

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection
Date: 26 February 2023 16:29:44

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

[REDACTED]

Dear West Berks Council (WBC),

I am writing to object to the proposed plan to build 1500-2500 Houses in NE Thatcham as I find the plan unsound and it will have a significant negative impact on me.

The proposed development of 1500-2500 Houses will have a significant health impact and should include a fit for purpose Health Impact Assessment (HIA) in accordance with the guidance from Public Health England. There has been no discussion with health service providers to assess the impact on primary health care providers. There are insufficient GPs within the practices supporting Thatcham today, NHS Berkshire West Clinical Commissioning Group (CCG) confirms that Thatcham is in an area with the worst shortage of doctors in the country, with doctors appointments taking 3-4 weeks to arrange let alone adding another 1500-2500 families. The plan offers no new GP practice, and it is unlikely that NHS England will commission a new practice. The additional homes will stretch the few facilities we have in Thatcham impacting me, my family and fellow residents. There is no evidence of WBC or the developers having arranged or conducted a relevant HIA or demonstrated any liaison with local health care agencies. Providing a new GP practice facility will not solve the problem on its own - there needs to be funding for sufficient GPs to support the additional residents within the new proposed development which does not seem to be addressed or catered for within the plan.

It's not just doctors there is a significant lack of dentists in Thatcham, so much so I have had to register as an NHS patient with a practice in Newbury - the proposed development will add increased pressure on already over-stretched dental practices.

The Development provides no details of support for Nursery / Early Years, Primary or Secondary education. The plan provides no evidence of expected numbers and the likely impact on existing schools at Nursery / Early Years, Primary or Secondary and the Local Plan Review (LPR) does not clearly define the provision of education and WBC has a duty to make suitable and effective school provision. Additionally its not just the provision of additional classrooms/schools (the plan is unclear) there is the need to fund the teachers and staff to provide the necessary education - this is not a one-off payment but a sustained financial pressure that will be placed on WBC.

The objective of WBC and NE Thatcham Development Consortium is to provide sports fields has not been met and there is no evidence for funding or for a suitable location. The topography of the proposed development is a south facing slope, providing natural drainage from the Ridge / Upper Bucklebury, and therefore there is no suitable area in which to locate sports fields within the proposed development and there is already a shortage of sports fields in Thatcham.

The development will increase traffic and pollution in NE Thatcham, the Thatcham rail

crossing, a known choke point, will become significantly worse, with traffic likely to back up to the A4, a main road between Newbury, Thatcham and Reading. This development will push traffic onto the smaller roads through the neighbouring villages.

The proposed development takes up valuable green space on the edge of Thatcham, removing the opportunity to explore the natural surroundings of Thatcham. The proposed development removes significant green space, hedgerows habitat for birds and wildlife (badgers, foxes) as well as increasing light pollution for the woods which the new development will border.

There has been significant investment in flood prevention in NE Thatcham, including at Harts Hill - the proposed development builds over this area - this will result in no natural drainage through the proposed development increasing the likelihood of flooding. There is already significant run-off from the fields near Harts Hill onto the road, which will increase as a result of the proposed development.

It is for these reasons, outlined above that I am objecting to the proposed development of 1500-2500 homes in NE Thatcham.

Regards

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