

Our Ref: 3331001644/A3/LD

17th September 2025

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

Dear Benjamin,

FULL APPLICATION FOR PROPOSED PART DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH A THREE-STOREY EXTENSION TO PROVIDE EXTRA-CARE UNITS, WITH ASSOCIATED SOFT AND HARD LANDSCAPING WORKS; PROVISION OF ADDITIONAL VEHICLE PARKING, BIN STORES AND ANCILLARY STRUCTURES; AND ALTERATIONS TO EXISTING BASEMENT.

PLANNING APPLICATION REFERENCE: 243125

We write on behalf of our client, Retirement Villages Group, to submit amended plans and application pack in relation to the Full Planning Application (243125) for the partial redevelopment of Thamesfield Retirement Village, Wargrave Road, Remenham (the Site').

This submission follows meetings with yourself and colleagues to discuss consultation comments received from South Oxfordshire District Council, Historic England and WBC's Built Heritage Officer. In our most recent meeting, amendments to the submitted scheme were presented and positive feedback was received regarding the amended designs. An email was received from you as Case Officer for the application confirming that the submission of an updated application pack reflecting the proposed changes to address comments was supported.

The details of the amendments are set out below.

Design Changes

In summary, the design for the extension has been amended to reduce the massing of the roof of the proposed building and to reduce any potential impact on neighbouring properties.

The roof form is now pitched, and the roofline has been set back. Dormer windows have been introduced which break up the massing of the top floor. The building now reads as being 2 and a half storeys rather than 3 storeys, with accommodation within the roof facilitated by the dormer windows. The roof form is now softer and also references the pitched roof forms elsewhere on the Site. The updated Accurate Visual Representations (AVRs) demonstrate that the amended design presents a softer building edge from views across the river, and from the Remenham Henley Bridge Conservation Area.

The other significant change is the removal of the external balconies on the first and second floors. These have been replaced with Juliet balconies. The removal of the external balconies brings in the building line from the north and south, and increases the distance between the new building and the northern boundary at various points. The removal of external balconies on the northern elevation will minimise the perception of overlooking to Remenham Row. It also increases the separation distance Remenham Row and makes the building less prominent in views from the north and west.

Together these changes significantly reduce the overall visual massing of the extension. In particular, there is a significant change in views of the extension from the west and north. This is illustrated by the

updated AVRs. In addition, the changes will reduce any potential impact on the amenity of the neighbouring properties at Remenham Row.

The amendments to the roof form and balconies has necessitated changes to the internal floor layout of the apartments, and a change in the mix of unit sizes within the extension. There are now fewer 2 bedroom apartments and more 1 bedroom apartments. The overall number of units remains the same.

Overall, design development has been undertaken to address comments regarding the potential impact of the proposed building on heritage assets, and comments relating to the potential for impacts on the amenity of neighbouring properties. The design has been amended to reduce visual impact, provide greater separation and ensure a more sensitive relationship with the surrounding context. It is considered that the changes respond positively to feedback received and address the comments raised to create a development that sits more comfortably within its setting.

Supporting Documentation

The Heritage Statement, Landscape and Visual Impact Assessment (LVIA) (including AVRS) and Design and Access Statement have been updated to reflect the design changes. Technical reports including the Daylight and Sunlight Reports and the Noise Survey have also been updated.

The Design and Access Statement illustrates the design amendments in greater detail, sets out the design rationale for the changes and how they address the comments received.

The conclusions of the Built Heritage Statement remain that the proposals will preserve both the character and appearance of the Remenham Henley Bridge Conservation Area and the significance of the Henley Conservation Area, and will not have impact on any surviving form or fabric of the nineteenth-century part of Thamesfield, preserving its significance.

The LVIA and Appendix 4 with AVRs has been updated to reflect the updated design and to reflect the 2024 NPPF which was published after the submission of the application. The conclusions of the LVIA are unchanged, with a slight reduction in landscape, visual and Green Belt openness impact achieved from the design amendments.

The updated Daylight and Sunlight Reports indicate that the design changes to the building result in similar results, with some results indicating higher compliance than the previous scheme. Overall, the scheme still demonstrates overall acceptable levels of daylight and sunlight for future residents and neighbouring occupiers.

The Noise Survey has been updated to reflect the amended layout, and the conclusion remains that the Site is suitable for the proposed development and meets the local and national guidance and requirements in relation to noise.

