

Comment

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Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Andrew Jackson (1335170)
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Consultation Point	Policy SP 17 North East Thatcham Strategic Site Allocation (View)
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Bookmark	Jackson, Andrew

1. Do you consider the Local Plan Review is legally compliant?

Please see the guidance note for an explanation of what 'legally compliant' means

No

Please give reasons for your answer

On the basis of lack of 'Practical' sustainability I dont believe the North East Thatcham development is legal.

2. Do you consider the Local Plan Review is sound?

Please see the guidance notes for an explanation of what 'soundness' means.

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF).

Please tick all that apply:

Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas

is accommodated where practical to do so and is consistent with achieving sustainable development.

Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.

Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.

Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF. . Yes

Please give reasons for your answer

The local area already struggles with maintaining adequate Health & dental care for the residents. With what's being proposed - will this additional capacity accomodate the additional residents and are there the doctors & nurses available to support these facilities. There's a national shortage of medical staff!

Plus there's specific educational needs, where all current schools are full to capacity, with class sizes already bulging. Again, will the proposed schooling accomodate all the additional children and are the teachers available to be employed within these facilities?

Then there is the road infrastructure, which chokes already with the volume of traffic and noise this creates, along with the deterioration of air quality. Floral Way is already a race-track, with this development will exacerbate this issue further.

Removal of wooded areas will also reduce the ability to migrate the carbon dioxide to oxygen process, therefore air quality will worsen.

To summarise - this development is a non-starter for Thatcham - it will NOT benefit the town and any expansion will place an unsustainable strain on the area.

I understand additional housing is required within the West Berks area. However and specifically, the Thatcham development is too large in scale and will place an excessive strain on local resources that makes the proposal unsustainable.

It this proposal can be condensed to a reduced scale then this may be more palatable, allowing for organic growth within the area. Also, there are copious other sites that may accomodate such grand scale developments.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)? No

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply

The submission of the Local Plan Review for Independent Examination . Yes

The publication of the report of the Inspector appointed to carry out the examination . Yes

The adoption of the Local Plan Review

. Yes