

Demonstration that there are sufficient services fulfilling the role previously held by Whitley Villa (Surgery)

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Introduction

LandInsight from LandTech (Reference 1) was used to perform a filtered search within 1km radius around Whitley Villa, 1 Christchurch Road, for properties with Use Class E(e): Provision of Medical or Health Service.

55 properties were identified. These are a mixture of Primary Healthcare and alternate suppliers, dental practices, pharmacies, clinics etc. Please see Appendix 1.

The main facilities are summarised below, in order to demonstrate that there are sufficient services fulfilling the role previously held by Whitley Villa Surgery (WVS).

NHS and Primary Care facilities

1. The closest is Milman Health Centre, Milman Road, Reading RG2 0AR
 - a. This is part of the Milman & Kennet Surgery group, **which is welcoming new patients** (Reference 2).
 - b. It is a modern building 0.2 miles away (4 minutes' walk) to the west of WVS. It features car parking, disabled parking, disabled wc, induction loop, step free access and **wheelchair access** (Reference 3) with the surgery on the first floor.
 - c. Services include GP (general practice) and also learning disability health checks, mental health support and referrals, chronic condition management (e.g., diabetes, asthma).
 - d. Please see Appendix 2 for supporting data.
2. Christchurch Road Surgery, 81 Christchurch Road, Reading RG2 7BD
 - a. This is part of the Milman & Kennet Surgery group, **which is welcoming new patients** (Reference 2).
 - b. It is 0.4 miles (8 minutes' walk) to the east of WVS.
 - c. It offers standard NHS GP services including consultations, prescriptions, chronic condition management, and health checks.
 - d. Please see Appendix 3 for supporting data.
3. The University Medical Group practice, Northcourt Avenue, Reading RG2 7HE
 - a. This is a modern building 0.5 miles away (12 minutes' walk) to the east of WVS. The facility is fully accessible and equipped for diverse patient needs, **including patient lift access to the first floor** (Reference 4).
 - b. The Practice Manager, Lorraine Watkinson, has confirmed in writing that **the practise is not at 100% capacity**. The letter is appended to this report in Appendix 9.
 - c. It offers a wide range of NHS GP services including minor surgery, chronic condition clinics, contraception, immunisations, and support for learning disabilities.

- d. A recent planning application (May 2025) relates to parking improvements. There are no proposed alterations to the buildings, suggesting that further capacity is not required to serve the local population.
 - e. Please see Appendix 4 for supporting data.
4. The Surgery, 31 Alexandra Road, Reading, Reading, RG1 5PG
- a. Pembroke Surgery, an NHS GP practice offering full general medical services including chronic disease clinics, child immunisations, minor surgery, and contraception.
 - b. This GP surgery is currently **accepting new patients** (Reference 5)
 - c. This is 1 mile (20 minutes' walk) to the north-east of WVS.
 - d. Facilities include parking for cars, cycles and disabled spaces.
 - e. Please see Appendix 5 for supporting data.
5. The Royal Berkshire Hospital and associated clinics, Craven Road, Reading RG1 5AN
- a. Just 0.5 miles away (12 minutes' walk) to the north-east of WVS
 - b. A major NHS acute care facility offering over 40 specialist departments including A&E, cancer care, cardiology, maternity, and outpatient diagnostics, employing over 7500 staff.

The NHS provides a website link to find GPs close to a location (Reference 6). Upon entering the postcode of WVS (RG2 7AB), 16 surgeries are listed within a distance of 2 miles. As well as those detailed above, the following practises are **within 0.6 miles and accepting new patients**:

- 6. London Street Surgery - 72 London Street, Reading, Berkshire, RG1 4SJ
- 7. Chancellor House Surgery - 6 Shinfield Road, Reading, Berkshire, RG2 7BW
- 8. Melrose Surgery - 73 London Road, Reading, Berkshire, RG1 5BS
- 9. Long Barn Lane Surgery - 22 Long Barn Lane, Whitley, Reading, Berkshire, RG2 7SZ
- 10. Eldon Square Surgery - 9 Eldon Square, Reading, Berkshire, RG1 4DT

Private / alternative facilities

11. Berkshire Health at 11 Kendrick Road, Reading RG1 5DU
 - a. This is 0.4 miles (8 minutes' walk) to the north of WVS.
 - b. It is one of the sites for the Forbury Clinic.
 - c. It offers private specialist services including urology, paediatrics, and outpatient diagnostics.
 - d. Please see Appendix 6 for supporting data.
12. The Rosedale Clinic, 48 Redlands Rd, Reading RG1 5HR
 - a. This is 0.5 miles (10 minutes' walk) to the east of WVS.
 - b. It offers holistic and complementary therapies including acupuncture, bio-resonance, homeopathy, hypnotherapy, massage, and allergy consultations.
 - c. Please see Appendix 7 for supporting data.
13. The Forbury Clinic 23 Craven Road, Reading, RG1 5LE
 - a. This is 0.7 miles (14 minutes' walk) to the north-east of WVS.
 - b. Offers private specialist services including ENT (Ear, Nose & Throat), ophthalmology, and radiology.
 - c. It features modern facilities with free parking, disabled access.
 - d. Please see Appendix 8 for supporting data.

