

Appeal 6011062

Appeal questionnaire

Submitted on 23 June 2026.

Appeal type	Full planning
Appeal site	Thamesfield Retirement Village, Wargrave Road, Remenham, RG9 2LX
Agent contact details	- - caitlin.daly@stantec.com +441189520000
Application number	243125

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	Yes
Conservation area map and guidance	Conservation Area.docx (/document/0474fdfe-a216-417f-9138-eb615b1c9b9e)
Protected species	Yes
Green belt	Yes
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	Yes
Tree Preservation Order extent	TPO-0206-1981.pdf (/document/0114c597-695a-400c-a626-ef063520f58e)
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Consultee list - Original.pdf (/document/0ce0f595-f205-412d-b811-286871e166fe)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	Misc Site Notice.docx (/document/41a52c24-3324-440b-9739-33575b68ef28)
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/270a6f04-1bc1-4d12-a953-78291d207a61)
Uploaded press advert	Advert Proof.pdf (/document/69efd779-bdc1-4aee-a3fc-0075a50eeb10)
Appeal notification letter	Consultee letter - PINs.pdf (/document/99683fef-8892-4529-be87-033a2ab7a4b1) Consultee list - PINs.pdf (/document/d01e305a-cc88-410a-af43-c936dee37ec0)

Consultation responses and representations

Statutory consultees	Yes WBC Adult Social Care WBC Built Heritage Officer WBC CIL WBC Cleaner and Greener WBC Community Safety WBC Drainage WBC Ecology WBC Economic Prosperity & Place (Community Infrastructure) WBC Environmental Health WBC Green Infrastructure WBC Growth & Delivery (Planning Policy) WBC Health and Wellbeing WBC Highways WBC Landscape and Trees WBC Property Services WBC Sustainability
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Responses or standing advice to upload

Yes

Upload the consultation responses and standing advice

[South Oxfordshire DC consultation response.pdf \(/document/e3d3766a-c6d5-4a85-b3be-0ddb2fe7bb8f\)](#)
[Landscape response - CB.docx \(/document/9a58d468-a281-4332-9979-1100020bdcc8\)](#)
[Thames Water Response.docx \(/document/0b475876-c8f7-450d-bfe6-2a31e177476a\)](#)
[Drainage Response 1 BN.docx \(/document/2946dfde-ae4a-4aa9-872c-3c29fdac4a40\)](#)
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[Environment Agency consultation response 2025.02.19.pdf \(/document/14cb210e-97a9-446c-8b19-51d665e54fb9\)](#)
[tree and landscape response - CR.docx \(/document/32a1fa65-c3c3-4704-8e82-522901c77dd6\)](#)
[Env health response.docx \(/document/41dea543-99fe-45b2-95b2-69027afba593\)](#)
[NHS Bucks Oxon & W Berks ICB consultation response.pdf \(/document/aad5851b-5c89-4666-b234-905b24143f2d\)](#)
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[WBC Built Heritage Officer.docx \(/document/090486ec-1d1f-44bd-bbbc-ca35c4af0691\)](#)
[South Oxfordshire DC consultation response 2025.10.03.pdf \(/document/eef34e5f-7afa-4cd6-9716-cedd1a1df947\)](#)
[Highway Comments GA.docx \(/document/718ea6f1-2000-41ed-8b7f-e2523e56b5a6\)](#)
[Environment Agency consultation response 2025.10.13.pdf \(/document/83bb515e-76b7-409e-aff6-e42faecde60\)](#)
[Environment Agency consultation response 2025.03.20.pdf \(/document/9369c365-c447-44dc-a523-e856330b34b2\)](#)
[Historic England consultation response 2025.10.13.doc \(/document/e6a80972-9538-4f82-be4e-ee6586754de1\)](#)
[Thames Water consultation response.pdf \(/document/5b0c8a84-b0c4-488a-a5a9-f9ac9720236a\)](#)

Representations from other parties

Yes

Upload representations from other parties

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Planning officer's report and supporting documents

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[Signed Officer Report Draft Decision](#)

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[Decision Notice.pdf \(/document/24133529-7f4d-4bfd-8ef6-72f98690563e\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[CP2 - Core Strategy.pdf \(/document/1699e792-30fa-42ab-aa84-0d8eb1b070d5\)](#)

[TB12 MDD Local Plan.pdf \(/document/62fa7a54-0296-4843-8631-0fcb5e3e3d14\)](#)

[Adopted MDD February 2014 front cover.pdf \(/document/28405be6-4670-4d89-a384-1d1149cf89b7\)](#)

[CP6 - Core Strategy.pdf \(/document/1d0c42f4-fda7-4f65-834b-3fd5f6f5db1b\)](#)

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[TB09 MDD Local Plan.pdf \(/document/dcdc726f-5529-4d24-b348-74489d5cf8a9\)](#)

[Core Strategy Front Cover.pdf \(/document/b036e1c4-27d2-4789-8b03-8058c9cda1\)](#)

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[TB07 MDD Local Plan.pdf \(/document/a170eba1-](#)

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[CC03 MDD Local Plan.pdf \(/document/e91d9408-3ee5-4def-8565-a31f88d21456\)](#)
[CP9 - Core Strategy.pdf \(/document/cbbb7c0-9d43-4920-99fd-ac5628d8d7ca\)](#)
[CP3 - Core Strategy.pdf \(/document/9df5e64a-29ee-4182-81ae-beb779eae17\)](#)
[CC04 MDD Local Plan.pdf \(/document/f4509666-11fd-48bc-ac86-c736b1a59797\)](#)
[CP11 - Core Strategy.pdf \(/document/67e8e0a9-17d0-4e3b-afc9-cf5253daf583\)](#)
[TB21 MDD Local Plan.pdf \(/document/422fd145-5797-4a1a-8a39-d29d7d2a68d6\)](#)
[TB24 MDD Local Plan.pdf \(/document/aeca5484-9edf-449c-9806-e4f86c6fcd7\)](#)
[CP5 - Core Strategy.pdf \(/document/6ea54ef5-fb91-4a58-b4a9-e75328995918\)](#)
[CC01 MDD Local Plan.pdf \(/document/dc43f1ad-1004-40c3-a37d-efcebe784898\)](#)
[CP12 - Core Strategy.pdf \(/document/185dc8d7-8c61-4a84-a9e9-f09e53b050e1\)](#)

Emerging plans	Yes
Upload emerging plan and supporting information	Emerging Local Plan.pdf (/document/a1c02a4c-4742-4899-ad03-ba1bad3b0c92)
Do you have any other relevant policies?	No
Supplementary planning documents	Yes
Upload supplementary planning documents	~Borough Design Guide Interactive SPD~.pdf (/document/12e45e4e-9034-4457-9907-1ed0f55f459e) SPD on Sustainable Design and Construction.pdf (/document/18c0e7bc-a76a-4a80-9ec5-7d6a07a3a29b) SPD on Sustainable Design and Construction Guidance Note.pdf (/document/ac78f21b-9736-4b8a-b069-c542c94a7051)
Community infrastructure levy	Yes
Upload your community infrastructure levy	CIL Frequently Asked Questions.pdf (/document/afa676e0-a0a4-4a63-8faf-2294b668fea7) WBC Adopted Regulation 123 List Document - Jan 2017.pdf (/document/6051f2ca-04b1-4312-882c-43bc8a42317d) CIL Charging Schedule February 2015.pdf (/document/83141ea4-2fac-4a77-9091-91ebb9066b3a)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	6 April 2015

Site access

Access for inspection	Yes to assess the application
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes will be addressed in the SOC