

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Cc:** [REDACTED]; [REDACTED]  
**Subject:** WBC LPR Regulation 19 Objection - Objection to Proposed NE Thatcham Development  
**Date:** 23 February 2023 10:23:36  
**Importance:** High

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Dear sirs,

### **WBC LPR Regulation 19 Objection - Objection to Proposed NE Thatcham Development**

I am writing in relation to the West Berkshire Local Plan Review 2022 – 2039 and the plan to decimate our natural / beautiful countryside with between 1,500 and 2,500 houses in North East Thatcham.

My address is [REDACTED]. I pay my taxes and I am registered voter.

I believe the plan will directly affect my address due to the proximity of the proposed development to my home – less than 200 metres away. I do not believe that as a small town, that Thatcham does not have the necessary infrastructure to support this many houses. This includes, suitable primary care medical facilities, a nearby acute hospital, education facilities – both primary and secondary schools, roads and safety measures. I chose to move to my current address due to its quietness and because it is a good place to bring up my child/raise a family. With an additional area the size of Hungerford Town bolted onto the side of Thatcham, I believe this will have a hugely detrimental effect on the quality of life for adults and children who live nearby.

I also think it's odd how the Council often refuse trivial planning permission requests, as reported in Newbury Today recently (21/02/23), but nevertheless seek to approve plans that will have a devastating impact on the local Countryside. Part of the attraction of Thatcham is that is nestled in the British countryside, with a relatively low crime rate compared to more urbanised areas, yet the Council seeks to create a more urban area. This is almost flagrant hypocrisy and contradiction. I am also concerned about a rise in crimes relating to social-economic factors, such as theft, violent crime / knife crime that an influx of people will cause.

**Health Impact Assessment** – I do not believe that West Berkshire Council or developers appear to have arranged or published a prospective health impact assessment specific to the proposed North-East Thatcham development. What is the plan for primary care (GPs and Dentists), secondary (acute hospital), nursing homes and palliative care?

### **Schools provision –**

#### **Pre-secondary School Provision**

The provision for education from Nursery /Early Years through infant and primary to secondary education not clearly defined within the Local Plan Review. There is no coherent end-to-end plan: this therefore breaches the Council's obligations and duty of care to provide education

facilities for children. There are no details in the plan of the provision for nursery / early years education. The provision of primary school education is unclear and contradictory.

### **Secondary Education Provision**

It is clear that the plan for the secondary school provision is unsound.

- There is no satisfactory evidence of the number of pupils the school is to cater for
- The location of the school is not clear
- The number of form entries is not clear
- The timing of funding is not clear
- No evidence of that the proposed funding is sufficient

West Berkshire Council, as an education authority has a duty to make arrangements for suitable schools provision but this is not evidenced or defined in the LPR.

### **Sports field provision**

West Berkshire Council and your development consortium have not met objective to provide sports fields and you have not provided evidence for funding or a suitable location.

### **Supermarkets – Town Centre Redevelopment / Road infrastructure**

Where is the infrastructure to support this development in terms of Supermarkets and Shops? Thatcham Town Centre and Roads infrastructure will be significantly overburdened by an additional 2500 houses. I'd also like to understand what the Council's plan is for the Level Crossing at Thatcham – this is clogged with Traffic all the time and through the winter there are always giant potholes. This might seem like an amusement, but I can assure you it's not for many people who have to pay for vehicle repairs. I can therefore envisage that an increased volume of traffic will no doubt cause untold issues.

I'd like to formally lodge this objection to the Proposed NE Thatcham Development under Regulation 19.

Yours faithfully,

Samuel Baines

[Redacted signature]

[Redacted contact information]

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