

OCCG Planning Application response

	22/00489/F - OBJECTION
Cherwell District Council - number:	
Site: Os Parcel 9078 And 9975 Adjoining Stocking Lane And North Of Rattlecombe Road, Stocking Lane, Shenington	Dwellings: 49
Type:	dwellings
Stage of development?	at consultation
Expected start:	
Practice(s): see list Population as at 01.03.2022 Banbury Cross Health Centre - 40,661	PCN: Banbury Cross PCN populaton: 40,661 as at 01.03.2022
Population increase due to this application and number of bedded dwellings	118
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:	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
6 x 1 bed at £504 per dwelling	3024
14 x 2 bed at £720 per dwelling	10080
17 x 3 bed at £1,008 per dwelling	17136
12 x 4 bed at £1,260 per dwelling	15120
0 x 5 bed at £1,729 per dwelling	0
Total	£ 45,360
OCCG policy document link: https://www.oxfordshireccg.nhs.uk/about-us/primary-care-estates-strategy-2020-25.htm	
Date response sent: 21.04.2022	By: WJ
Notes: This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of the Banbury Cross Health Centre practice 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. 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.	

Erection of 49 dwellings (17 of which (35%) will be affordable homes) with associated garages, parking and refuse storage, private gardens and communal open space/play space, hard and soft landscaping (including SUDs feature and means of enclosure, reinstatement of hedging and ironstone walling along Rattlecombe Road)