References

Reference 1: <https://land.tech/products/landinsight>

Reference 2: <https://milmanandkennetsurgery.co.uk/services/new-patients/>

Reference 3: <https://www.nhs.uk/services/clinic/milman-road-health-centre/RWXCK/facilities>

Reference 4: <https://www.readinguniversitymedicalpractice.nhs.uk/contact-us>

Reference 5: <https://www.nhs.uk/services/gp-surgery/pembroke-surgery/K81100>

Reference 6: <https://www.nhs.uk/service-search/find-a-gp/results/RG2%207AB>

Appendixes

Appendix 1: Search details

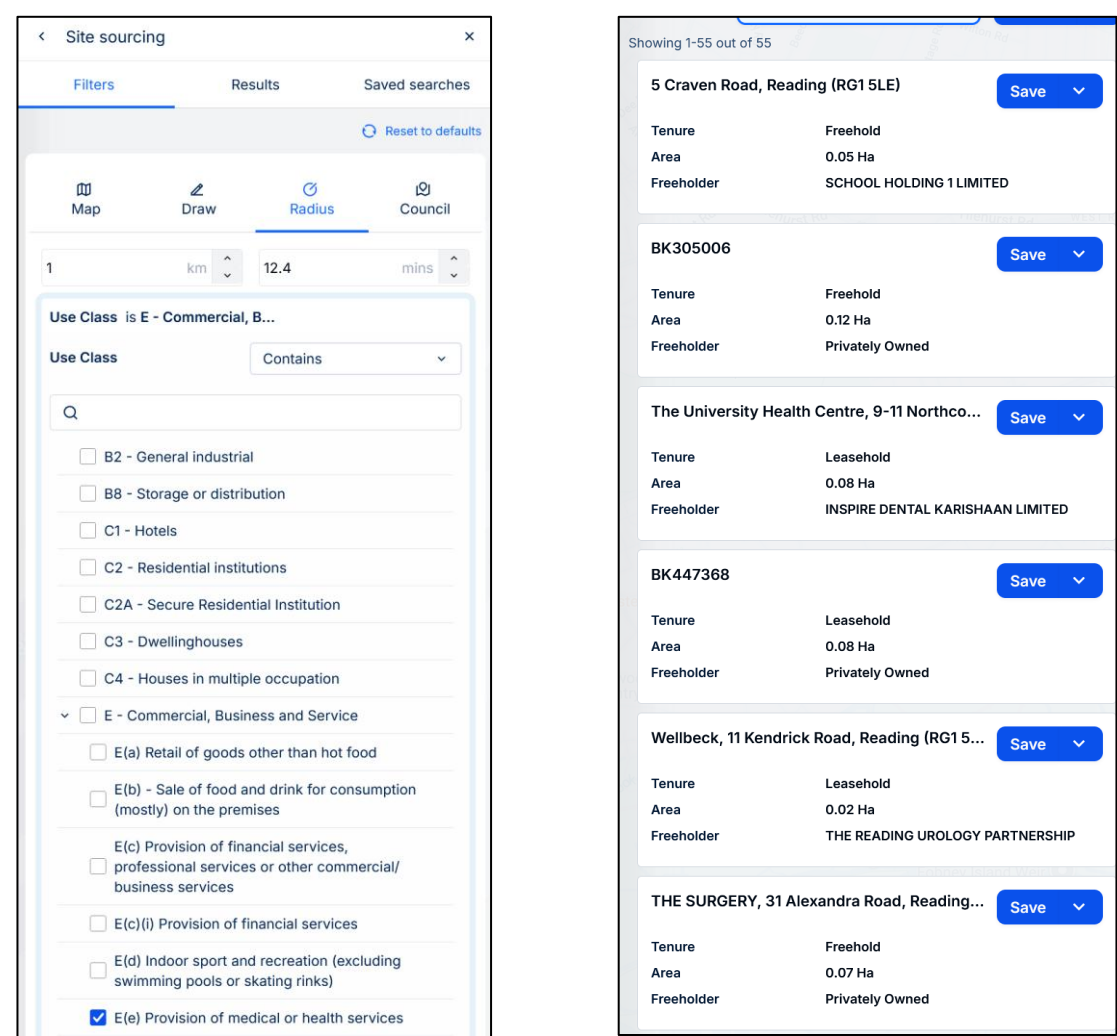


Image 1: Filter criteria

Image 2: 55 search results

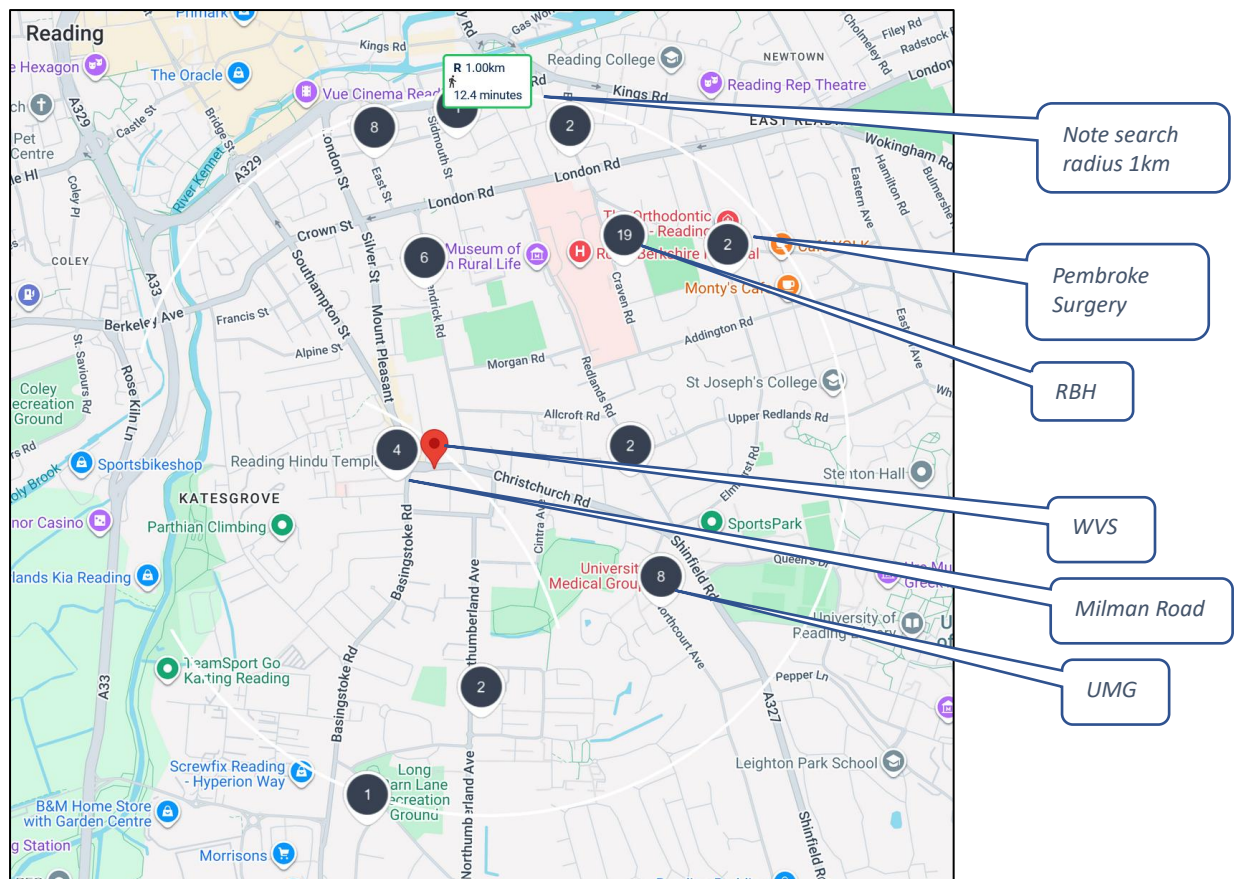


Image 3: Search results - NHS and Primary Care facilities within 1km of WVS

