



Planning Application Response

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| Council: | Cherwell District Council (CDC) |
| Application reference number: | 23/01233/OUT |
| Description: | Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development |
| Location: | OS Parcel 4347 East Of Pipal Cottage, Oxford Road, Kidlington |
| Proposal type: | Residential Dwellings |
| Number of dwellings: | 800 |
| Stage of development: | Outline Planning (OUT) |
| Expected start date: | |

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| Local Primary Care Network: | KIWY | | | | | | | | | | |
| GP practices: | Practice population as at: 01/05/2023 <table border="0" style="width: 100%;"> <tr> <td>Gosford Hill Medical Centre</td> <td style="text-align: right;">Population: 7,282</td> </tr> <tr> <td>Islip Surgery</td> <td style="text-align: right;">Population: 6,589</td> </tr> <tr> <td>The Key Medical Practice</td> <td style="text-align: right;">Population: 13,069</td> </tr> <tr> <td>Woodstock Surgery</td> <td style="text-align: right;">Population: 9,423</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;">36,363</td> </tr> </table> | Gosford Hill Medical Centre | Population: 7,282 | Islip Surgery | Population: 6,589 | The Key Medical Practice | Population: 13,069 | Woodstock Surgery | Population: 9,423 | Total: | 36,363 |
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| Total: | 36,363 | | | | | | | | | | |
| Nearest practice to the location: | Gosford Hill Medical Centre | | | | | | | | | | |
| Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings). | 1920 | | | | | | | | | | |
| 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 | | | | | | | | | | |

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| 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: | £691,200.00 |

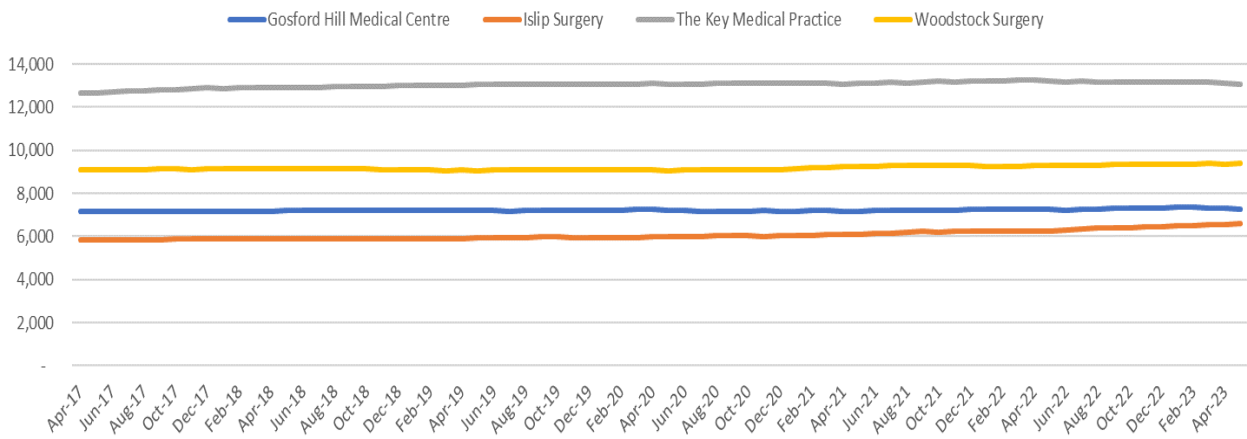
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| BOB ICB Policy Document Link: | https://www.bucksoxonberks.west.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf |
| Date response sent: | 14/06/2023 |
| Sent by: | Will Johnsen |

Additional comments:

This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of the Gosford Hill Medical 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.

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.

Total Practice population by Sub ICB, Primary Care Network and Practices - Oxfordshire



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