

Planning Application Response

Council:	Reading Borough Council (RBC)
Application reference number:	230243
Description:	Request for an Environmental Impact Assessment (EIA) Scoping Opinion in accordance with Regulation 15 (2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) with regard to the proposed redevelopment of land at Forbury Retail Park, Reading, for a residential-led mixed use scheme of up to 820 units and up to 5,500 sqm of commercial uses within buildings up to 12 storeys, with vehicle access to up to 200 car parking spaces at basement level and up to 860 cycle parking spaces, landscaping, sewer diversion and associated works.
Location:	Forbury Retail Park, Forbury Road, Reading, RG1 3JD
Proposal type:	Residential Dwellings
Proposal type: (Other)	Request for an Environmental Impact Assessment (EIA) Scoping Opinion
Number of dwellings:	820
Stage of development:	Scoping Opinion (SO)
Expected start date:	TBA

Local Primary Care Network:			
GP practices:	Practice population as at: February 2023		
	Chatham Street Surgery	Population:	7625
	Melrose Surgery	Population:	14842
	Pembroke Surgery	Population:	6456
		Total:	28,923
Nearest practice to the location:	Melrose Surgery, 73 London Road, Reading, RG1 5BS		
Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings).	1968		
Capacity issues:	Significant		
Accomodation issues:	Insufficient capacity 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		

To be adjusted when the housing bed mix is confirmed 820 UNITS ACROSS 1, 2 AND 3 BED CONFIGURATIONS		
s106 contribution requested:	0 x 1 bed at £504 per dwelling	£0.00
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 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:	£708,480.00

Date response sent:	30/03/2023
Sent by:	NHS Buckinghamshire, Oxfordshire & Berkshire West Integrated Care Board
Additional comments:	The Practices listed above are already under pressure from the existing population and other nearby planning applications; this application would directly impact on the ability of the practices, to provide primary care services to the increasing population. Primary Care infrastructure funding is requested to improve the practices capacity to be able to support patient services by enabling more clinical sessions. These surgeries have catchment areas which include the proposed Fobury Retail Park development. Any 106 monies would be used to increase capacity to mitigate the demand on primary care caused by the development, details are to be confirmed but likely to include conversion of attic space into additional primary care space at Chatham Street Surgery and for an internal reconfiguration of the site at Melrose Surgery to create additional clinic space.