

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection
Date: 03 March 2023 15:52:12

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Dear Sirs

I am objecting to the Thatcham NE Development.

The proposal is fundamentally unsound in many areas, I would like to object on the following grounds:

Impact on legally protected wildlife

We know these to exist in the area directly next to the development as well as in it - from personal experience and the studies that have been undertaken:

<!--[if !supportLists]-->• <!--[endif]-->Great crested newt

<!--[if !supportLists]-->• <!--[endif]-->Badgers

<!--[if !supportLists]-->• <!--[endif]-->Nightjars

<!--[if !supportLists]-->• <!--[endif]-->Slow worms

<!--[if !supportLists]-->• <!--[endif]-->Variety of Bats

The proposed development would put them under significant threat. There are no sufficient mitigation measures. There now does not even appear to be a country park. There is no direction of how biodiversity would be enhanced. This shows WBC lack of commitment to protect the natural environment.

WBC states that sustainability charter is required to establish how policy requirements will be achieved, the legally required biodiversity net gain and environmental sustainability are not supported by any documents either these do not exist or they have not been made publicly available

There has been no evidence of any serious attempt by WBC to investigate, analyse and address the environment consequences of the development, and any policies that are referenced are unsubstantiated.

Additional cars and people will be entering AONB which will have a detrimental impact, there is no clarity on what WBC are doing to protect, conserve and enhance the natural beauty, in fact it seems traffic will be directed into the AONB instead of away from it.

Increased Traffic

As WBC predict that there will be some displacement of A4 traffic onto wider rural routes such as upper Bucklebury there is no evidence that this has been fully considered. We along Burdens Heath, walking down the road with no pavement and down Broad Lane with 2 primary school aged children is already dangerous as cars do not adhere to the 30mph limit. Broad Lane is also very busy and even on the pavements (some very narrow due to over grown hedges) the cars pass at such speed and frequency it is frightening.

The studies conducted by WBC so far do not agree with an independent study by Yes Engineering. This found that: the trip rates used by WBC are unreliable and not robust, the trip distribution is unrealistic, the mitigation measures are improbable at best, the location of the site means car-borne travel will dominate, the highway network in the vicinity of Thatcham Northeast is already over capacity and there has been no

assessment made of the routes most likely to be affected by an increase in traffic.

We strongly fear for our safety and feel it's only a matter of time before there is a serious accident. The increased traffic with no mitigation is putting lives at risk and completely at odds with the police to Reduce Accidents and Improve safety.

Education

There is not a clearly defined planned schools provision. This breaches the councils obligation to provide education facilities thus making the development untenable. Our children currently go to Bucklebury Primary School with a view to carrying on their education at Kennet. There is inconsistent, incomplete and contradictory information on the provision of secondary schools in and around Thatcham. It seems unlikely that any secondary school provision will be provided.

Local Plan Review Consultation

With the announcement by Michael Gove on the 6th of December 2022 that housing numbers should be an advisory starting point and not mandatory, may Local Authorities are choosing to pause their planning an await the outcome of the consultation and potentially lower housing requirement. I fell WBC should do the same.

HEELA has shown more more options for development, yet this has not been revisited since the start of the process.

In 2015 the plan for 500 houses was rejected at ministerial level. This proposal is triple (or more) of the proposal. It is built upon unsound reports and surveys that are full of holes, and potential legally questionable. Some studies, such as the environment and biodiversity net gain either have not been carried our or have not been made available to the pubic. Thames water have not even been consulted.

This whole proposal is a disgrace, if allowed to go ahead will cause huge negative impact on the area and local support for WBC will be non-existence.

Yours Sincerely

Chris Harris

