

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: Objection/Comments on WBC LPR Regulation 19
Date: 23 February 2023 20:19:13

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From: Heather Codling, [REDACTED]
[REDACTED]

WBC LPR Regulation 19 Objection

Please find below my objections to the Local Plan as above - specifically re the proposal for setting aside land for houses North East Thatcham as I believe this proposal is unsound.

As a resident of Ashmore Green of nearly 35 years I believe if this land is developed it will have a detrimental effect on the neighbouring villages, Bucklebury and Cold Ash, and would remove the gap between them and the town of Thatcham. This would mean an urbanising effect on the villages, and where areas of "dark skies" are in place, this would reduce this. Covering more land in concrete etc., will only cause more run off into Thatcham. Flood alleviation schemes are being built currently, but this would negate some of that effect.

This will also cause damage to the Bucklebury Plateau Biodiversity Opportunity Area, in particular the Common, and not less the ancient woodlands. In addition wildlife, some of which is legally protected, would lose a large areas of habitat - which would never be regained. Artificially created landscapes cannot replace this.

The villages and towns of West Berkshire lack sufficient infrastructure, in the form of schools (from pre-schools to post 16 places), doctors and dentists, and recreation facilities. These additional houses would only exacerbate this. Water and electricity supply is also under strain.

The site will cause a huge amount more traffic, Bucklebury and Cold Ash will suffer under the additional traffic using the villages as alternative routes to the M4. The roads in these villages are inadequate for the number of vehicle movements currently. The A4 and roads in Thatcham are frequently queuing during peak times, again, this proposal will only make things worse.

I am also concerned about the number of houses proposed, and that 1500 will not be the limit, and more will be built, causing all of the above concerns to be even greater.

Thank you for considering my objections.

Heather Codling

