



Buckinghamshire, Oxfordshire
and Berkshire West
Integrated Care Board

Planning Application Response

Council:	Wokingham Council
Application reference number:	242653
Description:	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.
Location:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham,
Proposal type:	Residential Dwellings
Proposal type: (Other)	<i>free text here - delete entire row if there is an option chosen above</i>
Number of dwellings:	48
Stage of development:	Full Planning Permission (FUL)
Expected start date:	

Local Primary Care Network:	Wokingham South		
GP practices:	Practice population as at: 01/10/2024		
	Finchampstead Surgery	Population:	18,669
	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
	Total:		18,669
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

	Total: 0
Nearest practice to the location:	
Predicted population increase: Calculated by the formula (2.5 x number of proposed dwellings).	120
Capacity issues:	Significant
Accommodation issues:	Insufficient Consulting rooms to cope with increased population growth as a direct result of the increase in dwellings.
Proposed planning solution:	Developer contribution is requested towards primary care

s106 contribution requested: 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
	Total:	£43,200.00

BOB ICB Policy Document Link:	https://www.bucksoxonberks.w.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf
Date response sent:	09/10/2024
Sent by:	Darren Wakefield
Additional comments:	This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of Finchampstead surgery 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. 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.

Paste the PCN Practice Population Graph as an image here