Impact on road safety as safe travel will be critical to the design of the site'. The other objective being 'To increase opportunities for walking, cycling and use of public transport'. The Council Assessment of 'Significant Positive Impact'. How can this be? Already I have stopped cycling on the local roads due to the amount of traffic, and pot holes. There are few pavements for walking and the public transport is virtually non-existent!!

The three doctor surgeries that cover the proposed area are already overstretched. In my experience, it is not possible to get a routine doctors appointment at Chapel Row for at least 3-4 weeks from the time of phoning. There appears to be no Health Impact Assessment arranged or published specific to the proposal of the North East development. There appears to be no evidence of WBC or the developers liaising appropriately with local health care agencies or providers. There has not been evidence for the provision of a viable primary care medical facility.

With regard to Educational needs for the development, it appears there are no details in the

LPR for Nursery or early years. The provision for primary school education is unclear and contradictory. There is no recent data available so it is not possible to assess if the sum mentioned of £12 million is sufficient. The plan for secondary school provision is also unsound. There is no evidence of the number of pupils the school is to cater for. The location of a school is not clear. The number of Form Entries is not defined but it is noted that anything less than 6FE school is unsustainable. The timing is not clear and there is no evidence that the proposed funding is sufficient to meet the Council's obligations to provide education. WBC's duty to provide suitable school provision is not defined or evidenced in the LPR.

There is so much that makes this LPR unsound. I believe that the council should pause the plan making to bring forward a revised plan in line with updated planning guidance when this comes in later in 2023.

Rebecca Hannam