

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection
Date: 01 March 2023 15:11:39

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Dear West Berkshire Council

I am objecting to the plan to build 1500-2500 houses in NE Thatcham as I find it unsound and it will have a negative impact to me and the community.

The proposal for a major development is likely to have a significant health impact due to its size and location. It should be accompanied by a fit for purpose Health Impact Assessment (HIA) in accordance with the Public Health England current guidance. Neither WBC or the developers appear to have arranged or published a prospective HIA for the NE Thatcham development regarding impacts on primary health care services.

There are few new GP practices commissioned by NHS England even in areas where there is a demand for improved services and there is no realistic prospect of a new GP practice being established in Thatcham or West Berkshire in the future due to there being shortages of GPs in other areas of the country. Due to a lack of GPs and nurses, I believe staffing a new practice would also present a problem. There is already a waiting time of 3-4 weeks for an appointment at my practice. Adding up to 2500 houses will only increase this waiting time. The objective of improving the access to the health service component of the community has not been met as WBC and NETDC have not provided evidence for the provision of a viable primary care medical facility.

There is also a shortage of dental practices, and I have had to register with a practice in Newbury. The proposed development will add to the pressure of existing practices.

The provision for education is not clearly defined within the LPR. There is no coherent end-to-end plan, therefore breaching the Council's obligations to provide educational facilities for children, leaving the plan for a large housing development untenable.

There are no details in the plan for the provision of Nursery/Early Years education and the provision is unclear and contradictory for primary school age education, with no planned numbers of schools or entry requirements.

The plan for secondary education is unsound as there is no satisfactory evidence of the number of pupils the school is to cater for, the location is unclear, no clear timing of the funding and no evidence that the proposed funding is sufficient to meet the Council's obligations to provide education.

It is known that universities are struggling to recruit applicants for teaching degrees which will have a long term effect on staffing the schools. WBC has a duty to make arrangements for suitable school provision and how this is to be achieved is not evidenced in the LPR.

No evidence is provided for a suitable location or evidence of funding to provide sports pitches. In a world where we need to encourage children into sport and away from digital gadgets, this

kind of provision is paramount.

The proposed development will have a detrimental effect on traffic and pollution in Thatcham due to a high increase in vehicles belonging to the proposed houses. The roads are already congested and the Thatcham railway crossing has significant issues of congestion, delays and pollution from traffic fumes. Building up to 2500 homes will exacerbate these problems with traffic likely to reach the A4 between Newbury, Thatcham and Reading. This will force traffic onto the smaller roads through the local villages.

The development would take up valuable green space on the brink of Thatcham, denying the community of exploring the natural surroundings of Thatcham. It will impact the local wildlife by removing a huge area of green space, hedgerows which provides habitats for birds and wildlife. It will also increase pollution as well as increasing light pollution for the woods that the proposed development borders.

Over recent years there has been a substantial amount of investment in flood prevention, including Harts Hill. The new development builds over this area resulting in no natural drainage and therefore increasing the likelihood of flooding. Floral Way already has a lot of surface water during heavy periods of rain and this will only increase with a large development.

It is for the these above reasons (amongst many others) that I object to the unsound proposed development of 1500-2500 houses in NE Thatcham.

Yours faithfully

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