



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Cherwell District Council

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY ARCHSTONE AMBROSDEN LTD, BELLWAY HOMES LTD & ROSEMARY MAY

LAND EAST OF PLOUGHLEY ROAD, AMBROSDEN, OX25 2AD

LOCAL PLANNING AUTHORITY REF NO: 22/02866/OUT


PLANNING INSPECTORATE REF NO: APP/C3105/W/23/3327213

Addendum to CIL Compliance Statement in Respect of Planning Obligations

March 2024

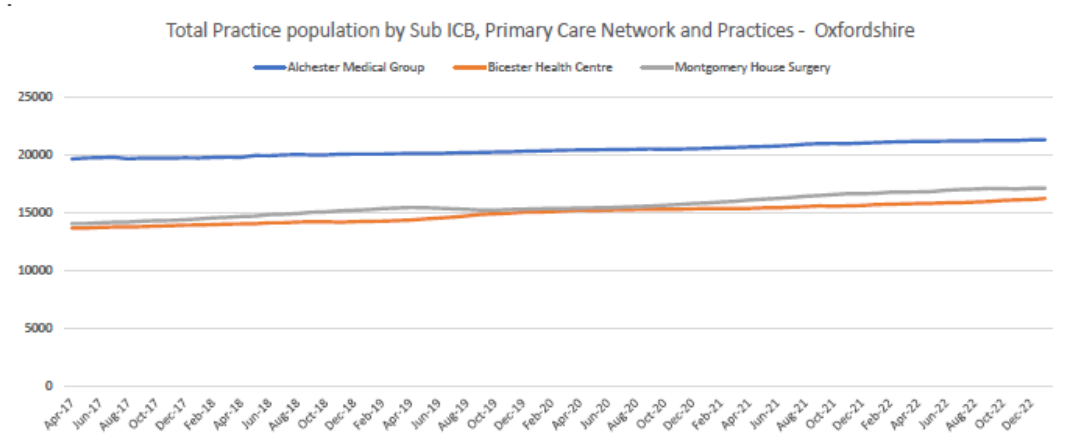
Initial Request from the NHS for a Health contribution

1.1 In February 2023, Buckinghamshire, Oxfordshire and Berkshire West, Integrated Care System (BOB ICB) made the following request for a developer contribution to help mitigate the impacts of the development.

|  | | Planning Application Response | |
|--|--|--------------------------------------|---------------|
| Council: | Cherwell District Council (CDC) | | |
| Application reference number: | 22/02866/OUT | | |
| Description: | OUTLINE planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration | | |
| Location: | Land East Of Ploughley Road Ambrosden | | |
| Proposal type: | Residential Dwellings | | |
| Number of dwellings: | 120 | | |
| Stage of development: | Outline Planning (OUT) | | |
| Expected start date: | | | |
| Local Primary Care Network: | Bicester | | |
| GP practices: | Practice population as at: 01/01/2023 | | |
| | Alchester Medical Group | Population: | 21,297 |
| | Bicester Health Centre | Population: | 16,216 |
| | Montgomery House Surgery | Population: | 17,093 |
| | | Total: | 54,606 |
| Nearest practice to the location: | Alchester Medical Group - Ambroseden Surgery | | |
| Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings). | 288 | | |
| 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: If there is no housing mix available, this is calculated by this formula (predicted population increase x £380). Funding to be index linked. | 0 x 1 bed at £504 per dwelling | £0.00 |
| | 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: | £103,680.00 |

| | |
|--------------------------------------|---|
| BOB ICB Policy Document Link: | https://www.bucksoxonberksw.icb.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf |
| Date response sent: | 31/01/2023 |
| 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 Alchester Medical Group Ambroseden 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> |



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BOB ICB response to my request for further information

2.1 In February 2024, I wrote to the BOB ICB with a request for further information. On the 28th February 2024, I received the following response from BOB ICB.

“Hello Tom,

Thanks for the email. Please see my response below

Are there any plans to increase the capacity of the building, by extending it?

According to the ICB’s record, it identifies that there is a deficit of 363.3 square metres internal floor space to support any additional consultation rooms and other spaces to support other ARRS services to be provided within the practice.

If so, what are the costs and timescales involved?

From our record, the estimated cost would be £10,759,812.00. The figure is significantly larger than the amount as requested in our original response. The ICB is happy to go with the contribution as set out in our original response as it is based on the projected population growth. Regarding the timescale, as it is an outline application, the project will depend on whether the commencement of the development.

How many patients per doctor and nurse should there be?

According to the ICB record, Bicester PCN (which covers Alchester Medical Group, Bicester Health Centre and Montgomery House Surgery) has a total number of 54,028 registered patients and the total number of GP (full time equivalent) is 34.5. The current General Medical Service usage is 100% at the moment in all practices within the PCN.

How many new consultation rooms are required because of existing and future strain?

The contribution request is only based on the projected population growth and is not based on the actual project. According to the NHs standard, a consultation room should have a minimum of 16 square metres in size.

Similarly, are there extension plans for Bicester Health Centre and Montgomery House surgery?

No record from the ICB at the moment.

I hope that it covers everything. “

