

Mrs Hope

1st March 2023

Dear Sir/Madam,

West Berkshire Council Local Plan Review 2022-2039 – Regulation 19 Objection

In response to the West Berkshire Council's Local Plan Review 2022-2039 Proposed Submission, I wish to register my OBJECTION to all development sites noted under the Harts Hill Farm area(s) as I believe the plan to be **unsound**. Information is either lacking or contradictory. The development is in breach of many policies outlined within the NPPF and WBC's own documentation.

There are many items I object to including the negative impact to our countryside and the neighbouring AONB, the increase of traffic in and around the Harts Hill area. The road is already a busy route with cars ignoring the 40mph speed limit. Increasing the traffic is dangerous and having already lost many cats from our road to cars along Harts Hill Road, I fear for the safety of my young family. There is not the infrastructure in place to manage the current amount and the reporting carried out for wait times along Floral Way is not representative of the reality of people actually living here. However, the point I would like to go into more detail is the Healthcare provision.

I object on the following item:

Healthcare

SP17, the North-East Thatcham development plan proposes a 450sqm primary healthcare facility however there is no information or details into the strategic planning. It appears that neither WBC or the developers have arranged or published a Health Impact Assessment, which is required for such a major development. Health and wellbeing facilities are developed using a multi-agency approach but there appears to have been no direct engagement between the North-East Thatcham Development Consortium and local practices.

NHS England commission very few new GP practices, even if they consider there to be patient demand. There is also a massive shortage of fully qualified GPs, in 2021/2022 there was a shortage of 4200 full time GPs, this is projected to rise to 6700 shortfall in 2023/24, by the end of 2030/31 this could be as much as 8800. Therefore there is no realistic prospect of a new GP practice being established in the foreseeable future.

It would also make no financial, organisational or geographical sense for an existing local GP practice to set up a branch surgery on the proposed new development.

██████████ is currently registered to Chapel Row Surgery in Chapel Row. This isn't even in our town and the only way to access this surgery is via the car as it is over 3 miles away. Any houses built between Farmhouse Mews and Upper Bucklebury will also be registered there. There has been no plan for accessing the surgery if you have no transport. Chapel Row already have over 8500 people registered to them with just 6 GPs to service them. Wait times for appointments have increased over the years and their dispensary is no longer available to us as we live within 1 mile of a chemist in

Thatcham town centre. These are also lacking as many dispensaries are now closing down putting even more pressure on the ones which remain. I recently had to wait nearly 90 minutes in a queue at the Boots dispensary on Brownsfield Road to collect a prescription.

There has been no discussion between WBC or the developers with any local GP Practice to see if any could relocate. An enlarged primary healthcare site is required and surely would be better located centrally to improve access and minimise traffic to surrounding areas.

WBC have proposed a healthcare site is required but have not provided any evidence of having liaised with the appropriate agencies or arranged a relevant HIA. They have not provided any evidence of how this health facility would be provided.

The 2011 ONS Census states that there were 10,241 dwellings in Thatcham. The number of new units proposed at the north-east Thatcham development would mean an increase to Thatcham of nearly 25%, an excessive number that neither the infrastructure or surrounding landscape would cope with. Tull Way for example consists of only 75 properties however exceptionally low density when compared to the site's area.

We, along with many other residents of Thatcham object to the extent of the north east Thatcham Development, specifically to those affecting the Harts Hill Road and Harts Hill Farm area. We hope that you will reconsider the proposed Housing Site Allocations and look to locating the houses required in a more appropriate, brownfield or within Settlement Boundary area, not within open countryside.

Regards,
Mrs Kelley Hope