

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** WBC. Local plan regulation 19. Objection-SP17.  
**Date:** 26 February 2023 18:15:26

---

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

I fervently object to the above proposed development.

It is going to use greenfield land when we have many brownfield sites available that could be developed instead. Once greenfield land is developed it is lost as forever.

There is no independent environmental study of the existing flora and fauna of the proposed site. It is said that there are badgers setts there; it is an offence to disturb or damage badgers habitations, a prison sentence is mandatory (Protection of Badgers Act 1992). Licenses are only granted for agriculture, forestry and drainage purposes.

These fields act as a sump to protect the buildings lower down in the valley. This reduces any flooding to the south of Floral Way. If these fields are built upon not only will those buildings be flooded but also those further down the hill. Harts Hill Road will become a small river during winter storms.

The junction of the A4 and Harts Hill Road is well formed with pavements and traffic lights up to the roundabout on Floral Way by the Mill Inn where it becomes a country lane. Further up the hill there are tall hedges with mature overhanging trees, the road twists as it climbs the escarpment making for challenging driving with no provision for pedestrians at all but used by both cyclists and pedestrians and E scooters. There is no street lighting nor pavement, consistent with being a country lane.

The original plans showed that the estate would empty onto the A4 and Floral Way without involving Upper Bucklebury or Harts Hill Road but the latest version mentions an access point on Harts Hill Road to the new buildings.

I have lived in [REDACTED] for [REDACTED] years and the pollution has increased markedly. There are more vehicles driving at greater speeds despite the traffic calming measures which are not always honoured by lorries and farm machinery, especially at harvest time. Light and noise pollution will increase if there are more houses with attendant cars.

Upper Bucklebury has no street lighting which benefits nocturnal animals, but makes the road through the village, Broad Lane, dangerous to pedestrians and cyclists; any increase in traffic will exacerbate this.

The plan overall is poorly conceived. There are small parking areas, random recreational areas and newly planted 'ancient woodland' which is an oxymoron. Ancient woodland is precious and should never be altered as there is so little of it.

There is inadequate infrastructure to support the existing population of Thatcham without adding more houses.

Yours faithfully,

[REDACTED]