



The Henley Society

Protecting our heritage and environment in Henley-on-Thames

By email only

The Planning Department
Wokingham Borough Council

17 October 2025

Dear Sir,

Ref: 243125 at Thamesfield Retirement Village, Remenham, RG9 2LX

It is with much regret that we write to confirm our request to refuse this amended application. We appreciate the applicant sharing their Community Engagement Revised Design which helped us understand the changes to their original design. These changes are clear but they are marginal.

We refer to our letter of 12 February 2025 in which we comment on Appearance, Amenity, Justification and Precedence. The amended application attempts to address the appearance and amenity but does not counter the objection based on justification and precedence.

Whether the proposed amendments result in either a 2.5 or 3 storey building miss the point. It is unneighbourly, overbearing, and fails the mass and bulk tests. If the applicant is so determined to have a 3 or 2.5 storey building, they must find space on their land to do so which does not compromise the reasons we have listed for refusal.

We have most carefully studied the documents filed by everyone including AM2 Consultants and Mr Tom Wyatt of SODC. We will not attempt to repeat comments already made save for that of Mr Wyatt who quite rightly points out the impact on the Henley on Thames Conservation area. Whilst we appreciate that the latter would not stop a development on its own, we request you give it appropriate weight in coming to your decision.

The applicant suggests that weight be given to the lack of similar supply to their proposed development. Not only do we beg to differ on this matter, as we outline in our February letter, but we also understand that developers of retirement properties are experiencing some sales/rental resistance due to the terms and conditions attached to the lease/rent/purchase of such properties whether it be management fees, ground/lease fees or fees payable on sale of a property.

Our comments in our 12 February 2025 still apply especially on appearance, amenity, justification and precedence therefore we request that Wokingham Borough Council refuse this amended application.

Yours sincerely

Julian Brookes
Vice Chair