



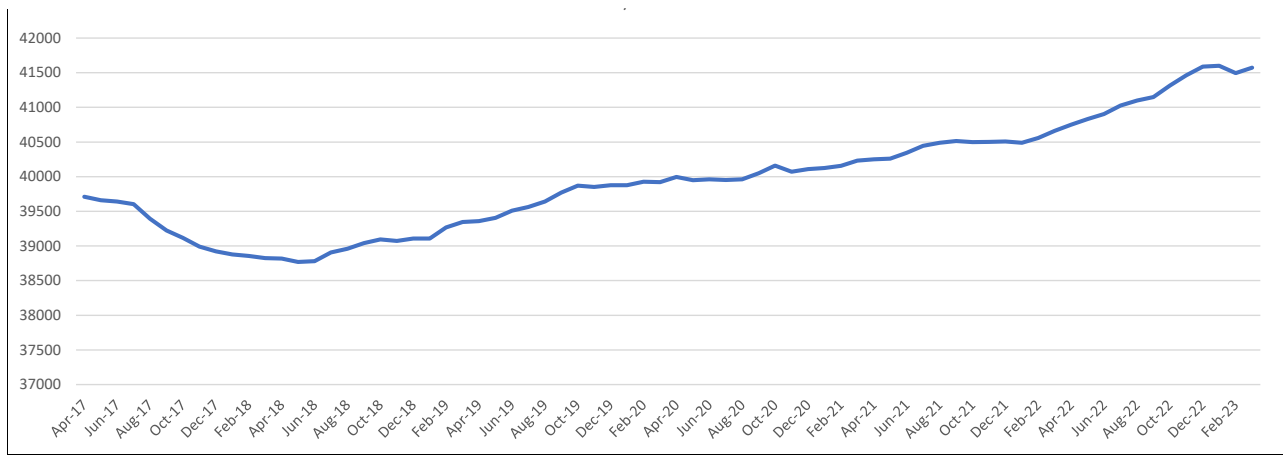
Planning Application Response

Council:	Cherwell District Council (CDC)
Application reference number:	22/02101/OUT
Description:	Outline planning application for a residential development comprising up to 250 dwellings (with up to 30% affordable housing), public open space, landscaping and associated supporting infrastructure. Means of vehicular access to be determined via Edinburgh Way, with additional pedestrian and cycle connections via Dover Avenue and Balmoral Avenue. Emergency access provision also via Balmoral Avenue. All other matters reserved
Location:	Land Adjoining Withycombe Farmhouse Stratford Road A422 Drayton
Proposal type:	Residential Dwellings
Number of dwellings:	250
Stage of development:	Outline Planning (OUT)
Expected start date:	

Local Primary Care Network:	Banbury Cross		
GP practices:	Practice population as at: 01/03/2023		
	Banbury Cross Health Centre	Population:	41,574
	Total:		41,574
Nearest practice to the location:	Banbury Cross Health Centre		
Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings).	600		
Capacity issues:	Significant		
Accomodation 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:		£216,000.00

BOB ICB Policy Document Link:	https://www.bucksoxonberksnw.icb.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf
Date response sent:	22/03/2022
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 Banbury Cross Health Centre 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>



Document Author: Will Johnsen, Assistant Project Manager for Primary Care, BOB ICB
will.johnsen@nhs.net