

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: WBC LPR Regulation 19 Objection
Date: 02 March 2023 18:49:01

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To Whom it may concern,

I have the following comments on the WBS LPR document:

Healthcare

The North-East Thattham development plan (SP17) proposes a 450 sq m primary healthcare facility with the suggestion that a **GP Surgery** be offered to the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board or other such appropriate body. However, the document is **bereft of detail or insight** into strategic healthcare planning.

Few new GP practices are commissioned by NHS England, even where they consider there to be patient demand for improved services. NHS Digital figures of patients registered in the NHS Berkshire West Clinical Commissioning Group (CCG) confirm there is an even worse shortage of GPs in other areas of the country. There is therefore **no realistic prospect of a new GP practice being established** in Thattham or West Berkshire in the foreseeable future.

It currently takes at least 2 weeks to get a non-emergency appointment at the Thattham medical practice, yet you are suggesting building 1500 houses with no concrete proposal as to how a new GP surgery may or most likely wont be established.

Five of the 10 lowest performing surgeries for percentages for same-day appointments came from this district. They were Hungerford Surgery, with 27.1 per cent; **Burdwood Surgery**, with 28.8 per cent; Lambourn Surgery, with 29.5 per cent; Chapel Row Surgery, with 30.2 per cent; and **Thattham Health Centre**, with 31.9 per cent.

Thattham dental practices are unable to provide dental care for the whole population with a significant minority of patients needing to travel further afield for NHS and private dental care. Thattham Vision, endorsed by WBC in 2016, confirmed only 60% of residents were registered at a Thattham dentist (with 17.5% registered with a doctor outside Thattham). There is no evidence provided that either WBC or the developers have approached any local dental practices regarding the potential impact of increased workload resulting from additional housing.

Thattham Town Regeneration

As you state in the plan, Thattham town center and facilities badly need regeneration, only after that is complete, should any new housing be considered.

Transport

Traffic on the local roads is already overwhelming at peak times, with queues on Floral Way every morning, the A4 is very congested to the point that traffic will divert down country lanes which are unfit for the volume.

Since Covid, significantly fewer trains to/from Thattham have been running. Given the lack of co-ordination around the transport policy, the plan will drive many more people onto the road.

Schools Provision Overview

The provision for education from Nursery, Early Years, through Infant to Secondary education is **not clearly defined** within the Local Plan Review (LPR). There is no coherent end-to-end plan: this therefore breaches the Council's obligations to provide education facilities for children. Without this provision, the Plan for a large new housing development is untenable.

The lack of a coherent Plan on Schools Provision across the various proposed developments also means that it is impossible to estimate the subsequent impact on traffic. The siting of a secondary school to the NE of Thatcham would result in a significant increase in traffic across the whole Thatcham area, not considered in the traffic plans and models in the LPR.

Unless the infrastructure (Schools, GP's, Shops etc) are built and functional in the first phase of the development the local community will suffer. Kennet School for instance has a capacity of 1881 **and an** actual number of pupils of 1860, so they **wont** be in a position to absorb the extra.

Flooding

Whilst there have clearly been extra measures built into the latest plans with the Wetlands Park, they have built over a large area of land that would normally soak up the rain. I doubt very much the small wetland areas proposed would provide any safety net for those on the other side of the A4, and we can look forward to a repeat of the 2007 floods.

It is disappointing to see something that has clearly cost the tax payer a significant amount of money be so poorly thought out. Until some of these keypoint about how the Thatcham area can support this sort of growth, the plan should be put on hold.

As usual the plan is there to meet unfounded targets regardless of the cost to the existing residents.

Regards

Duncan Darroch

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