



The Henley Society

Protecting our heritage and environment in Henley-on-Thames

By post and internet to PINS

The Planning Inspectorate
c/o Quadient, 69 Buckingham Avenue
Slough SL1 4PN
FOR THE ATTENTION OF Mr RUHIT REHMAN

15 July 2026

Dear Sir,

Ref: Appeal 6011062 Thamesfield Retirement Village, Remenham, RG9 2LX

We request the Planning Inspector dismiss this appeal. We reiterate our objections documented in our letters of 12 February and 17 October 2025. On this occasion, we offer evidence on the availability of elderly care close by the appeal site. Whilst we have views on Appearance, Amenity, Justification, Precedence et al, they are covered in our previous comments and by Mr Andy Meader of AM2 Planning on behalf of the residents of Remenham Row and Remenham Parish Council, all of which we fully support.

The significant and very significant benefits claimed by the appellant in table 4 in paragraph 7.2.5 of their appeal statement do not stand up to proper examination and therefore do not attract any weight in favour of the proposal in the overall planning balance.

The applicant asserts that there is a severe lack of such accommodation in the LPA. However, Thamesfield is at the northern extremity, about a 30 minute drive to Wokingham Town and an hour to the southern tip on a good day. What is relevant are the facilities and their capacity in the local area, for which we have chosen a 15 minute drive, ie Henley on Thames, Sonning Common and Shiplake. The situation is as follows:

Senior Living (Sonning Common) Ltd, Widmore Park, Blounts Court Road, RG4 9RS. 133 rooms. The 1st phase of 73 have been built but because the sales are so slow, the 2nd phase of 60 is on hold.

[Planning: P19/S4576/O - Online Register](#)

[Planning: P24/S0960/RM - Online Register](#)

Henley Unit Trust, Smith Centre, Fairmile, Henley on Thames, RG9 6AB. 118 rooms. Relatively recently approved and under construction.

[Planning: P22/S3033/FUL - Online Register](#)

McCarthy & Stone, Albert Court, 345 Reading Road, Henley on Thames, RG9 4HE. 53 rooms. Fully built some years ago but still with significant space.

[Planning: P16/S0720/FUL - Online Register](#)

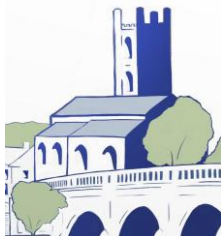
Manor Care Home, Mill Lane, Henley on Thames. RG9 4 HD. 80 rooms. This is now fully built with limited availability according to a neighbour who's spouse has just taken up residence. This is a classic care home providing both supported care home facilities and dementia care which the other facilities listed here including Thamesfield do not and do not intend to provide.

Henley Society, 1, Lime Court Henley On Thames Oxfordshire RG9 1BN

Tel: 07860 145982 Email - thehenleysociety@btinternet.com

Website – www.thehenleysociety.org

Registered Charity 234205



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[Planning: P15/S3385/FUL - Online Register](#)

Audley Shiplake Meadows, Shiplake. RG9 3DF. 65 Rooms. This facility is almost empty, according to a resident who a member of our Executive Committee recently visited. This can be evidenced by driving by at various times of the day which many of our members do.

[Planning: P18/S3210/O - Online Register](#)

[Planning: P21/S4102/RM - Online Register](#)

The rooms of the above facilities are all for adult care and are self contained apartments save for Manor Care home which are rooms. All are half the driving distance than from Thamesfield to Wokingham Town let alone the far end of Wokingham therefore the assertion that there is a significant shortfall in elderly adult accommodation in the area is not correct.

Referring to table 4 in paragraph 7.2.5 of the appellants appeal statement, the above data directly contradicts their assertion in the second box "Provision of 13 additional C2 units ..." of very significant benefit. Furthermore, if this "Provision of 13 additional C2 units ..." is of "limited moderate benefit", then the "significant" benefits in the 2 boxes below, "Wide Ranging Health ..." and "Specialist Housing ..." also fail and are at best "limited moderate".

Box 7 claims there is a significant benefit which "Ensures the long term retention of Thamesfield ...". The Appellant raises the financial viability of their IRC in paragraphs 7.1.32 – 35 which begs the question of whether planning permission should be granted if there is a financial risk mindful of the vacancy rates in the neighbourhood.

Box 1 claims that the addition of 13 units would be of very significant benefit to the LPAs 5YHLS. Mindful that the annual house building target for the LPA in the current, examined and soon to be developed local plans is 662, 748 and 1,302, 13 is not "very significant", perhaps moderate.

We agree with the PPG referred to in paragraph 7.1.18 but there is no unmet need in this area. There maybe a lack of specialist accommodation LPA wide. It must be provided where it is needed. Just ticking the numbers box will result in the wrong accommodation type in the wrong location.

The Henley Society wish to see the continued development of Henley on Thames and the surrounding villages commensurate with best practice and supports the development of brown field sites, but this is the only benefit which stands up to proper examination.

Therefore, we humbly request this appeal be dismissed.

Yours sincerely

Julian Brookes
Vice Chair
07803 900088