Appendix 2: Milman Health Centre, Milman Road, Reading RG2 0AR



Image 4: Modern building with car parking

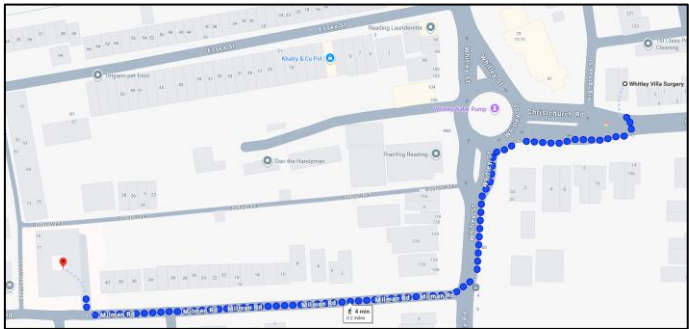


Image 5: Location relative to WVS

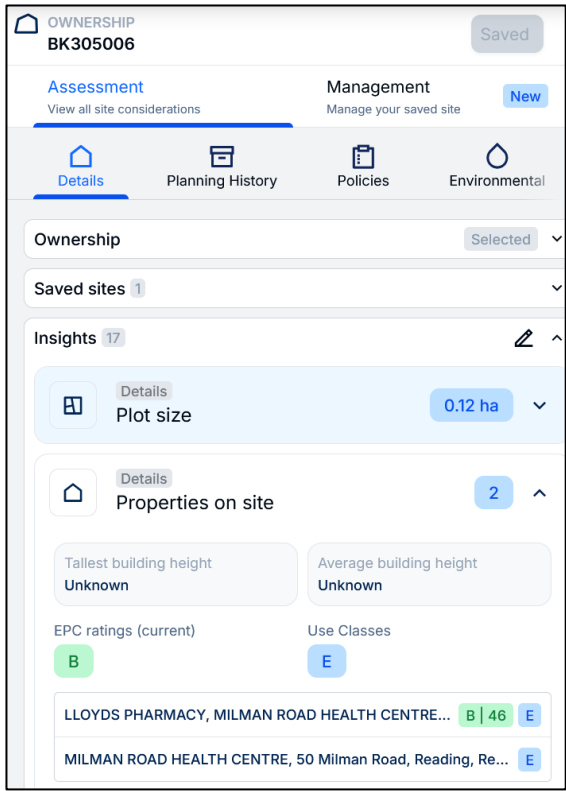


Image 6: Two use class E premises at this site

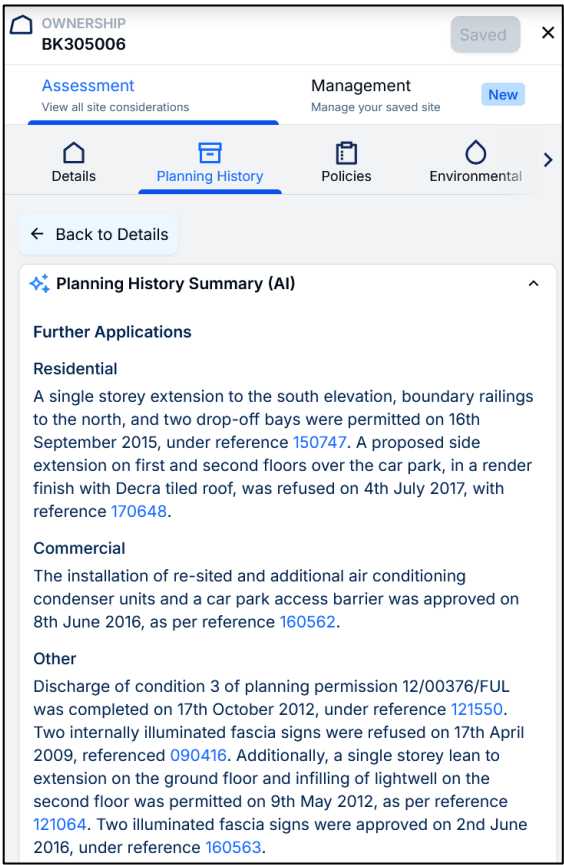


Image 7: Planning history pre 2018

Appendix 3: Christchurch Road Surgery, 81 Christchurch Road, Reading RG2 7BD

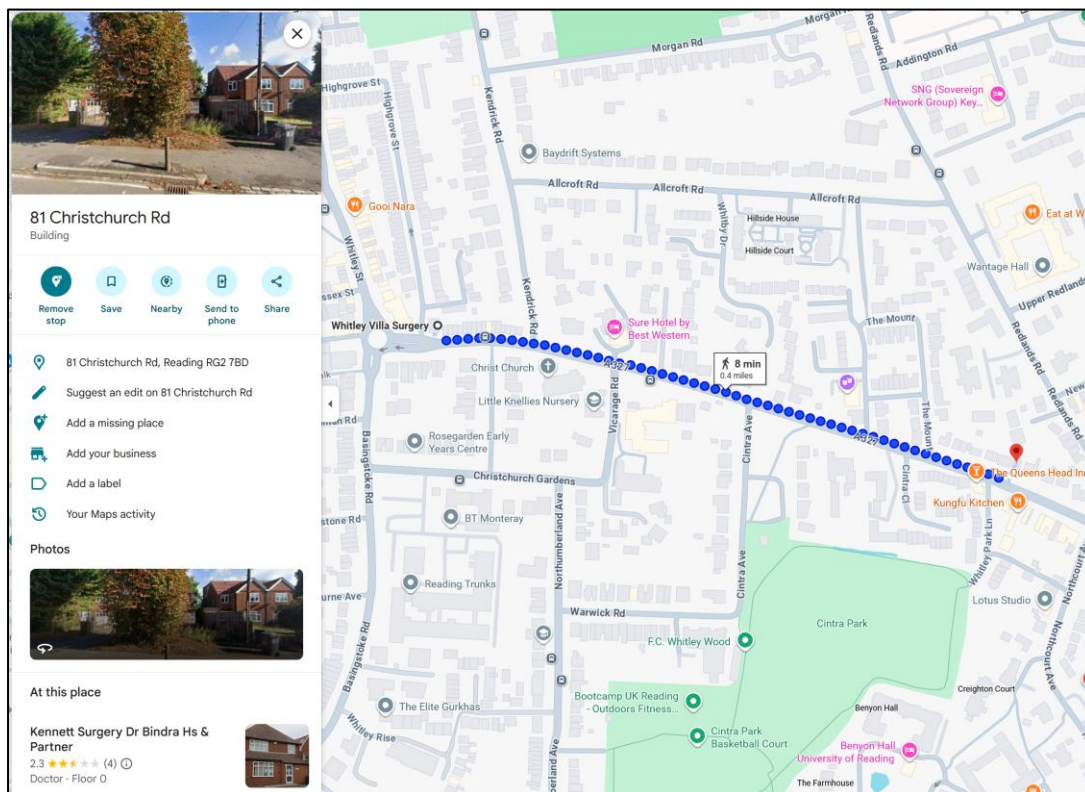


Image 8: Image and location relative to WVS

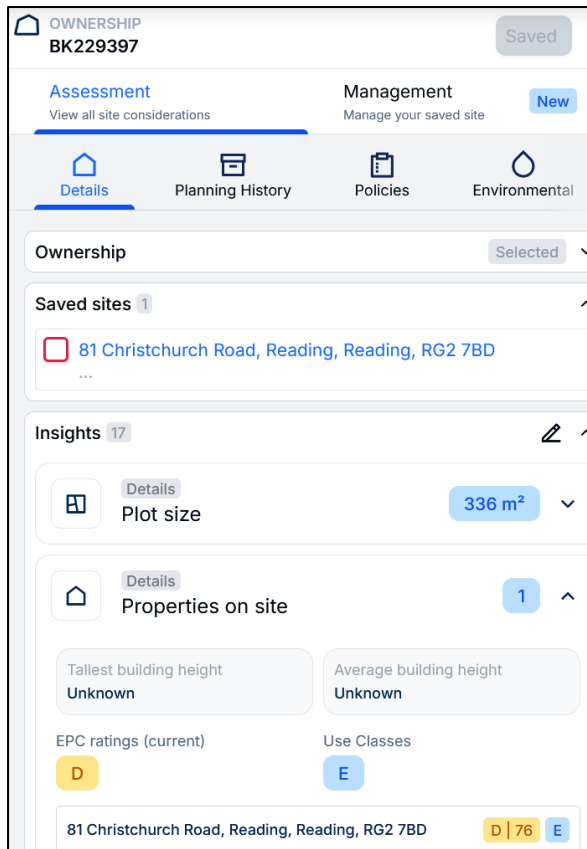


Image 9: Use class and location relative to WVS

Appendix 4: University Medical Group practice, Northcourt Avenue, Reading RG2 7HE



Image 10: Modern building with car parking

