

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** WBC LPR Regulation 19 Objection – SP17  
**Date:** 27 February 2023 20:29:56

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As a resident of [REDACTED] since [REDACTED] I object strongly to the proposed Local Plan. I believe it to be unsound for the reason set out below and will have an irreversible negative impact on the quality of life.

#### Transport

Access to/from the development will be via the A4 which is already gridlocked at peak times with traffic backing up along Floral Way. Motorists commuting to Reading or the M4/A34 will inevitably seek an alternative route up Harts Hill through Upper Bucklebury. Harts Hill has a number of sharp bends which have caused numerous accidents over the years and is especially dangerous in winter, even when gritted. The development will greatly increase traffic through Upper Bucklebury and pose an increased risk to villagers walking their children to school in the morning or visiting Peach's Stores. There is no pavement along Burden's Heath, which cars will use to head towards Cold Ash and Junction 13 of the M4.

#### Healthcare

The healthcare proposals contain only wishful thinking with no detail and an absence of consultation with existing medical practices. There appears to have been no Health Impact Assessment. NHS England has commissioned few new GP practices, so the burden will fall on existing practices that are already overstretched. Bucklebury is fortunate to have a well-managed medical practice but it was stretched during the covid outbreak with delays for the provision of repeat prescriptions and other services. An excess of new potential new patients will have a severe negative impact on the practice's ability to service its current list.

#### Environment

The Plan will have a severe negative impact on the footpaths and woodland in the proximity of the development. Wimble's Wood lies on the edge of the development and is traversed by means of a narrow footpath, with few visitors encountered on each walk. The development will inevitably greatly increase footfall, widen the path and change the character of the area. Bucklebury Common similarly has many narrow paths which do not impose on the flora and fauna. The development will result in a significant increase in pollution – light, noise and emissions – all of which will have a negative impact on the environment.

#### Strategic gap

Upper Bucklebury retains its separate identity from Thatcham solely because of the green strategic gap north of the A4/Floral Way, providing a clear and distinct boundary between the two urban areas. If the North East Thatcham development proceeds Upper Bucklebury will be irrevocably joined with Thatcham and will itself become North East Thatcham. The rural nature of Upper Bucklebury will be destroyed.

#### Education

The Thatcham NE Development Plan, funded by the developers, was based on West Berkshire District Council data on pupil yield from a study in 2011 and is therefore out of date. The same

plan also notes that the proposed development is not sufficient on its own to fill a 6-8 FE secondary school. Government guidelines state that secondary schools with less than 6FE are not sustainable. The developer funding does not cover the total cost of construction, and has no impact on the substantial running costs of the school. Much of the site is sloping and therefore unsuitable for any associated sports field, unless it is close to the A4.

Yours,

[REDACTED]  
[REDACTED]  
[REDACTED]