



Planning Application Response

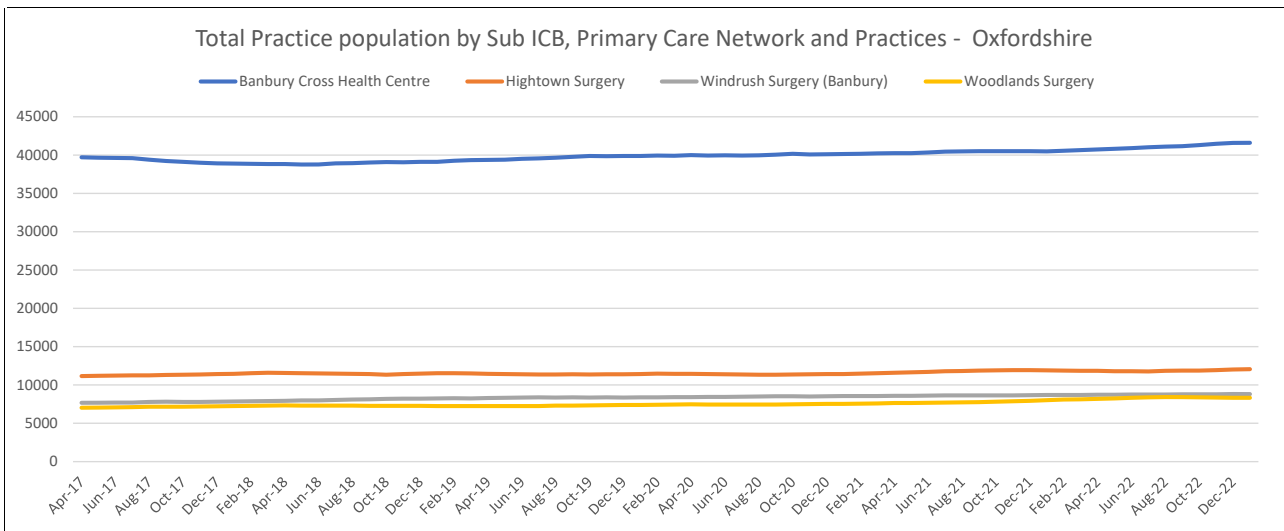
Council:	Cherwell District Council (CDC)
Application reference number:	22/03452/F
Description:	Erection of new 128-bed residential care home (Use Class C2) together with associated access, parking and landscaping
Location:	OS Parcel 6920 East Of Oxford Road And Adjoining And South Of Canal Lane, Bodicote
Proposal type:	Care Home
Number of dwellings:	128
Stage of development:	Outline Planning (OUT)
Expected start date:	

Local Primary Care Network:	Banbury Alliance												
GP practices:	Practice population as at: 01/01/2023 <table border="0"> <tr> <td>Hightown Surgery</td> <td>Population:</td> <td>12,062</td> </tr> <tr> <td>Windrush Surgery</td> <td>Population:</td> <td>8,816</td> </tr> <tr> <td>Woodlands Surgery</td> <td>Population:</td> <td>8,320</td> </tr> <tr> <td></td> <td>Total:</td> <td>29,198</td> </tr> </table>	Hightown Surgery	Population:	12,062	Windrush Surgery	Population:	8,816	Woodlands Surgery	Population:	8,320		Total:	29,198
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Secondary Local PCN (Optional)	Banbury Cross												
GP practices:	Practice population as at: 01/01/2023 <table border="0"> <tr> <td>Banbury Cross Health Centre</td> <td>Population:</td> <td>41,600</td> </tr> <tr> <td></td> <td>Total:</td> <td>41,600</td> </tr> </table>	Banbury Cross Health Centre	Population:	41,600		Total:	41,600						
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Nearest practice to the location:	Hightown Surgery												
Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings).	307												
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:	£110,592.00

BOB ICB Policy Document Link:	https://www.bucksoxonberks.west.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf
Date response sent:	16/02/2023
Sent by:	Will Johnsen

<p>Additional comments:</p>	<p>This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of the Hightown Surgery 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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