

Planning Application Response

Council:	West Berkshire Council (WBC)
Application reference number:	23/02094/FULMAJ
Description:	Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.
Location:	The Mall, The Kennet Centre, Newbury, RG14 5EN
Proposal type:	Residential Dwellings
Number of dwellings:	426
Stage of development:	Full Planning Permission (FUL)
Expected start date:	

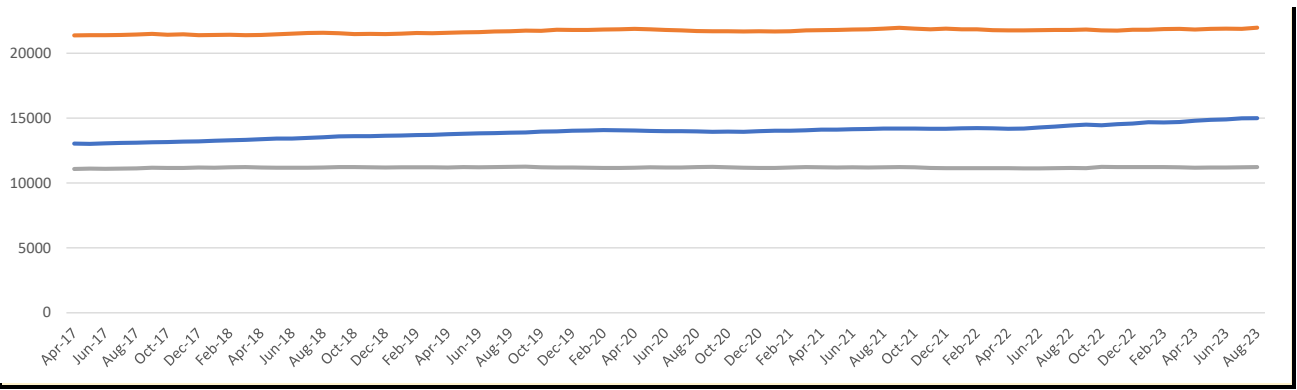
Local Primary Care Network:	A34 West Berkshire								
GP practices:	Practice population as at: 01/08/2023 <table border="0" style="width: 100%;"> <tr> <td>Eastfield House</td> <td style="text-align: right;">Population: 14,996</td> </tr> <tr> <td>Strawberry Hill Medical Centre</td> <td style="text-align: right;">Population: 21,969</td> </tr> <tr> <td>The Downland Practice</td> <td style="text-align: right;">Population: 11,227</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;">48,192</td> </tr> </table>	Eastfield House	Population: 14,996	Strawberry Hill Medical Centre	Population: 21,969	The Downland Practice	Population: 11,227	Total:	48,192
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Total:	48,192								
Nearest practice to the location:	Eastfield House								
Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings).	1022								
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:	223 x 1 bed at £504 per dwelling	£112,392.00
If there is no housing mix available, this is calculated by this formula (predicted population increase x £360). Funding to be index linked.	188 x 2 bed at £720 per dwelling	£135,360.00
	15 x 3 bed at £1,008 per dwelling	£15,120.00
	0 x 4 bed at £1,260 per dwelling	£0.00
	0 x 5 bed at £1,729 per dwelling	£0.00
	Total:	£262,872.00

BOB ICB Policy Document Link:	https://www.bucksoxonberks.west.oxfordshire.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf
Date response sent:	05/10/2023
Sent by:	Will Johnsen
Additional comments:	<p>This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of the Eastfield House 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.</p> <p>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.</p>

Total Practice population by Sub ICB, Primary Care Network and Practices - Berkshire West

— Eastfield House Surgery
 — Strawberry Hill Medical Centre
 — The Downland Practice



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