

Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB

The ICB would like to raise an objection to the proposed development unless a developer contribution of £17,218 (see Formula Calculation below) towards the creation of additional clinical capacity at Wargrave Surgery or an identified primary care estates project in the local area to serve the development is secured through a Section 106 Agreement. The proposed development of 19 dwellings will increase the population by an estimated 46. BOB-ICB is asking for a contribution of £17,218 which is based on the increase in floorspace required to serve the projected population increase. At the time of producing our comments at the planning stage, a 3.0 m² (gross internal area) is required, and the contribution is based on a building cost of £5,692 per square metres. The requested financial contribution will support the commissioning of a pre project study and an identified project. The ICB would request the wording of the Section 106 Agreement can allow some flexibility for the ICB to reallocate the contribution to another primary care estates project in the local area to serve the development if the identified project at Wargrave Surgery does not go ahead. Any contribution to be requested should be indexed and they should be made prior to any commencement of the proposed development.

Please note the Council has confirmed that there is no plan to allocate any CIL towards primary care so any mitigations can only be funded by S106.

Formula Calculation

Proposed number of dwellings (A)

Projected average population per dwelling (B) Patient Yield (C) = (A) x (B) NHS Best Practice (D) = 16.75 Floorspace required to support new population (Gross Internal Area) = 0.9 (E) Total unit sum per square metres excluding land costs (F) = £5,692 Contribution sought = ((A) x (B)/(D))/0.9 x (F)

Darren Wakefield

Primary Care Manager (Estates)

Infrastructure and POD Team – Medical Directorate Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board