

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection - Thatcham NE Development
Date: 02 March 2023 10:36:16

This is an **EXTERNAL EMAIL. STOP. THINK** before you **CLICK** links or **OPEN** attachments.

Dear sirs/madam

I write to object to the plan as I found the following areas unsound and not evidence-based

3.1 Transport

3.1.1 Increased Traffic

WBC planners advised that traffic from the development would link to Floray Way, which they forgot to mention and only became apparent on the 6th of January when the Transport Assessment was published that there is a plan for an exit at the north of the site onto Harts Hill. This is a great concern to me as the traffic will obviously go [REDACTED] to bypass the A4 congested traffic. [REDACTED] and the increase in traffic (which doesn't have to be a lot of cars) will make Broad Lane a rat race and dangerous to children on their way to school and all residents.

The transport Assessment says in paragraph 3.26 'The access arrangements for the northern end of the NET site proposed new priority junctions on both Floral Way and Harts Hill road. Results from the modeling suggest that these will not cause problems' The document has **NO** modeling results for this so how can this be legal?

3.3 Environment

Siting a major greenfield development in a landscape setting of the North Wessex Downs AONB will have a major impact on the local communities in the area and more importantly have a detrimental impact on local wildlife.

WBC states in the LPR that Sustainability. Charter is required to show how the policy requirements will be achieved. Where are these strategy documents, they have not been publicly available for the Regulation 19 Consultation, this must be illegal! The Sustainability Appraisal suggests that the SP17 policy is likely to have an overall positive impact on sustainability but this seems to be ignoring the environmental issues and focuses only on the social and economic benefits.

I am a resident of [REDACTED], and have enjoyed this tranquil area I am deeply upset that this large development will merge Thatcham into Upper Bucklebury and we will lose our village identity.

[REDACTED]
[REDACTED]
[REDACTED]

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Kind regards