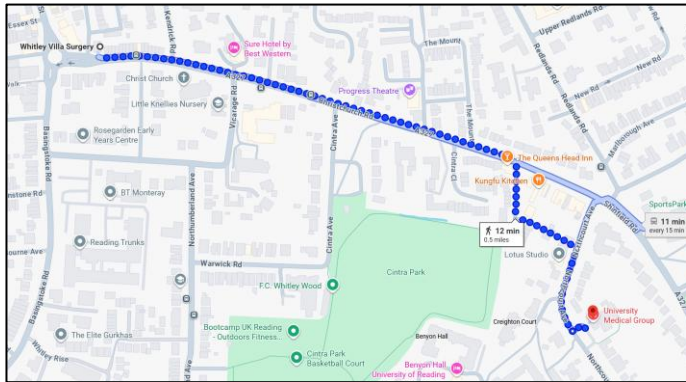


Image 11: Location relative to WVS

Ownership Selected

Title
BK361857

Tenure
Freehold

Ownership
UNIVERSITY OF READING

Address
New Hall Northcourt Avenue Reading RG2 7HA RG2 7HE

All intersecting owners

Freeholder
UNIVERSITY OF READING

Leaseholder
2

Insights 17

Plot size **0.41 ha**

Properties on site **4**

Tallest building height
Unknown

Average building height
Unknown

EPC ratings (current)
C D

Use Classes
C2 E

Address	EPC Rating	Use Class
11 Northcourt Avenue, Reading, Reading	E	
14 Northcourt Avenue, Reading, Reading, RG2 7HA	D 91	C2
7 Northcourt Avenue, Reading, Reading, RG2...	C 74 → B 87	E
9 Northcourt Avenue, Reading, Reading, RG2 7HE	C 72	E

Image 12: Three use class E premises at this site

OWNERSHIP BK361857 Save

Assessment View all site considerations

Management Manage your saved site New

Details **Planning History** **Policies** **Environmental**

Back to Details

Planning History Summary (AI)

Primary Applications

Other
The reconfiguration of 2 existing parking spaces and the installation of 1 additional disabled parking space were approved with conditions in 2025 under reference **PL/25/0201**.

Further Applications

Commercial
Alterations to an off-street parking facility that included the addition of 16 spaces were permitted in 2013 under reference **130252**.

Planning applications

On Site **Nearby**
1 of 2 Considerations 7 of 29 Considerations

Description search...

