



Buckinghamshire, Oxfordshire  
and Berkshire West  
Integrated Care Board

## Planning Application Response

|                                      |                                                                                                                                                                                                                                                                                                                    |
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| <b>Council:</b>                      | Wokingham Council                                                                                                                                                                                                                                                                                                  |
| <b>Application reference number:</b> | 243125                                                                                                                                                                                                                                                                                                             |
| <b>Description:</b>                  | 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. |
| <b>Location:</b>                     | Thamesfield Retirement Village, Remenham, RG9 2LX                                                                                                                                                                                                                                                                  |
| <b>Proposal type:</b>                | Residential Dwellings                                                                                                                                                                                                                                                                                              |
| <b>Proposal type: (Other)</b>        |                                                                                                                                                                                                                                                                                                                    |
| <b>Number of dwellings:</b>          | 17                                                                                                                                                                                                                                                                                                                 |
| <b>Stage of development:</b>         | Outline Planning (OUT)                                                                                                                                                                                                                                                                                             |
| <b>Expected start date:</b>          |                                                                                                                                                                                                                                                                                                                    |

|                                |                                       |             |        |
|--------------------------------|---------------------------------------|-------------|--------|
| Local Primary Care Network:    | Henley SonNet                         |             |        |
| GP practices:                  | Practice population as at: 01/10/2024 |             |        |
|                                | Bell                                  | Population: | 10,806 |
|                                | Hart                                  | Population: | 10,637 |
|                                | Practice 3 (delete row as necessary)  | Population: | 0      |
|                                | Practice 4 (delete row as necessary)  | Population: | 0      |
|                                | Practice 5 (delete row as necessary)  | Population: | 0      |
|                                | Practice 6 (delete row as necessary)  | Population: | 0      |
|                                | Total:                                |             | 21,443 |
| Secondary Local PCN (Optional) | Please select from the dropdown       |             |        |
| GP practices:                  | Practice population as at: XX/XX/XX   |             |        |
|                                | Practice 1 (delete row as necessary)  | Population: | 0      |
|                                | Practice 2 (delete row as necessary)  | Population: | 0      |
|                                | Practice 3 (delete row as necessary)  | Population: | 0      |
|                                | Practice 4 (delete row as necessary)  | Population: | 0      |
|                                | Practice 5 (delete row as necessary)  | Population: | 0      |
|                                | Practice 6 (delete row as necessary)  | Population: | 0      |

|                                                                                                          |                                                                                                                         |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|                                                                                                          | <b>Total:</b> 0                                                                                                         |
| <b>Nearest practice to the location:</b>                                                                 | Bell / Hart                                                                                                             |
| <b>Predicted population increase:</b><br>Calculated by the formula (2.4 x number of proposed dwellings). | 41                                                                                                                      |
| <b>Capacity issues:</b>                                                                                  | Significant                                                                                                             |
| <b>Accommodation issues:</b>                                                                             | Insufficient Consulting rooms to cope with increased population growth as a direct result of the increase in dwellings. |
| <b>Proposed planning solution:</b>                                                                       | BOB ICB requests CIL and / or s106 financial contribution                                                               |

|                                                                                                                                                                                     |                                  |                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|
| <b>s106 contribution requested:</b><br>If there is no housing mix available, this is calculated by this formula (predicted population increase x £360). Funding to be index linked. | 0 x 1 bed at £504 per dwelling   | £0.00             |
|                                                                                                                                                                                     | 0 x 2 bed at £720 per dwelling   | £0.00             |
|                                                                                                                                                                                     | 0 x 3 bed at £1,008 per dwelling | £0.00             |
|                                                                                                                                                                                     | 0 x 4 bed at £1,260 per dwelling | £0.00             |
|                                                                                                                                                                                     | 0 x 5 bed at £1,729 per dwelling | £0.00             |
|                                                                                                                                                                                     | <b>Total:</b>                    | <b>£14,688.00</b> |

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| <b>BOB ICB Policy Document Link:</b> | <a href="https://www.bucksoxonberksnw.icb.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf">https://www.bucksoxonberksnw.icb.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf</a>                                                                                                                                                                                                                                                                                                                                                              |
| <b>Date response sent:</b>           | 03/02/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Sent by:</b>                      | Darren Wakefield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Additional comments:</b>          | <p>This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of the Bell and Hart surgeries in particular, to provide primary care services to the increasing population. Primary Care infrastructure funding is therefore requested to support local plans to surgery alterations or capital projects to support patient services.</p> <p>The funding will be invested into other capital projects which directly benefit this PCN location and the practices within it if a specific project in the area is not forthcoming.</p> |

Paste the PCN Practice Population Graph as an image here