

From: [REDACTED]
To: [PlanningPolicy](#)
Cc: [REDACTED]
Subject: RE: WBC LRP Regulation 19- Objection
Date: 26 February 2023 16:04:52

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I wish to register an OBJECTION to the local plan review.

Name: John de Lara

Reason For Objection:

The plan is unsound, rushed and not been subject to sufficient public or regulatory body consultation.

Transportation:

The local plan calls for a massive increase in the number of homes as part of the new town being proposed for north east Thatcham. These homes will all have cars that will need to leave the new town to travel to places of employment (Reading, Newbury, London) via various routes. WBC have been very late in publishing their plans buy funnelling a percentage of traffic to the country lanes of Harts Hill road and Upper Bucklebury. In this rushed document there are no studies or models to demonstrate the impact of this increased traffic or any drawings for the proposed junctions.

In proposing this increase in traffic to the country roads of Upper Bucklebury, WBC are in direct conflict to their stated objective in the Strategic Environmental Assessment to increase safety and reduce accidents- how can increasing traffic volumes result in increased safety?

Consultation with ONR:

Reading the local plan review WBC clearly have failed to consult with the ONR, as they should have as the development is >500 homes and within 12KM of AWE Aldermaston. In SP4, there are lots of words but nothing to say that WBC have done anything more than read the ONR website (sections are cut and paste from the ONR).

Clearly there is a massive impact to the population profile and rather than read a website, I would have expected WBC to have consulted with the ONR.

This clearly reinforces that WBC have rushed LPR 19 and not consulted with one statutory body, how many other statutory bodies have not been consulted with? I believe that this lack of consultation demonstrates that WBC have rushed this consultation and hence it is unsound.

Consultation with Public:

Between LPR 18 and LPR 19 WBC held no public consultation sessions, demonstrating that they are "hell bent" on pushing this plan through rather than discuss the proposed plans in public meetings creating a plan that is universally acceptable to the community. This lack of consultation has continued during LPR19 consultation period.

The only consultation has been WBC publishing a 10,000 page document and expect the public to digest this and reply. If WBC had a sound plan they would have prepared public meetings , with summary plans, displays and community engagement.

I believe that WBC haven't taken this plan to the community as they know it is unsound and would not stand up to public scrutiny, hence they have done the bare minimum.

Environment:

West Berkshire has a vast and varied environment with an ANOB contained within. The proposal's within LPR 19 include building a new town to the north east of Thatcham, right up to the ANOB and this will have a negative impact on the local environment.

The addition of 4000+ people, all wanting to enjoy the natural open spaces of Berkshire will have a negative impact on the area around Upper Bucklebury with increases use of the footpaths and woods. In the plan is a vague plan to have "country parks". These parks are areas where development will be difficult because of the contours of the land and will be to the developers advantage. Hence this plan is being led by the developers and not by rigorous environmental commitments.

In SP 17 there is no evidence to ensure that this new town will have a neutral impact on the local environment, in fact the local plan (SP17) concludes that this new town will have a negative impact.

Timing:

WBC released LPR 18 consultation during Christmas 2020, at a time when the county was in lock down and this rushed approach has continued for LPR 19. WBC have always stated that they want to be a plan led authority, which is laudable, however they have used Government requirements from previous years. In December 2022 Michael Gove announced a major change to the volumes of housing that local councils would be required to build, yet WBC pushed forward with LPR 19.

This reinforces my view that this plan is unsound and needs some serious rework to convert it into a sound and deliverable plan.

It is my view that WBC should STOP this plan now and use the time to develop a sound plan during 2023 based on revised government guidance.

John de Lara