Other Changes

The changes have necessitated a change in the drainage strategy for the application. This is reflected in the updated Drainage Report. In summary, as less attenuation can be provided on the roof on the proposed building, so a small below ground attenuation tank is required. This will be located to the west of the building underneath the lawn.

The change in the drainage strategy means that the red line boundary for the application is extended slightly to incorporate the attenuation tank and pipework. The red line boundary has also been slightly amended to include the BNG enhancements. As a result, the Biodiversity Net Gain Report has been updated to include these areas.

The amendments pack also includes an updated Flood Risk Assessment Addendum, prepared by JBA consulting which provides a response in relation to the comments received from the Environment Agency regarding points of clarification on the submitted Flood Risk Assessment Addendum.

Amended Plans and Updated Reporting

The below list of amended application documentation was agreed by email on 18th June.

The amended plans are as follows:

Plan	Original Plan Reference	New Plan Reference
Site Location Plan	2212-P-001	2212-P-001 - 01
Existing Site Plan	2212-P-002	2212-P-002 - 01
Existing Plans – Basement Floor	2212-P-010	2212-P-010 - 01
Existing Plans – Ground Floor	2212-P-011	2212-P-011 - 01
Existing Plans – First Floor	2212-P-012	2212-P-012 - 01
Existing Plans – Second Floor	2212-P-013	2212-P-013 - 01
Existing Plans – Roof Plan	2212-P-014	2212-P-014 - 01
Existing Site Section AA	2212-P-020	2212-P-020
Existing Site Section BB	2212-P-021	2212-P-021
Existing South Elevations	2212-P-030	2212-P-030
Existing East and West Elevations	2212-P-031	2212-P-031
Existing North Elevation	2212-P-032	2212-P-032
Proposed Site Plan	2212-P-100	2212-P-100 - 02
Proposed Plans – Basement Floor	2212-P-200	2212-P-200 - 01
Proposed Plans – Ground Floor	2212-P-201	2212-P-201 - 02
Proposed Plans – First Floor	2212-P-202	2212-P-202 - 01
Proposed Plans – Second Floor	2212-P-203	2212-P-203 - 01
Proposed Plans – Roof Plan	2212-P-204	2212-P-204 - 01
Proposed Site Section AA	2212-P-300	2212-P-300 - 02
Proposed Site Section BB	2212-P-301	2212-P-301 - 02
Proposed South Elevations	2212-P-350	2212-P-350 - 03
Proposed East and West Elevations	2212-P-351	2212-P-351 - 03
Proposed North Elevations	2212-P-352	2212-P-352 - 03
Illustrative masterplan	RETH3002 rev B	RETH3002 rev C
Courtyard & Patio Soft Landscape Plan	RETH3002_04 rev A	RETH3002_04 rev B
Courtyard & Patio Soft Landscape Plan	RETH3002_05 rev A	RETH3002_05 rev B
Courtyard & Patio Soft Landscape Plan	RETH3002_06 rev C	RETH3002_06 rev C

This planning application is supported by the following updated documents:

- Biodiversity Net Gain Report, prepared by RPS, September 2025;
- Built Heritage Statement, prepared by RPS, reference: JCH01522 v3, September 2025
- Daylight and Sunlight – Impact on neighbouring properties report and appendices, prepared by GIA, reference: 19134, September 2025;
- Daylight and Sunlight – Internal Daylight, Sunlight and overshadowing report, prepared by GIA, reference: 19134, September 2025;
- Design and Access Statement, prepared by Design Engine Architects, reference: 2212-R4-DAS Rev 02 September 2025;
- Drainage Strategy technical note, prepared Mason Navarro Pledge, reference: 222351 rev 05, September 2025;
- Environmental Noise Survey, prepared by Hoare Lea, revision 05, dated September 2025;
- Flood Risk Assessment Addendum, prepared by JBA consulting, reference: HJX-JBAU-XX-ZZ-RP-HM-0001-A01-C06 dated September 2025;

- Landscape and Visual Appraisal and Green Belt Assessment, prepared by Turley, dated September 2025;
- Appendix 4 of LIVA – Accurate Visual Representations, prepared by Preconstruct – dated September 2025; and
- Planning Cover Letter, prepared by Stantec, dated 12 September 2025.

We trust the proposed amendments address the consultation comments received and that you are now in a position to positively determine the planning application. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours faithfully



LILLIAN DUFFIELD
SENIOR Planner
on behalf of Stantec UK Ltd