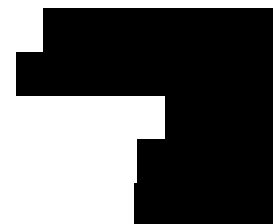


Simon Hannam



West Berkshire Council-WBC LPR Regulation 19 Objection Consultation.  
([planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk))

26.02.2023

Dear West Berkshire Council,

Objection and request an Inspector looks at the as the LPR planned development for Thatcham North East for 1,500-2,500 homes is not sound. The SP17 suggests the proposal will likely have a positive impact on sustainability which I call in to question how. The appraisals Below are my objections.

My objections are

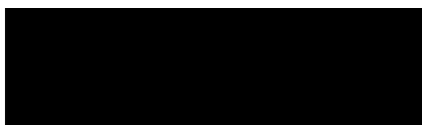
1. Traffic and Transport. The proposal states it wishes to divert traffic to the wider rural roads. Clearly you need to visit the roads which are being destroyed by wider commercial vehicles. Surely the preservation of rural highways for all who have their rights to use them challenged by increasing car and lorry use will ultimately lead to serious damage to wildlife and human life. How can increased traffic be compatible with other users like pedestrians, horses, cyclists. As a user of two of these modes of transport the risk of bodily damage will be increased and will West Berks be prepared to take responsibility? The risk of additional accidents and reduced safety has not been suitably considered. I invite the council to come and cycle or walk Harts Hill Road to fully understand the dynamics which will be impacted.
2. The recent food shortages and the global transportation of food has not been considered in this plan. The south facing aspect of the development leads the site to be ideal for food production. Global food production and the environmental impact of large transportation distances should be considered in when there are other brown field sites already available where the soil for agricultural purposes has already been impacted so cannot be used. Once this land is lost for food production it can never be returned. This is incredibly short sighted of the council to consider destruction of agricultural land when alternatives exist.
3. West Berkshire has jewel in its crown- Bucklebury Common (AONB) and the council should be preserving the habitat of the wildlife and the vegetation. Are the council

aware that Night Jars can be seen and heard on the common and this is only one species that will likely be lost from the area due to additional users of the common. Subsequently the Nightjar is protected under Annex 1 of the EU 'Birds' Directive (Directive on the conservation of wild birds 79/409/EEC). The loss of such rare birds should be a major concern and hence think a large scale housing development with an additional 4,000-6,000 people will put these and other species at risk. These birds and other species are under huge pressure and the environments need protecting. Building houses permanently change the world and what a legacy for the council to have on their conscience.

4. Community identification exists due to a 'strategic gap' or a 'rural landscape', identifying a boundary. Where infilling occurs with such large developments of additional houses it degrades society from its individuality in to an homogenous society. This lacks diversity and a loss unique elements of society which has been created over centuries and should be preserved. Leaving communities unlinked maintains their integrity which helps with communities having their own identity.
5. Thatcham train station is likely to be the destination for many commuters for work and leisure. The distance would for most be considered too far to walk and building nearer to a major hub like a train station should be a West Berks priority. There has been mention of large scale electric charge points and please consider the larger picture on how vehicles are fuelled. Electric vehicles need battery storage currently the major component is lithium. The global impact of lithium has major concerns so building as near as possible to rail transport links should be a priority. Human nature would dictate that if a person has to use their own transport to travel 1-2 miles then they will ignore public transport like a railway. Another question is where would the rail users park at the station without major transport issues which already exist at Thatcham station.

As stakeholders of the regional environment and human well being we need West Berks to have a far better long term strategic plan than build on green field sites. The long term consequences will be viewed in the future as very poor decision making by the current West Berks Council members.

Yours faithfully

A solid black rectangular box used to redact the signature of Simon Hannam.

Simon Hannam