

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: Thatcham NE Development
Date: 23 February 2023 21:25:23

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John Clarke
[REDACTED]
[REDACTED]
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Dear Sir,

I wish to object to the above scheme for the following reasons.

The development between Bucklebury Common, its villages, and Thatcham would have a significant negative impact on this rural area designated an AONB and the people living there now and in the future.

TRANSPORT

The plan to put an exit on the north side on to Harts Hill would send traffic towards Upper Bucklebury and Chapel Row along roads which are already congested and potentially dangerous. There have been no modelling results for this exit and the second exit on to Floral Way.

A new car park has been proposed off Harts Hill. This entrance will add even more danger to drivers using Harts Hill and add to the level of night time antisocial behaviour already experienced in the car parks on the Common.

The Safe Travel and Road Safety design detail has not been clearly demonstrated. Similarly the positive impact for those wishing to cycle, walk, or use public transport claimed in the council assessment has not been proven.

HEALTHCARE

Neither the Council nor the developers appear to have arranged or published a Health Impact Assessment to the proposed NE Thatcham Development. Because of the UK general shortage of GPs identified by the NHS Berkshire West Commissioning Group there is no realistic prospect of a new GP practice being established in Thatcham or West Berkshire in the foreseeable future. Existing practices in the area are already operating at maximum service levels.

There has been no approach by the WBC or the developers to any local GP practice to discuss an appropriate branch surgery detailing location, space, and manpower. The objective to improve access to the health service component of community infrastructure with a viable primary care medical facility has not been met.

ENVIRONMENT

There will be collateral damage to the Bucklebury Plateau Biodiversity Area and its ancient woodlands and heaths, in particular the Common.

A major greenfield development in the broader landscape setting of the North Wessex Downs AONB will forever impair enjoyment of the countryside by local communities.

The development will cause detrimental impacts to legally protected wildlife known to be present on the site. The vague promise of a "community park" will not be sufficient mitigation.

There is no evidence to support claims that SP17 will have a positive impact on the environment. There is every reason to believe it will have a significantly negative impact.

Since SP17 has no proven plans for providing adequate green space and protecting biodiversity, there be spill over of people visiting adjacent areas.Indeed the LPR states it's intent for SP17to drive additional traffic (people and cars) into the AONB. The management vision for Bucklebury Common is explicitly focused on NOT increasing human pressure on the fragile ecosystems they are working to restore and nurture.

The overall thrust of the SP17 policy is to build as many houses as possible in a small area of countryside, while making empty promises about how the environment - human and natural - will be improved or mitigated.

EDUCATION

The provision for education from Nursery , Early Years, through Infant to Secondary education into clearly defined within the Local Plan Review. There is no coherent end to end plan : this breaches the Council's obligations to provide education facilities for children. Without this provision the plan for a large new housing development cannot proceed.

Yours faithfully

John Clarke

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