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15 April 2026

Dear Connie,

Appeal Reference: 6005646 - Land West of Edney's Hill, Barkham Road, Barkham, RG41 4TG (Planning Reference: 251486)

Thanks for contacting the NHS Thames Valley Integrated Care Board (ICB). This letter intends to supersede the representation made by the Buckinghamshire, Oxfordshire, and Berkshire West Integrated Care Board on 30 July 2025.

Role of the ICB

NHS Thames Valley Integrated Care Board (ICB) is set up on 1 April 2026, which was established to plan and oversee health and care services for the 2.5 million people who live in Berkshire, Buckinghamshire and Oxfordshire. Our creation brings together the former NHS Frimley and NHS Buckinghamshire, Oxfordshire and Berkshire West (BOB) Integrated Care Boards into a single organisation with one shared vision for improving health across the Thames Valley. Its role is to look at the needs of local communities, decide what services are needed and work with hospitals, GP practices, community services, councils and voluntary groups to make sure people get high quality, joined up care.

Primary healthcare estates including GP premises are funded through reimbursement of rents and business rates by the ICB based on the existing population data. The rent will then be assessed by the District Valuer, given that the ICB will reimburse that rent. The ICB therefore has a responsibility to ensure that any primary care provision is financially affordable and operationally viable. The ICB however has no dedicated funding for any primary care estates development in their annual budgets.

Funding towards primary care

According to Wokingham Borough Council Infrastructure Funding Statement 2022 to 2023, no CIL contribution was used towards health facilities. The ICB is currently working with the Council to discuss the potential of the use of CIL contributions towards health facilities. By the time of writing this letter, no formal agreement is reached between the Council and the ICB regarding the use of CIL funding towards health facilities.

The financial contribution will go towards capital costs of primary healthcare provision resulting from an increase in population and additional demand on healthcare facilities. Given that there



are no CIL contributions towards healthcare, any necessary mitigation to avoid an unacceptable impact on primary healthcare would need to be secured by a Section 106 agreement.

Local GP capacity

The adopted Council's Core Strategy sets out that development will take account of the health, wellbeing and quality of life of the borough's residents. To achieve this objective, adequate GP service is required to serve residents. This is also the responsibility of the ICB, as a primary healthcare commissioner.

The appeal site is served by a number of local GP practices, including Woosehill Practice, Finchampstead Practice. The following table sets out the number of registered patients and the current gross internal area of both Practices:

PCN	Practice	Registered Patients	Gross Internal Area (GIA) (sqm)	GIA standard (sqm)	GIA surplus / deficit
Modality Wokingham	Wokingham Medical Centre	28,228	1,100	1,250	deficit
Wokingham South	Finchampstead Practice	17,800	639.7	1,167	deficit
Woosehill and Crowthorne	Woosehill Practice	14,518	852.9	1,083	deficit

While there is no national guidance in setting out the capacity of a GP practice, NHS England widely accepts "size and space standards", which set out the appropriate size of GP premises (gross internal area (GIA), square metres) in relation to the number of patients to be accommodated at the premises. The table above clearly shows that none of the GP Practices, which serves the appeal site, have sufficient clinical capacity to accommodate any new patients from the appeal site. Primary care mitigation is therefore required in this regard.

Predicted population increase

This appeal scheme is seeking to deliver 16 residential units to the site. The ICB has a standard formula to work out the predicted population increase. This can be achieved through using average household size. Currently, an average household size of 2.4 is adopted in Wokingham. Based on the calculation, there will be a predicted 39 (rounded up) increase in population in the area.

Primary Care Estates Project

The requested financial contribution can either go towards the potential extension project of or to a proposed project to either reconfigure the existing non-clinical space or to extend the premises of one of the local GP Practices. It bears emphasis that both projects are specific, identified and costed, which relate directly to the quantum of development on the appeal site. The Section 106 agreement would identify and secure the delivery of the identified project.



The requested financial contribution will support the commissioning of a detailed pre-project study and an identified project which can be funded depending on a pre-project study, either a reconfiguration of the internal layout or an expansion to provide an additional clinical space at the existing health centre.

Section 106 Planning Obligation

The ICB is therefore seeking a developer contribution of £14,040 (index linked). The ICB is requesting 20% of the contribution that would need to be made prior to any commencement of the development so as to allow the commissioning of the pre-project study and the delivery of an identified project. The remaining 80% of the contribution to be made prior to the occupation of the development. The ICB would also like to request some flexibility in terms of allocating the developer contributions so that the contributions can be reallocated to other identified projects in the local area to serve the development if the identified project is not operationally and financially viable.

In an absence of this financial contribution, none of the GP practices in the local area would have the capacity to accommodate any new patients from the appeal scheme. This is contrary to the Council's Core Strategy's objective related to the health and wellbeing of the borough's residents. Therefore, the requested contribution is necessary to make the development acceptable in planning terms and is directly related to the development. Furthermore, the financial contribution is calculated based on projected population increase of the proposed development. Therefore, it is fairly and reasonably related in scale and kind to the development. The financial contribution fully complies with Section 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

Other Appeal Decisions

The ICB would like to draw the Council's attention to an appeal decision at the land to the North of the A4, New Bath Road, Twyford in Wokingham Borough. Paragraph 51 of the appeal decision relates to a healthcare contribution request from the ICB. The Inspector agreed that the request would meet the necessary test as the ICB has demonstrated that the existing Twyford Surgery is over capacity and requires additional clinical space to be able to accommodate any new patients from the proposed development. This would be achieved through either the reconfiguration of existing non-clinical space or an extension to the premises. The contribution has been calculated based on the number of dwellings proposed which has been used to define an additional patient yield.

The ICB has a recent appeal decision at the land adjacent to Blagrove Lane, Wokingham in Wokingham Borough. Paragraph 70 of the appeal decision relates to a healthcare contribution request from the ICB. The Inspector agreed that the request would meet the necessary test and has had regard to the approaches adopted by the Inspector in the New Bath Road appeal.

The ICB also has an appeal decision at land at Churchway, Haddenham, Buckinghamshire. Paragraphs 19 to 22 of the appeal decision relate to a health contribution request from the ICB. The Inspector accepted the ICB confirmation that there is no capital funding budget for primary care infrastructure development. The Inspector also took into account an appeal decision at Warwickshire but confirmed that this did not apply as the appeal at Haddenham identifies the contribution for an identified primary care estates project including the commissioning of a pre-project study and an identified project which can be funded in one of two ways depending on the pre-project study; either a reconfiguration of the internal layout or an expansion to provide an additional clinical space at the centre to increase capacity.

Summary and Conclusion



Please contact me if you have any questions related to the requested financial contribution.

Yours sincerely

Jeffrey Ng

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