

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** WBC LPR Regulation 19 Objection re West Berkshire Local Plan Review 2022-2039: Detailed Objection C A Hoffman  
**Date:** 02 March 2023 04:30:58

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I write to you in relation to the above, the deadline for submissions being 3<sup>rd</sup> March.

**Contact details:** C A Hoffman, [REDACTED]  
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I am objecting to the plan as it is materially unsound, unsound to the point I cannot quite believe there is even a consultation on it. The main points to why this is so materially unsound are as follows:

### **Transport**

Our house on the Avenue is on the border of this project in an area of Outstanding Natural Beauty, teeming with wildlife. This area is about to be swamped by traffic which will upset the delicate ecosystem.

The planners have carefully omitted the fact that there is a plan for an exit at the north site onto Harts Hill which is the beginning of this parish. This was only made apparent as late as 6<sup>th</sup> Jan when the Transport Assessment was published. The traffic is going toward Upper Bucklebury, and will spread into Chapel Row and beyond. The infrastructure cannot take this. The wildlife cannot take this. There will be major overspill into rural areas. It is a dereliction of duty to the countryside.

The Transport Assessment talks about new priority junctions, but modelling suggests there won't be problems, and yet the document had no modelling results at all for Harts Hill! Unsound. Where on earth are all the cars being parked, again a car park is being shown on Harts Hill, this is close to the common which again cannot take this new influx of walkers and people. The roads will become busier, cycling, running, riding will all become more dangerous.

### **Healthcare and Infrastructure**

Again whoever came up with the location of Thatcham was mad. There is no detailed healthcare planning in the document, there is no detailed talk of a new GP practice, there has been no approach by WBC or the developers to any local GP practice to understand the already stretched roster that they have. Thatcham, Burdwood and Chapel Row are all full. What on earth do these planners think they are going to do in order to look after this proposed development.

Dental practices are also overrun, I know that trying to find a hygienist for a practice is almost impossible speaking to one practice owner. If you look at Stage 2 and 3 of the report on this project, scant detail is given more than a 2020 acknowledgement that GP facilities are at capacity. It is shameful how light on detail and ill thought this piece of the planning has been shown. This is very dangerous for any new residents and for all existing ones as services are near breaking already.

## **Environment**

I alluded to the fact we live in an AOB. I cannot believe that the Council wants to slap 1,500 houses on agricultural land right next to it. There is a huge danger to both the Bucklebury Plateau Biodiversity Opportunity Area including its woodlands and wildlife. Some vague promise of a community park sounds both suburban and ill thought.

It is farcical to validate any claim that this planning will have a positive impact on the environment. Quite the contrary, there is a grave danger you are about to destroy one of the ancient areas of biodiversity and fauna west of Reading. You would be slowly asphaltting from Reading through Thatcham and joining Newbury, polluting the countryside from Junction 10 all the way to 13 of the M4.

The WBC states in the LPR that a Sustainability Charter is required. Legally required biodiversity net gains are needed, yet no strategy docs have been submitted or been made publicly available. This is unsound and flimsy as the rest of this shallow planning piece.

Where on earth are another 4,000 people going to seek green space and recreation? A vague country park? Where is that? No they are going to flood into the AOB, Bucklebury, Chapel Row, Yattendon. The areas will be wrecked. In the SP17 the developers couldn't even hold a vague promise of country park, and they were demoted to community park which sounds like a merry go round, some swings and a skateboard ramp. Shame on the developers.

The LPR's own Sustainability Appraisal has some very sad news, and revelation, even it concedes that SP17 will have a negative impact on environmental sustainability. Why on earth are you building on a greenfield site? Shameful. Unsound. Please stop this.

## **Education**

The lack of thought and capacity mirrors the healthcare concerns. No coherent plan has been put forward, no details of nursery or early years. Primary school education is contradictory in terms of planned numbers, secondary schools are already oversubscribed, the secondary school that is being suggested however cannot be filled, as government guidelines are that such schools with less than a 6FE are not sustainable. Again ill thought. Unsound. There is no funding earmarked for school facilities sports ground etc.

## **Conclusion**

WBC should pause the plan making. They should wait for updated planning guidance that is coming later this year. It would be arrogant and ill thought to progress for the time being. Frankly most people find this development more to do with greedy developers and land owners rather than any real thought of consequence to the local communities and this beautiful land.

Charles Hoffman

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