

## WBC LPR Regulation 19 Objection

From William E Bucknell Bsc. Hons FCA – Resident of [REDACTED] and experienced in Strategic Planning in Berkshire as a promoter of Commercial and Residential Developer, namely GreenPark Reading, Stonehams Farm and Southwest Reading housing Scheme.

I understand the problems of allocations of development. However the inclusion of a large scale development in NE Thatcham is unsound as :

1) There has been insufficient consideration of Transport Issues caused by the size of the development not being integrated into a plan wide Policy.

2) Insufficient provision of Health facilities.

3) Insufficient provision of Education facilities

4) Insufficient provision of Sports Facilities

5) Negative impact on adjoining Common land.

### **Transport Issues**

The development has been grafted of Floral way and does not show how the additional traffic, which will be generated, will get from this development to the major employment, educational and shopping centres. This will create more traffic using totally unsuitable local roads leading to traffic holdups on minor junctions. I live in [REDACTED] and the commuter traffic using the route through Upper Bucklebury rather than along the A4 . I can see no traffic calming measures that could mitigate the increased traffic.

Public transport in this part of West Berkshire is insufficient for the existing population and during the past few years bus routes have become non-existent. There are no proposals for new public transport linking the development with transport hubs.

### **Health Facilities**

In Chapel Row we have a good doctor's surgery. However due to increased demand the availability has reduced. Further demands will put more pressure The facilities.

### **Education**

New Homes will have a serious impact on local schools and children will have to travel further a field to be educated. The Local roads will not be able to cope. Addition numbers will impact upon Local education.

### **Sports Facilities**

More people will need new Facilities and there are not any provision for New Facilities. Any new facilities would have to be at the expense of land used for informal recreation which will be at risk.

### **Negative Impact on adjoining Common Land**

As I live on the [REDACTED] I am fully aware on the increased usage of the common. However, the increased use by has resulted in damage to the ecology and public paths have deteriorated through over use. More houses have appeared on the common. The traffic has increased resulting in deterioration of air quality and abuse of byways. As mentioned in transportation issues the increase in Rat Running minor roads will become over congested.

In conclusion a very limited review of this plan quite clearly demonstrated that the extension to NE Thatcham is unsound

William bucknell

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