

**From:** [REDACTED]  
**To:** [REDACTED]; [PlanningPolicy](#)  
**Subject:** WBC LPR Regulation 19 objection  
**Date:** 27 February 2023 09:36:32

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Roger Aylward

[REDACTED]  
email as above

This is my objection to this plan which I deem to be unsound

There are various reasons for my objections as set out below.

1. I live in [REDACTED]. My house backs on to [REDACTED]. To protect the Copse, Lady Hoare has give local villages the right to roam in the copse. If this development goes ahead, potentially hundreds of people will use the copse for leisure walking thus either spoiling it for all current local residents or Lady Hoare would block all public use of the area for leisure. Either way, Upper Bucklebury residents lose our hugely.
2. If the proposed development goes ahead, it is obvious that at some time in the future, the small Blacklands Copse would succumb to development thus joining Upper Bucklebury to Thatcham with all the loss of house value and village status that would mean for Upper Bucklebury. Quality of life for current residents who have chosen the village for its peace, beauty and tranquility as a village, would be destroyed.
3. Kennet School is already over subscribed and local NHS doctor and dentist provision already past capacity. Unless a senior school with sixth form provision, a Primary School and Dr and Dentist provision is built BEFORE the houses go up, the local provision of all of these services will collapse.
4. Concern of increased traffic on Harts Hill Road. I travel to [REDACTED] regularly and its increasingly difficult to get out on to Floral Way. I have noticed that more cars are using Dunston Park south as a 'rat run' to avoid the snarl up at the Sony roundabout. This is potentially an accident waiting to happen as children living in Dunston Park walk to attend the Kennet School. With cars parked on verges and dark winter mornings the risk is potentially high. One only needs to look at Cold Ash Hill which is now more or less joined to Thatcham and more houses are being built at the bottom of the hill by The Regency Hotel. Traffic taking children to St. Mary's and/or to St. Finian's, the Pre-school in the Ackland Hall, plus traffic cutting through the village to get onto the motorway by avoiding Newbury, make this a strong reason NOT to put more pressure on Harts Hill as unlike Cold Ash Hill which is straight, Harts Hill is very windy and often I meet oil delivery lorries, refuse lorries and cars going too fast causing dangerous conditions.
5. With access to the proposed new estate on Harts Hill, more and more traffic will use the back road through Upper Bucklebury to get to Theale and thus the M4 with all the potential extra traffic and risks that entails.
6. I'm surprised that this application has got this far on what I understand to be mainly agriculture land. We are constantly being informed of food shortages by the media,

especially now with the cost of living crisis and the war in Ukraine. We cannot and must not build on this land as once it's gone it's gone for ever! Especially as a lot of Brown Field land is available just opposite this proposed development in the Colthrop complex.

7. Housing expansion in the Colthrop complex could potentially also solve the age old problem of the Thatcham railway crossing as builders could be obliged to provide a bridge over the railway crossing in Colthrop with a road access to the road north of Thatcham. What a huge benefit to all residents and businesses in the local area this would be.

8. Over the past fifty years I have lived on [REDACTED] and now reside in [REDACTED]. It saddens me to see the increase of housing by infilling usually with large houses with multiple cars which only encourages more people into the area not solving any traffic issues or even enhancing the villages. I love this area and enjoy the freedom of fresh air, walking and observing wild life, all of which we are told is essential to our health and well being. There must come a time when planners think more broadly and more into the future as every concrete building allowed on 'our green and pleasant land' can only be detrimental by steadily urbanising our villages.

Roger Aylward, concerned local resident.

Sent from my Galaxy

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