

Release of S106 Developer Contributions

Wheatfield Primary

The Executive are asked to approve the release of S106 developer contributions towards the current project building the new school, Wheatfield Primary (part of the new school places required in the Primary Strategy and opened in September 2014 – budget relates to ground works, fixtures fitting and equipment), which is currently £300k.

The budget for the project has been approved earlier in the year as part of the carry forward approval; this additional Executive approval will not change the budget for the project only how it is funded.

Wokingham Medical Centre

The Executive are asked to approve the release of S106 developer contributions towards a new budget.

The Former Rectory Road and Tudor House Medical Practices based in Wokingham town centre have merged and have planned, built and now occupied a brand new state of the art primary healthcare facility in Rose Street, Wokingham. The expected growth of the population of Wokingham town wards, which form the catchment area of the practice due to the new housing of the North and South Wokingham SDL's, was one of the drivers for the expansion of the facilities contained within the new building.

The WBC Adopted Core Strategy 2006 records the PCT's views about GP provision in the SDLs as follows: -

“Berkshire West Primary Care Trust

2.57 Local healthcare services within the Borough are the responsibility of Berkshire West Primary Care Trust (PCT). A key element in the delivery of primary healthcare is the network of general practitioner surgeries and community health facilities, together with dentists, nursing services and opticians. The PCT is also responsible for Wokingham Community Hospital.

2.58 Both nationally and locally the healthcare strategy is to devolve an increasing number of services and treatments from hospitals to local facilities. This, in turn, means that primary healthcare is becoming more than simply GPs' surgeries, and there is an increasing need for larger premises.

2.59 An indication of the future requirements for healthcare is illustrated in the Strategic Service Development Plan produced by the PCT in April 2006³². Currently only five of the 15 GP practices within the Borough have any spare patient capacity. In addition, a number of the GP premises in the Borough are already smaller than the recommended size and cannot meet the needs of a growing population as they are in need of refurbishment or replacement. Thus there will be a requirement for

increased premise size so that more GP's and associated staff can be employed. The housing growth planned will require about 15 additional GP's.

2.60 The most likely response of the PCT to this population growth will be to relocate existing local practices on to new facilities and expand on current sites where that is feasible. They also anticipate that a new GP practice may be required in Arborfield to meet the demand for general medical services.

2.61 The PCT intend to redevelop the Wokingham Hospital site during the plan period with the primary use of the site being for healthcare facilities and services.”

Subsequently the Council adopted Infrastructure Delivery SPD and in the context of South Wokingham (p81) the advice says: -

Scheme	Provider	Phasing	Funding/Cost
GP Surgery Policy Link CP1 CP4 CP21 Appendix 7 Para A7.49e A7.53dv	Developer /PCT	Possible provision of GP surgery as part of new multi use centre or contribution to upgrading existing GP surgeries Provision to be in line with advice from the PCT	Berkshire West PCT indicates that a contribution of £225 per person based on average 2.4 dwelling size should be sought. This will be subject to negotiation and will need to be justified.

In response to the planning application (See committee report attached) for Montague Park (O/2010/1712) the following was recorded as the PCT's comment: -

West Berkshire Primary Care Trust	No objection subject to a contribution towards primary care facilities, in line with the Infrastructure SPD (officer note: this would be secured by the S106 agreement).
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Based on these discussions, Wokingham Borough Council made an offer of £150,000 capital contributions (from S106 receipts) towards the building of the new surgery on the basis that it serves both existing and new residence in and around Wokingham Town Centre. S106 contributions for primary care infrastructure are entirely normal with regard to the scale of SDL development. Now that the requisite number of new home occupations has been reached, the Practice should be paid and the Council Executive is being asked to approve the payment once S106 receipts are received.