

OCCG Planning Application response

	21/03522/OUT - OBJECTION - previously part of 21/00233
Cherwell District Council - number:	
Site: Os Parcel 3673 adjoining and west of 161 Rutten Lane, Yarnton, OX5 1LT - Pr9	Dwellings: 540 + elderly / extra care residential floor space
Type:	Dwellings
Stage of development?	Under Consultation
Expected start:	
Practice(s): see list	
Islip Surgery - 6,220 pop Woodstock Surgery - 9,288 pop Gosford Hill Medical Practice - 7,213 pop The Key Medical Practice - 13,198 pop	PCN: Kidlington, Islip, Woodstock & Yarnton (KIWY) PCN populaton: 35,919 as at Oct 2021
Population increase due to this application and number of bedded dwellings	1296 + extra care beds
Capacity issues:	Significant
Accommodation issues:	Insufficient Consulting rooms to cope with increased population growth as a direct result of the increase in dwellings. The addition of the Extra Care housing will put a significant pressure on the local practices and we will have to determine if any have the capacity to take on this additional workload.
Proposed planning solution:	OCCG request CIL and / or s106 financial contribution - index linked
s106 contribution @ 2.4 & £360 per head: by bedrooms in Planning Statement	To be adjusted when the housing bed mix is known and Extra Care Housing.
0 x 1 bed at £504 per dwelling	
0 x 2 bed at £720 per dwelling	
0 x 3 bed at £1,008 per dwelling	
0 x 4 bed at £1,260 per dwelling	
0 x 5 bed at £1,729 per dwelling	
Total	£ 466,560
OCCG policy document link: https://www.oxfordshireccg.nhs.uk/about-us/primary-care-estates-strategy-2020-25.htm	
Date response sent: 19.11.2021	By: WJ / JAH
Notes: This PCN area is already under pressure from future additional patients due to nearby planning applications, and this application will directly impact on the ability of The Key Medical Practice practice in particular, to provide primary care services to the increasing population. OCCG is in discussion with practices, the Council, landowners / developers or agents, to consider how the Kidlington area can support health to the 4,400 dwellings from the breathe out of Oxford agreement. Options to consider which include looking at all of the development sites, and the current Exeter site and Gosford Hill Medical Centre site. We will need to determine what is deliverable and affordable, from a new build and/or extensions, and/or internal reconfiguration perspective to mitigate this additional demand. Primary Care infrastructure funding is therefore requested to pay for that mitigation, which may include the provision of both land and/or CIL/s106 capital funding, to support local plans to in turn support patient services.	

The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works. All matters are reserved, save for the principal access points.

