

From: [REDACTED]
To: [PlanningPolicy](#)
Cc: [REDACTED]
Subject: Upper Buckleberry Planning Objection,
Date: 22 February 2023 12:40:09

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Sir, Ma'am,

I write to register my objection under the Regulation 19 Consultation Option for the proposed development of land adjacent to Upper Buckleberry, Berkshire.

I have outlined my objections below for your attention:

Over development

- The area is already heavily developed, and CRoW applications from landowners further prevent the enjoyment of green spaces. The industrial site south of the a4 bordering Midgham is already a site of considerable noise, traffic, pollution and litter. Increased traffic in the area would only contribute further to this.

Traffic

- The A4 itself between Thatcham and Pangbourne is already prone to flooding during small bouts of rain. Consistent heavy traffic on the road would clearly lead to standstill traffic, increase risk of accidents and an impassable area for pedestrians and public transport.
- The road is increasingly busy with antisocial driving: <https://blog.passmefast.co.uk/on-the-road/top-10-britains-most-dangerous-roads/> with the A4 rated as the 3rd most dangerous road in the UK.
- Regular decibel levels over 100db experienced in nearby housing from performance exhausts and harsh acceleration) with no work yet achieved to reduce speed limits <https://www.newburytoday.co.uk/news/bid-to-lower-a4-speed-limit-between-newbury-and-thatcham-passes-first-hurdle-9156879/>
- Cut through via Harts Hill to Buckleberry/Pangbourne – the road cannot sustain the traffic levels, this is seen by the rapid degradation of the road surface.
- Train track access/ heavily industrialised area – the single carriage rail bridge at Midgham is a frequent sticking point for traffic, an increased number without additional development would see increased blockages

Lack of private space

- The increased density of population would directly impact the private spaces enjoyed by existing residents.

Disturbance of the landscape

- The green space surrounding upper Buckleberry deserves conservation. Out with the Thatcham attenuation pond, the landscape is attractive and ensures the area retains its identity and charm. The contours of the land contribute to this, significant development has gone into the flood relief scheme such that flood risk is now effectively managed. Large scale manipulation of this landscape would certainly alter the balance achieved by the flood relief scheme, once again putting the town at risk.

Biodiversity

- Loss of important trees and vegetation - massive carbon footprint, loss of habitat for the Hazel Dormouse (endangered) and several amber and red listed bird species <https://www.gov.uk/government/publications/wild-birds-licence-to-kill-or-take-for-conservation-purposes-gl40/list-of-endangered-woodland-birds>
- There has been deliberate misrepresentation of claims that development will somehow enhance biodiversity; any development of green space will directly impact hedgehogs, foxes, rabbits, deer including the huge carbon footprint of the building work itself. It will deprive the children of Thatcham the opportunity to experience natural greenspace in both their education and upbringing.

Loss Of village Identity

- Despite efforts to the contrary, crime rates in Thatcham are on the rise and effective prosecutions have decreased. Thatcham's rate of increase exceeds its neighbour, Newbury. Extending and connecting the town of Thatcham to Upper Buckleberry would only serve to move this crime rate into a rural areas, creating increased incidents of opportunistic crime as well as adding camouflage to those more serious and organised offences, trafficking and the handling of stolen goods through broad lane and Bradfield South End as reflected in police stoppages at the entrance and exit points of this route.

Social Infrastructure

- Number of GPs – no of people 3:26500 with number already exceeding the 1:1000 GP/patient ratio recommended by WHO
- Number of schools- there are 5 schools in Thatcham, Kennet School has 1850 pupils already causing difficult pupil:teacher ratios and causing considerable traffic buildup in peak times and limiting the prospects of children raised locally.
- Veterinary practices – not taking on additional clients, only 2 in Thatcham, already have to travel out for treatment
- Insurance valuations will increase, disturbance to the existing landscape will likely affect the stability of current dwellings.
- Property valuations will decrease
- Shops – already shortages, local shops couldn't sustain the increased population leading to more traffic in and out of Newbury

Please ensure these aspects are considered along with the general public's numerous other objections to the proposed development.

Kind Regards,

Mr Craig Smith

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