

6th December 2024

Our Ref: 333101644/A3/CAD

Planning and Compliance Officer,
Development Management,
Wokingham Borough Council,
PO Box 157,
Shute End,
WOKINGHAM.
RG40 1WR

BY PLANNING PORTAL REFERENCE: PP- 13591199

Dear Sir/Madam

**PART DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH A THREE-STOREY EXTENSION TO PROVIDE EXTRA-CARE UNITS (USE CLASS C2), WITH ASSOCIATED SOFT AND HARD LANDSCAPING WORKS; PROVISION OF ADDITIONAL VEHICLE PARKING, BIN STORES AND ANCILLARY STRUCTURES; AND ALTERATIONS TO EXISTING BASEMENT AT THAMESFIELD RETIREMENT VILLAGE, WARGRAVE ROAD, REMENHAM, RG9 2LX
PLANNING PORTAL REFERENCE: PP- 13591199**

We write on behalf of our client, Retirement Villages Development Limited, to submit the enclosed Full Planning Application for the partial redevelopment of Thamesfield Retirement Village, Wargrave Road, Remenham ('the Site').

The proposed development, as stated on the planning application form is as follows:

“Part demolition of existing building and replacement with a three-storey extension to provide extra-care units (Use Class C2), with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement”

Thamesfield is an established and operational Integrated Retirement Community (IRC), also known as a retirement village. It offers extra care retirement accommodation along with communal facilities. The site currently includes 37 extra care units (use class C2), where all residents benefit from support services, amenities, and on-site care. Historically, Thamesfield has provided both self-contained housing with care and non-self-contained care rooms/suites, which come with personal or nursing care.

The proposed development is within the administrative boundary of Wokingham Borough Council. The site is approximately 0.88 hectares in size, and located in the village of Remenham, directly opposite Henley-on-Thames. It is bordered by the River Thames to the southwest and Wargrave Road to the northeast.

Stantec House, Kelburn Court, Birchwood, Warrington, WA3 6UT

The planning application follows extensive pre-application discussions with the Council, and the scheme has been amended to reflect comments received.

The application comprises the following elements:

- Demolition of Block C which contains 3 units and link corridor to Block D.
- Erection of extension to the rear of block B to include 17 extra-care units (use class C2) and supporting services such as laundry rooms and plant.
- Remodelling of central courtyard – to provide improved legibility and circulation.
- Provision of landscaping to provide improved amenity for residents, including spaces for rest, recreation and outdoor activity and the retention of existing features such as trees and hedgerows.
- Provision of 8 additional car parking spaces, to provide a total of 39 car parking spaces.
- Alterations to existing basement and to the internal layout of the retained building.

This planning application is supported by the following plans:

Plan	Prepared by:	Reference
Architecture		
Site Location Plan	Design Engine Architects	2212-P-001
Existing Site Plan	Design Engine Architects	2212-P-002
Existing Plans – Basement Floor	Design Engine Architects	2212-P-010
Existing Plans – Ground Floor	Design Engine Architects	2212-P-011
Existing Plans – First Floor	Design Engine Architects	2212-P-012
Existing Plans – Second Floor	Design Engine Architects	2212-P-013
Existing Plans – Roof Plan	Design Engine Architects	2212-P-014
Existing Site Section AA	Design Engine Architects	2212-P-020
Existing Site Section BB	Design Engine Architects	2212-P-021
Existing South Elevations	Design Engine Architects	2212-P-030
Existing East and West Elevations	Design Engine Architects	2212-P-031
Existing North Elevation	Design Engine Architects	2212-P-032
Proposed Site Plan	Design Engine Architects	2212-P-100
Proposed Plans – Basement Floor	Design Engine Architects	2212-P-200
Proposed Plans – Ground Floor	Design Engine Architects	2212-P-201
Proposed Plans – First Floor	Design Engine Architects	2212-P-202
Proposed Plans – Second Floor	Design Engine Architects	2212-P-203
Proposed Plans – Roof Plan	Design Engine Architects	2212-P-204
Proposed Site Section AA	Design Engine Architects	2212-P-300
Proposed Site Section BB	Design Engine Architects	2212-P-301
Proposed South Elevations	Design Engine Architects	2212-P-350
Proposed East and West Elevations	Design Engine Architects	2212-P-351
Proposed North Elevations	Design Engine Architects	2212-P-352
Landscaping		
Illustrative masterplan	Turley	RETH3002 rev B
Courtyard & Patio Soft Landscape Plan	Turley	RETH3002_04 rev A
Courtyard & Patio Soft Landscape Plan	Turley	RETH3002_05 rev A

Courtyard & Patio Soft Landscape Plan	Turley	RETH3002_06 rev C
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This planning application is supported by the following documents:

- Arboriculture Impact Assessment, prepared by RPS, reference: JSL4752_770 V2;
- Archaeological Desk Based Assessment, prepared by RPS, reference: JAC 29203;
- Bat Survey report, prepared by RPS, reference: ECO02776, dated, October 2023;
- Biodiversity Net Gain Assessment, prepared by RPS, reference: ECO02776;
- Biodiversity Net Gain Metric (Excel spreadsheet), prepared by RPS;
- Built Heritage Statement, prepared by RPS, reference: JCH01522
- Daylight and Sunlight – Impact on neighbouring properties report and appendices, prepared by GIA, reference: 19134;
- Daylight and Sunlight – Internal Daylight, Sunlight and overshadowing report, prepared by GIA, reference: 19134;
- Design and Access Statement, prepared by Design Engine Architects, reference: 2212-R4-DAS V2;
- Drainage Strategy technical note, prepared Mason Navarro Pledge, reference: 222351 rev 04;
- Energy and Sustainability Statement, prepared by Hoare Lea, Revision 03, dated 21st November 2024;
- Environmental Noise Survey, prepared by Hoare Lea, revision 02, dated November 2024;
- Financial Viability Assessment, prepared by Newsteer, reference: 24112 (submitted under separate cover due to client confidentiality)
- Flood Risk Assessment Addendum, prepared by JBA consulting, dated November 2024;
- Landscape and Visual Appraisal and Green Belt Assessment, prepared by Turley, dated November 2024;
- Landscape Strategy, prepared by Turley, dated November 2024;
- Outline Soft Landscape Specification, prepared by Turley, reference: RETH3002;
- Planning Statement, prepared by Stantec, dated December 2024;
- Plant Schedule prepared by Turley, reference: RETH3002_07;
- Preliminary Ecological Appraisal, prepared by RPS, reference: ECO02776;
- Statement of Community Engagement, prepared by Camargue, dated November 2024;
- Structural Assessment, prepared by Mason Navaro Pledge, reference: 222351/SE-DN01;
- Thamesfield Headline Need Report, prepared by Stantec, reference: 333135138 260124.
- Transport Statement, prepared by Transport Planning Associates, reference: 2208-036/TS/01, dated: November 2024;

We trust the Council has sufficient information to register and determine the enclosed planning application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours faithfully



LILLIAN DUFFIELD
Senior Planner
STANTEC UK LIMITED