

Representation by [REDACTED]

Proposed Submission of West Berkshire Local Plan Review 2022-2039

Details of [REDACTED]: -

Full Name [REDACTED]

Address [REDACTED]

Email [REDACTED]

Telephone [REDACTED]

Prepared to attend the public inquiry.

Representation on Healthcare

The development plan (SP17) proposes a 450sq m primary healthcare facility on site. However, no evidence exists that WBC or the developers have been in direct contact with the three general medical practices affected by the impact of the development. Nor indeed nationally to ascertain when and if NHS England would commission a new practice. So, there will be a significant negative impact for the existing community as well as families moving onto the new development.

The local GP surgeries are already overstretched. It is taking 3 weeks to see a GP at Chapel Row Surgery.

Similar concerns exist regarding Dental Services. There are no dental practices in Bucklebury or other local villages and communities such as Chapel Row and Southend Bradfield. Already residents must drive to Reading, Pangbourne and Newbury for dental assistance increasing car usage on narrow and unsuitable country roads. There is no evidence that the need for dental provision has been considered in the development plan.

Conclusion, as a [REDACTED] I object strongly to the new proposals on the grounds that provision for new medical and ancillary services has not been met when existing services are already overstretched and thus the proposals are UNSOUND.

Representation on Environment

This plan which proposes a major greenfield development entirely on existing agricultural land will permanently damage the local environment and landscape. It totally ignores its impact on the adjoining North Wessex Downs AONB and Bucklebury Common; the latter having Commons originating from medieval times both in Upper Bucklebury, virtually abutting the northern

boundary of the proposed development and the Lower Common at Chapel Row. Here, traffic from the new development will travel through the mile long ancient Avenue of oaks, first planted to commemorate Elizabeth I

As a [REDACTED] I have witnessed the already detrimental effect on the Oaks and the Lower Common by increasing traffic, accidents and conflicts with horses, walkers, cyclists and illegal off road vehicles. The development will lead to huge increases in vehicle and people movements through Bucklebury and Chapel Row further exacerbating the existing tensions.

As such I strongly oppose the proposals which will detrimentally destroy the wildlife, flora and fauna and consider the supposed protections and proposals unproven and **unsound**.

Traffic Representation

I query how many representatives from WBC have made a study of the rural roads from the proposed development towards and through Upper Bucklebury, Chapel Row, [REDACTED] and onto Southend Bradfield and beyond. No formal, accredited travel survey has been made in this area. These are narrow country, bendy roads and where a straight section exists is used as a race track.

Yet the plan provides for an exit onto Harts Hill, steep and narrow which WBC admits will displace traffic from the A4 onto the rural routes such as Upper Bucklebury and beyond. These Country roads are already significantly used by local cycling clubs as well as the horse-riding community and increasing levels of motor vehicles. They were never conceived to cope with modern traffic volumes and the proposed development will have a **negative** not positive impact on road safety.

I reject totally WBC who state that the proposals maximise opportunities for safe and sustainable transport. The proposals are **unsafe and unsound**.

Submitted by [REDACTED] 21st February 2023 as Word and a PDF attachment to an email.