Filters are applied Clear filters

9 NORTHCOURT AVENUE, READING, RG2 7HE

Other
Removal of some planting to existing car park to allow for the reconfiguration of 2 existing car parking spaces and installation of 1 new additional disabled car parking space.
Approved **PL/25/0201** Received 19/05/2025

Image 13: Planning history – parking

Appendix 5: Pembroke Surgery, 31 Alexandra Road, Reading, Reading, RG1 5PG

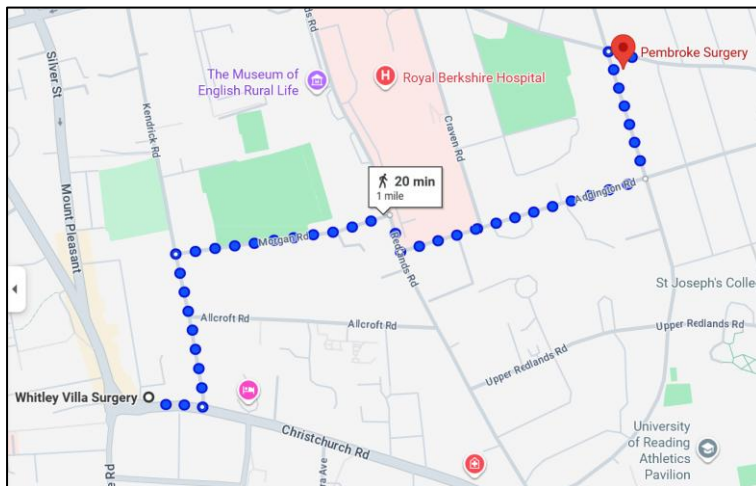


Image 14: Location relative to WVS

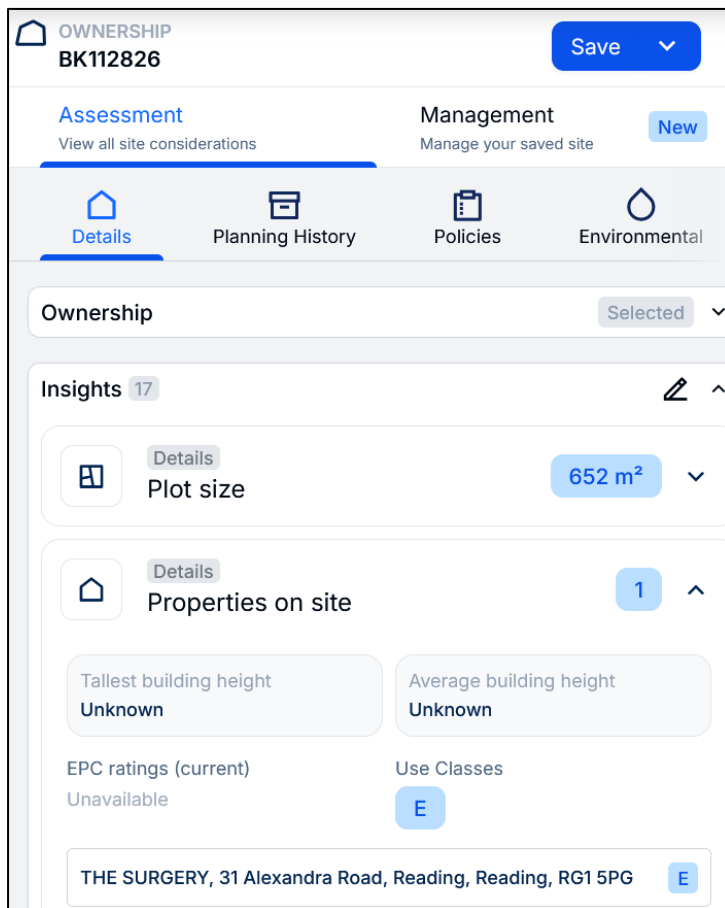


Image 15: Use class E premises at this site

Appendix 6: Berkshire Health at 11 Kendrick Road, Reading RG1 5DU

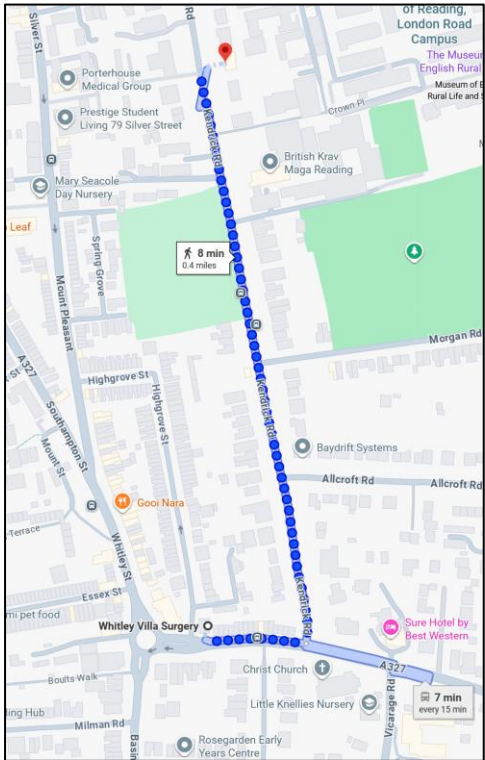


Image 16: Location relative to WVS

Ownership Information ⓘ

Freeholder

ASSURA ASPIRE UK LIMITED

Leaseholder

2

Insights 17

Details

Plot size

0.10 ha

Details

Properties on site

5

Tallest building height

Unknown

Average building height

Unknown

EPC ratings (current)

D E

Use Classes

C3 E

BERKSHIRE HEALTH LIMITED, WELBECK, 11 Kendrick Road, Rea...

