



**Buckinghamshire, Oxfordshire
and Berkshire West**
Integrated Care Board

Mr Thomas Bradfield
Case Officer
Reading Borough Council

Sandford Gate,
East Point Business Park,
Littlemore,
Oxford OX4 6LB

02 May 2024

Dear Mr Bradfield

240173 - Part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required.

Thanks for consulting NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB). Please accept our apology for the delay in responding to this planning application.

This full planning application is seeking to deliver 644 units to the application site including a housing mix of one-, two- and three-bedroom residential units with 1,737 square metres of flexible Class E floorspace at ground floor level. According to the applicant's planning statement, it sets out that the proposed development will continue to support *Broad Street Mall to be at the heart of the community and able to service the needs of the residents from a health and well-being point of view with our NHS doctor's surgery.*

The application is within Reading Holybrook Primary Care Network (PCN). Reading Walk-in Health Centre is within Broad Street Mall. Apart from the provision of GP service, Reading Walk-in Health Centre also provides urgent care services to residents. Based on our record, the Centre currently has a total number of registered patients of 14,080. The proposed development will inevitably have additional pressure to the Therefore, there is a need to improve and/or reconfigure the existing premise to accommodate this new population.

BOB-ICB is currently carry out a capacity assessment for Reading Walk-in Health Centre. The findings of the study will help inform the discussion with the applicant regarding an appropriate and reasonable mitigation measure to be included in the proposed development, including but not limited to the provision of financial contribution towards the project to be identified in the study.

In an absence of an appropriate healthcare mitigation, BOB-ICB would like to raise **OBJECTION** to the proposed development in this regard. However, BOB-ICB welcomes an opportunity to set up a meeting with the Council and the applicant to resolve this matter.

Please do not hesitate to contact me if you have any questions.

Yours sincerely,

Jeffrey Ng MRTPI

Senior Primary Care Estate Manager