

From: [REDACTED]  
To: [PlanningPolicy](#)  
Subject: WBC LPR Regulation 19 Objection  
Date: 02 March 2023 19:12:27

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2nd March 2023

Dear West Berkshire Council,

*WBC Local Plan review 2022 – 2039*

*WBC LPR Regulation 19 Objection*

I would like to express my concerns regarding the new housing development proposed for North of Thatcham.

**NOISE AND LIGHT POLLUTION:** With increased building over several years the sustained inconvenience and noise to the current population will hinder everyday work and pleasure to many people in Upper Bucklebury. My concern is that WBC/Developers have no plan to minimise this issue. Residents of Upper Bucklebury and Bradfield Southend have a “No-Street light” Policy but My concern is that for residents in Upper Bucklebury, light-pollution could have serious negative effects if this is not addressed.

**ENVIRONMENT:** Biodiversity in the Bucklebury Plateau is an essential amenity which WBC has a legal duty to protect. This protected AONB area sits on the Wessex Downs. It is not sound policy if a lack of investigation or analysis of the overall effects of major disruption effecting the biodiversity in or near an AONB site are ignored.

**TRAFFIC:** Harts Hill is a major road to Upper Bucklebury, Bucklebury, and Chapel Row which is unlit, therefore is a dark, narrow and consequently a dangerous road often resulting in accidents as demonstrated during the severe frosts we recently experienced. My issue is that the sighting of a carpark near Harts Hill will cause severe disruption to all of Harts Hill and all along the Common towards Bradfield Southend by the Increased traffic North of Thatcham. Repeated road disruption along Harts Hill by the Waterboard has had significantly negative effects. I believe therefore that this is an unsound plan for this area in Harts Hill.

**INFRASTRUCTURE: MEDICAL/DENTAL CARE** In this area North of Thatcham, Dental Practises are few and GP Surgeries are already struggling with the existing population. Without a clear plan for persuading medical and nursing staff to move to West Berkshire, I see a major problem. Many GP surgeries are up to their population limit; therefore any increase might break the system with medical staff leaving this area altogether. My concern is that WBC has not recognised this negative problem of

increased workload on current GP's and the lack of NHS Dental Care.

**INFRASTRUCTURE: SERVICES:** Many companies are currently experiencing understaffing and subsequently cover for essential services – sewerage, waste collections, road/hedge maintenance, sports provision and maintenance of such facilities etc. With increased housing/populations this could have a negative impact.

**INFRASTRUCTURE: EDUCATION:** Though I do not know details of the current provision of Infant and Junior schools, I do understand that new housing often brings young families with needs of health care and schooling. My concern is that there will be more pressure on existing schools plus all services with negative effects.

Overall, I find that the WBC Local Plan Regulation lacking in several areas which therefore could have major negative outcomes.

Regards,

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