E

Image 17: Use class E premises at this site

Appendix 7: The Rosedale Clinic, 48 Redlands Rd, Reading RG1 5HR

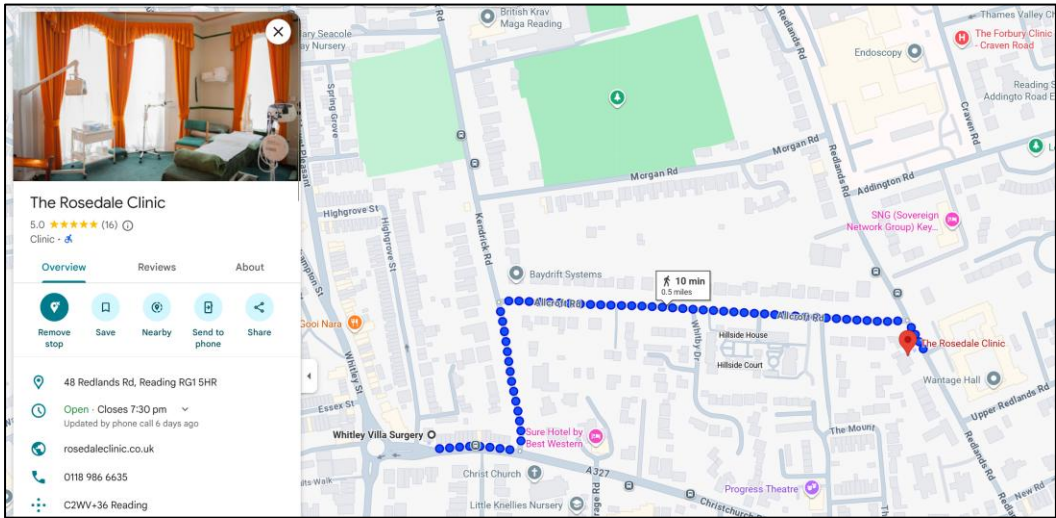


Image 18: Location relative to WVS

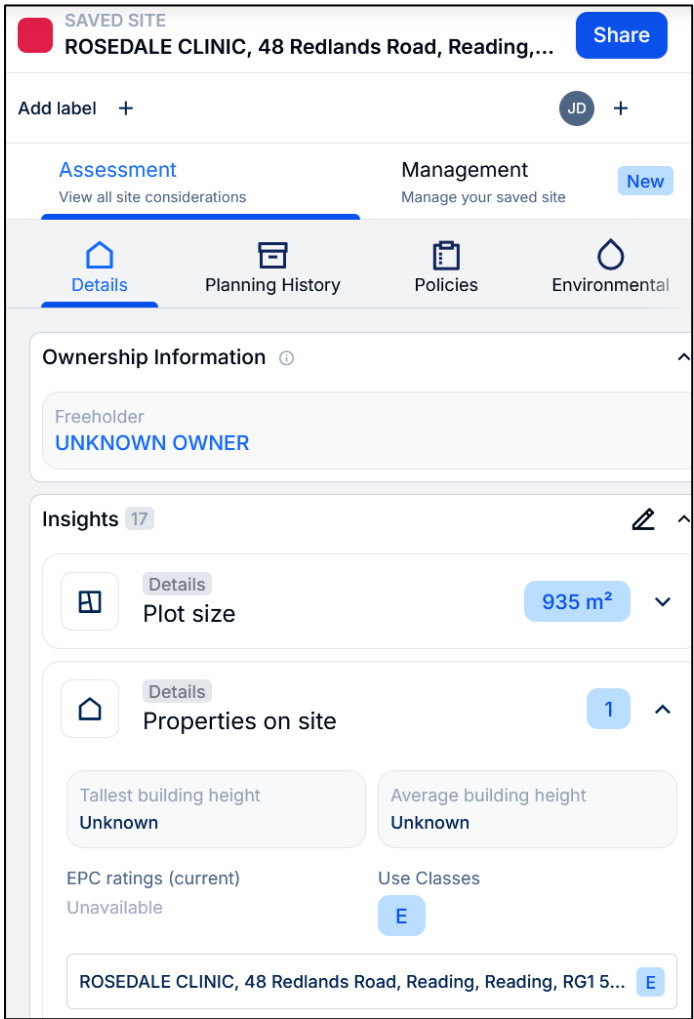


Image 19: Use class E premises at this site

