

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
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The review by the inspector has placed a large burden on Thatcham which will turn what was a village into a small town. This, I believe, is the result of the policy which blocks alternative sites around the smaller villages in West Berkshire. A number of villages have lost facilities that have declined because of insufficient local people to support them. Small general shops, village schools, and public houses need local support to survive.

This is a direct result of policy DM1 blocking virtually any application that is outside a settlement boundary, even those which are adjacent to village settlements which may not have a boundary, but if they do, the West Berks planning will refuse as a matter of course any smaller developments which could support our villages. There is virtually no change from a policy written a couple of decades ago when the need for housing was not urgent. (Policy C). Today, that need is urgent according to government sources.

Thatcham and Pincents Lane could have been spared this burden if there had been some dilution across the Authority as a whole.

I believe that is a major flaw in the plan which the inspector and the local plan appear to have missed both in the initial flawed plan and the inspector's proposed revision. Local builders should have been encouraged to build out small locations of less than 10 homes rather than shutting them down with a no hope policy and we might then have seen a fairer distribution with quality homes rather than the swathes of developer knock outs.

I understand that this may be outside the comments that are being examined but it needs to be borne in mind that this policy will last until 2039 and should be examined in depth if only to assist in providing windfall sites that are called for in the plan.

Brian Withers

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