



Buckinghamshire, Oxfordshire
and Berkshire West
Integrated Care Board

Planning Application Response

Council:	Wokingham Council
Application reference number:	241567
Description:	Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.
Location:	Land East of Longwater Road, Longwater Road, Finchampstead, Wokingham, RG40 3TS
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:	40
Stage of development:	Full Planning Permission (FUL)
Expected start date:	

Local Primary Care Network:	Wokingham South		
GP practices:	Practice population as at: 30/11/2024		
	Finchampstead Surgery	Population:	18,773
	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:		18,773
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:	Finchampstead Surgery
Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings).	96
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:	BOB ICB requests CIL and / or s106 financial contribution

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:		£34,560.00

BOB ICB Policy Document Link:	https://www.bucksoxonberksnw.icb.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf
Date response sent:	11/12/2024
Sent by:	Darren Wakefield - Primary Care Manager (Estates)
Additional comments:	This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of the 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