

From: [REDACTED]
Sent: 03 March 2023 16:22
To: PlanningPolicy <Planningpolicy@westberks.gov.uk>
Subject: Regulation 19 Consultation Local plan review Thatchm.

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

[REDACTED]

Dear Planning Policy team

Thatcham development – Local Plan Review.
West Berkshire.

We wish to formally register feedback to the proposed local plan on the following basis:

1 The proposed development has no regard for infrastructure or the subsequent impact that a development of this size will have on the surrounding villages, transportation links or residents.

Significant changes to the infrastructure would be required to 'mitigate' impact to the development. From major rail network links to roads and lanes which will need to support commuter connections. Nothing in the local area, including the A4 is suitable to manage this level of increased traffic volume. With only a small % of roads even having payments (Cold Ash 22%) there is a practical safety concern.

2. The environmental impact to residents in the surrounding area will result in an increase of traffic, noise, pollution. The strategic gap between Thatcham and the surrounding villages is an important one. Thatcham is an urban town and the surrounding rural parishes within the AONB require the ability to keep their identities. As residents in the Cold Ash Parish we are keen to protect this for future generations.

3. Further evidence is required to clearly understand the true impact of a plan of this size will have on the surrounding areas and this is at not just the proposed housing number but at reduced numbers. Clarity around its impact is neither fully worked through or clearly understood.

4. There are continual changes to what is being proposed. 2500 dwellings, then 1250, then 1500, then potentially 2500 + after 5 years or in the next plan period. The required planning diligence, assessments, impact studies and processes must reflect a true picture of intent.

5. Facilities and services being proposed are not confirmed. The ability to support a development of this size must have confirmed and fully funded commitments. Who will be paying for the ongoing support of these.

6. Healthcare, schooling, leisure facilities are all under extreme pressure.

- Reference. Policy SP17, in the Regulation 18 of the emerging draft local plan, stated expectation of an new 8FE secondary school.
- Policy SP17 of the Regulation 19 Consultation then reduced this to provision to only land.

- The Thatcham Strategic growth study indicated that planned strategic development at 6-8FE is likely necessary to meet demand.
- The size of land specified is below the minimum viable size for a secondary school.
- Trinity and Kennet are currently at capacity.
- The infrastructure Delivery plan of Jan 2024 only has figure of 5,027,613 which is not sufficient to fund a secondary school.
- The Thatcham Growth study noted that education provision was based on WBDC data from a 2011 study. This is insufficient to base any clear decisions on, which leads to a conclusion that there are significant areas of detail insufficiently assessed or adequately modelled.

Your sincerely

A [REDACTED] Glasgow

[REDACTED]

[REDACTED]