

End Note for S106 Instructions

1. Details

Service Area	<i>Planning</i>
Requesting Officer	<i>NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board</i>
Date	07 October 2024
Planning Application No.	242421

2. Financial Obligations

Please complete a table for each financial S106 obligation requested:

Description of works/services to be funded including relevant drawing/number, planning approval and/or building regulations approval.	<i>Refurb of non-clinical space to create clinical space at Finchampstead Surgery (Wokingham South PCN) to increase clinical capacity.</i>
Full cost breakdown (including full contingencies)	<i>Subject to the outcome of pre-project work.</i>
Details of who has undertaken the costing exercise	<i>Subject to the outcome of pre-project work.</i>
Is the amount requested intended to fully or partially fund the relevant project (provide details)	<i>The amount of contribution request is based on a standard formula which includes the projected population generated from the proposed development. The total amount of the requested contribution would be <u>£82,080</u> (index-linked).</i> <i>The ICB have made it clear that the ICBs do not receive capital funding for infrastructure development in their annual budgets. There is therefore no alternative funding source to deliver the mitigation necessary to avoid an unacceptable impact on the provision of primary healthcare at Finchampstead GP surgery (Wokingham South PCN).</i>
Details to demonstrate the contribution is: - necessary to make the development acceptable in planning terms - directly related to the development - fairly and reasonably related in scale and kind to the development	<i>The requested contribution includes an element of pre project planning to this project which is specific and the GP Premises has been identified. It relates directly to the quantum of development on the application site. The section 106 agreement would identify and secure the delivery of this specific project and would not seek to generally fund NHS services.</i> <i>In an absence of this financial contribution, the Surgery would not have the capacity to accommodate any new patients from the proposed development. This is contrary to the Council's Core Strategy's objective related to the health and wellbeing of the borough's residents. Therefore, the requested contribution is necessary to make the development acceptable in planning terms and is directly related to the development. Furthermore, the financial contribution is calculated based on projected population increase of the proposed development. Therefore, it is fairly and reasonably related in scale and kind to the development. The financial contribution therefore fully complies with Section 122 of the Community Infrastructure Levy Regulations 2010 (as amended).</i>

Team / officer responsible for spending the S106 funds	<i>NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board</i>
When contribution is needed by (payment trigger)	<i>Pre-commencement to allow any identified primary care estates project can be commenced without delay. There is often a need to provide and fund new additional health infrastructure at an early stage of the housing development rather than at a late stage of the housing development, as GP Practices will not be able to have the capacity to cope with the extra demand created if the expansion space is created at or towards the end of that housing development</i>
Date works/services are needed by (WBC delivery)	<i>Prior to the first occupation of the dwelling hereby permitted as the project is to accommodate any new population generated from the proposed development</i>