Appendix 8: The Forbury Clinic 23 Craven Road, Reading, RG1 5LE

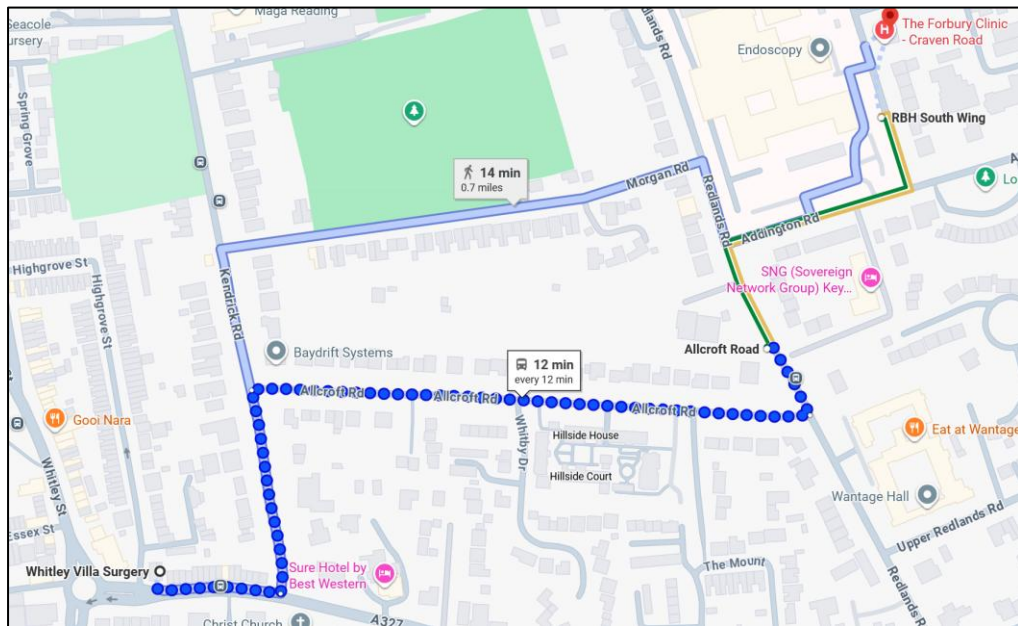


Image 20: Location relative to WVS

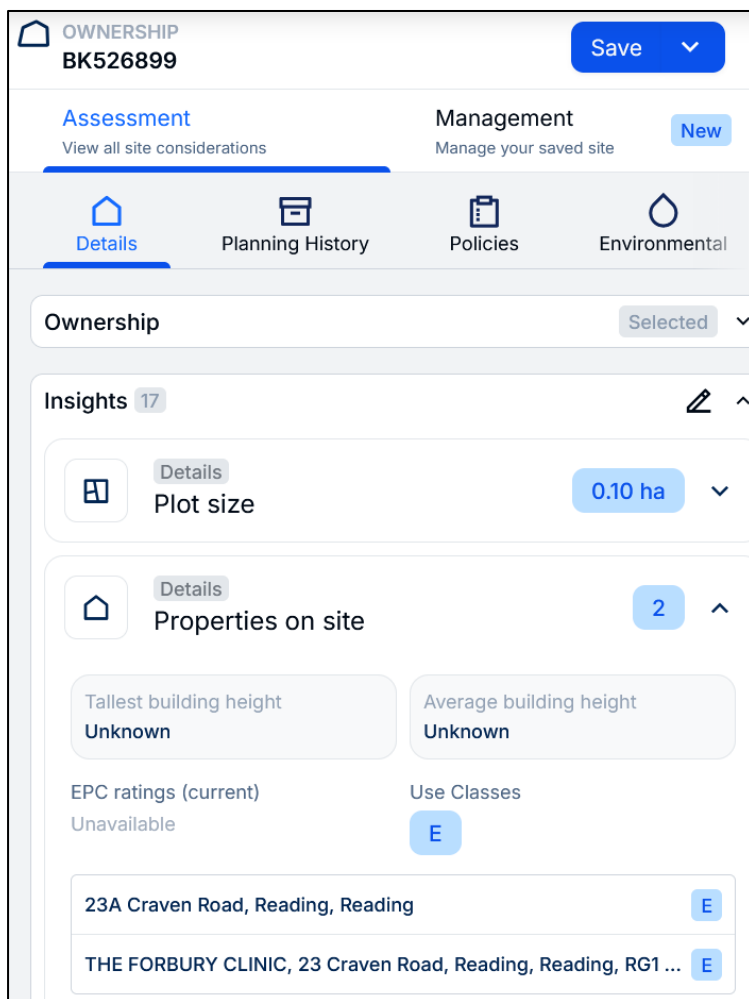


Image 21: Two use class E premises at this site

Appendix 9: Confirmation from Practice Manager, Lorraine Watkinson, that the practise is not at 100% capacity