



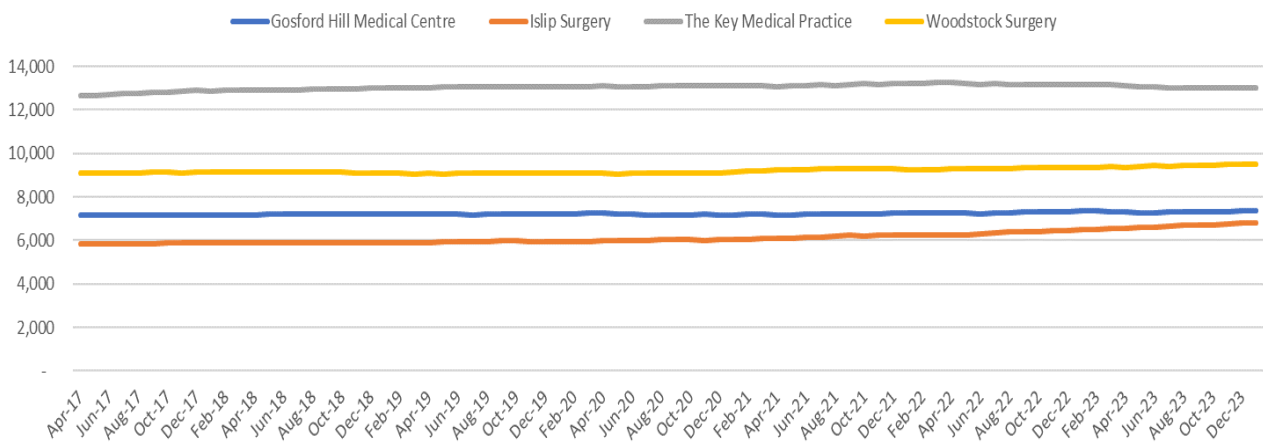
## Planning Application Response

<b>Council:</b>	Cherwell District Council (CDC)
<b>Application reference number:</b>	23/02098/OUT
<b>Description:</b>	Outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development comprising: Up to 215,000 square metres gross external area of residential floorspace (or c.1,800 homes which depending on the housing mix could result in a higher or lower number of housing units) within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)). Supporting retail, leisure and community uses, including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), a hotel (Use Class C1), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses. The Proposed Development affects the setting of a listed building and includes potential alterations to public rights of way. The application is accompanied by an Environmental Statement
<b>Location:</b>	Begbroke Science Park Begbroke Hill Begbroke OX5 1PF
<b>Proposal type:</b>	Other - please specify below:
<b>Proposal type: (Other)</b>	<i>Residential dwellings and supporting social infrastructure</i>
<b>Number of dwellings:</b>	1800
<b>Stage of development:</b>	Outline Planning (OUT)
<b>Expected start date:</b>	

<b>Local Primary Care Network:</b>	KIWY															
<b>GP practices:</b>	Practice population as at: 01/01/2024 <table border="0"> <tr> <td>Gosford Hill Medical Centre</td> <td>Population:</td> <td>7,379</td> </tr> <tr> <td>Islip Surgery</td> <td>Population:</td> <td>6,802</td> </tr> <tr> <td>The Key Medical Practice</td> <td>Population:</td> <td>13,022</td> </tr> <tr> <td>Woodstock Surgery</td> <td>Population:</td> <td>9,511</td> </tr> <tr> <td></td> <td><b>Total:</b></td> <td>36,714</td> </tr> </table>	Gosford Hill Medical Centre	Population:	7,379	Islip Surgery	Population:	6,802	The Key Medical Practice	Population:	13,022	Woodstock Surgery	Population:	9,511		<b>Total:</b>	36,714
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<b>Nearest practice to the location:</b>	The Key Medical Practice															
<b>Predicted population increase:</b> Calculated by the formula (2.4 x number of proposed dwellings).	4320															
<b>Capacity issues:</b>	Significant															
<b>Accommodation issues:</b>	Insufficient Consulting rooms to cope with increased population growth as a direct result of the increase in dwellings.															

<b>Proposed planning solution:</b>	BOB ICB requests CIL and / or s106 financial contribution
<b>s106 contribution requested:</b> Please see the additional comments section for justification of the s106 contribution requested.	<b>£925,000</b>
<b>BOB ICB Policy Document Link:</b>	<a href="https://www.bucksoxonberksw.icb.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf">https://www.bucksoxonberksw.icb.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf</a>
<b>Date response sent:</b>	09/02/2024
<b>Sent by:</b>	Will Johnsen
<b>Additional comments:</b>	<p>This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of The Key surgery in particular, to provide primary care services to the increasing population. Primary Care infrastructure funding is therefore requested to support the following mitigations:</p> <p>(a) the purchase and;  (b) the complete refurbishment of the red-hatched area in the attached plan (to include some remodelling of the existing waiting area and reception areas within the green-hatched areas) to create the additional space needed to mitigate the demand created by this proposed housing development.</p>

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



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