

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection
Date: 27 February 2023 22:56:18

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During the nearly [REDACTED] years I have lived in [REDACTED] I have seen house numbers increase without comparable increase in the services which support the area. The additional housing has already placed more pressure on the existing inadequate education, health care facilities and utility service provision. However, that growth is insignificant compared to the proposed NE Thatcham development which clearly has not been sufficiently thought through and is totally unsound.

I strongly oppose the NE Thatcham development on the following grounds:

1. Traffic:

In the years that I have lived on [REDACTED] the traffic volumes have increased significantly. It travels at speed, too often ignoring the speed limit, along a stretch of road where there is no pavement or street lighting, making it unsafe for pedestrians and cyclists. This development will greatly increase the volume of traffic including along Harts Hill Road, which is a particularly unsafe and windy stretch of road where there are already frequent accidents. Increased traffic volumes will pose yet further threat to the safety of pedestrians, cyclists and motorists. I understand that there has been no modelling for the proposed junction on Harts Hill Road presumably because any such junction would be inherently dangerous. It is not necessary to perform a traffic assessment to work that out.

It is quite strange to see a proposed car park on Harts Hill. I really don't understand why one would be needed and this will simply be another venue for the sort of anti social behaviour that already goes on in the car parks on Bucklebury Common.

The Council's assessment that the development will reduce accidents and improve safety as well as increase opportunities for walking, cycling and public transport (which is pretty much non existent in Upper Bucklebury) is totally ludicrous and without any basis or evidence to support it. In fact quite the opposite is likely to be true given the current problems with traffic volumes, which would be dramatically worsened by the proposed development.

2. Healthcare:

The NHS is in crisis and unable to provide adequate primary care to those already living in the area. The development has no Health Impact Assessment and there is no coherent plan as to how and where the health care needs of those living on the proposed development or in the surrounding areas will have their primary care needs met. In turn there will be increased pressures on hospital services which are similarly unable to cope. There is no realistic prospect of a new GP practice being established and no financially viable prospect of one of the existing GP practices setting up a branch surgery. Dental practices will be

similarly unable to provide for the needs of those on the development. There is no evidence of the development having been considered with local health care agencies or providers.

3. Environment:

The site is a greenfield site and would therefore have an extremely detrimental impact on environmental sustainability. There is no evidence of how this negative impact on the environment will be managed and mitigated, if indeed that is remotely possible. There is no evidence of adequate green space on the development site. This development will simply increase traffic (people and vehicles) to Bucklebury Common which is precisely not what the fragile ecosystem of the Common requires. It presents a threat to legally protected wildlife on the site and in the surrounding AONB.

4. Education:

Education for the children that would live in the development does not appear to have been addressed. How does the Council propose to fulfil its legal obligation to provide suitable education facilities for these children? The current schools in the area are mostly poorly funded with the buildings in very poor state of repair and facilities lacking. As a parent of school age children I am constantly being asked to provide donations and monetary support to a local authority school system which is struggling with the lack of funding. I fail to see how creating further schools, if that is what is planned, will make a difference. It is clear that there isn't a proper plan for secondary school provision. The number of pupils to be catered for is unclear making the financial viability of a school unlikely. There is no indication of where the school would be located or indeed when it would be built, especially as it seems there isn't adequate funding.

It is clear that there has been no consideration given to the infrastructure necessary to support such a development and no consideration given to the extremely detrimental impact that the development will have on the local environment and the lives of those living locally.

Please keep me updated on the status of this development proposal.

Graham Brown

