

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: Objection to West Berks Local Plan Proposal Submission
Date: 25 February 2023 22:19:21

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Dear Sirs

I would like to object to the proposal to build 1500-2500 homes in NE Thatcham. This plan is unsound for the following reasons:

1. Increased Traffic on Harts Hill, in Bucklebury and Cold Ash

Drivers will inevitably look for quicker and shorter routes avoiding congestion on main roads and this will lead them through Upper Bucklebury and its hamlets as well as Cold Ash.

Indeed WBC predicts "some displacement of A4 traffic onto wider rural routes such as Upper Bucklebury". Broad Lane, Burdens Heath and The Ridge are already busy during peak times. There are no pavements on the latter two and many school children walk along the edge of the road. The area around St Finians School is particularly dangerous with parents parking on the road, children walking in the road and cars waiting to turn into the school. Broad Lane has chicanes which do slow down traffic but will cause major jams with increased volumes.

This will mean drivers will look for alternative routes and will drive down Little Lane, Fanny's Lane and The Slade. These lanes are designated Quiet Lanes where horses, walkers and cyclists will be present. They are single lane with passing places. Increased traffic will not only be dangerous but will have a direct impact on the environment, damage verges and generally detract from the aim of quiet lanes which is to encourage more walkers and cyclists.

Harts Hill itself, where traffic will exit the site, is narrow and bendy. There are no pavements and two large vehicles can only just pass. This makes the bends very dangerous and it's very likely that a serious accident will occur here. It's particularly dangerous for cyclists especially if they are ascending hill. It's impossible to pass a cyclist without going onto the other side of the road and there are so many bends in the road that visibility is not usually sufficient to do so safely.

2. Damage to the Environment in an AONB

The sheer volume of people living next to an AONB will inevitably lead to an increased footfall on Bucklebury Common which will cause damage to the biodiversity of the ancient woods and heathlands. It will detrimentally affect the wildlife, such as ground nesting birds. Bucklebury Common is home to Nightjars, Barn Owls, Adders and Slow Worms to name a few rare species.

The planned 'Community Parks' in the new development are unspecific and appear not to have any substance. It seems unlikely that the 4000 people living in this new development will have enough room to exercise, walk their dogs and enjoy the outdoors within the development.

3. Lack of provision of doctors, dentists and schools

West Berks has a duty to provide these and yet no provision has been made in this plan. Doctors and dentists are already oversubscribed. Bucklebury school children will be unable to attend Kennet School which is the nearest one as priority will be given to residents of the new estate which will be closer to Kennet.

Yours faithfully

Margaret Neville

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Sent from my iPad

