



Planning Application Response

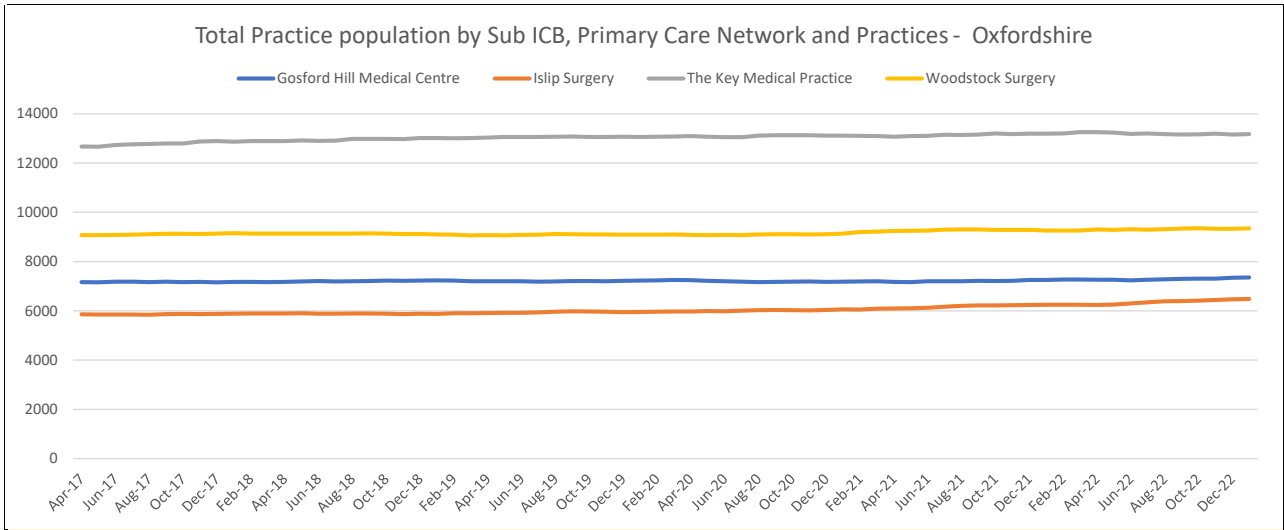
Council:	Cherwell District Council (CDC)
Application reference number:	21/03522/OUT
Description:	The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two 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.
Location:	Os Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT Cross Parish Boundary Application: Begbroke and Yarnton Parish Councils
Proposal type:	Other - please specify below:
Proposal type: (Other)	<i>Residential Dwellings, Extra Care Residential floorspace, Community Home Work hub</i>
Number of dwellings:	540
Stage of development:	Outline Planning (OUT)
Expected start date:	

Local Primary Care Network:	KIWY															
GP practices:	Practice population as at: 01/01/2023 <table border="0"> <tr> <td>Gosford Hill</td> <td>Population:</td> <td>7,354</td> </tr> <tr> <td>Islip</td> <td>Population:</td> <td>6,482</td> </tr> <tr> <td>The Key</td> <td>Population:</td> <td>13,176</td> </tr> <tr> <td>Woodstock</td> <td>Population:</td> <td>9,346</td> </tr> <tr> <td></td> <td>Total:</td> <td>36,358</td> </tr> </table>	Gosford Hill	Population:	7,354	Islip	Population:	6,482	The Key	Population:	13,176	Woodstock	Population:	9,346		Total:	36,358
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Nearest practice to the location:	The Key Medical Practice (Yarnton)															
Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings).	1296															
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 £360). 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:	£466,560.00

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:	19/01/2023
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 Key (Yarnton) 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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