

Health Care Facilities Specification

Heyford Park

Dorchester Living Ltd

31st March 2023

1. Introduction

This Health Care Provision Statement has been submitted pursuant to discharging the relevant obligation under the S106 agreement (with reference to the full planning application 18/00825/HYRBID dated 9th September 2022) concerning the submission and approval of details relating to the location and specification of the health care facilities.

Clause 2.1.1 of the Eighth Schedule of the S106 agreement requires both the location of the Health Care Facilities (a) along with the specification of the Health Care Facilities (b).

Clause 2.1.3 of the Eighth Schedule of the S106 agreements requires the Health Care Facilities to have been constructed to the reasonable satisfaction of the District Council and Care Quality Commission and services provided available to the public (a) and that the facilities are to be used for no other purpose than as a pharmacy and consulting rooms for a period of ten years.

2. Location

The provision of the Pharmacy and associated consulting rooms have been located within Unit 3 The Station House see Appendix A. This is one of the buildings located within the Village Centre at Heyford Park. The site is located centrally within the development close to other facilities such as Sainsburys, Dentist and the Pub Restaurant complex.

The site is conveniently located close to the Village Centre bus stop along with both cycle and car parking provision near the pharmacy.

3. Consulting Room Specification

The consulting rooms will be constructed to the standards contained within “Primary and Community Care: Health Building Note 11-01: Facilities for Primary and Community Care Services” (HBN 11-01).

The consulting rooms will allow for non-invasive and minimally invasive procedures to take place to be used by GP’s, nurse practitioners, health professionals and outreach consultants.

The two consulting rooms will require to be a minimum of 16 square metres a fit-out layout is appended at Appendix B and will include the appropriate specification including: -

- Floor specification suitable for treatment rooms
- Sinks and taps with no plugs, elbow operated and with the correct water outflow

- Chairs and coaches that can be disinfected
- Disposable paper curtains

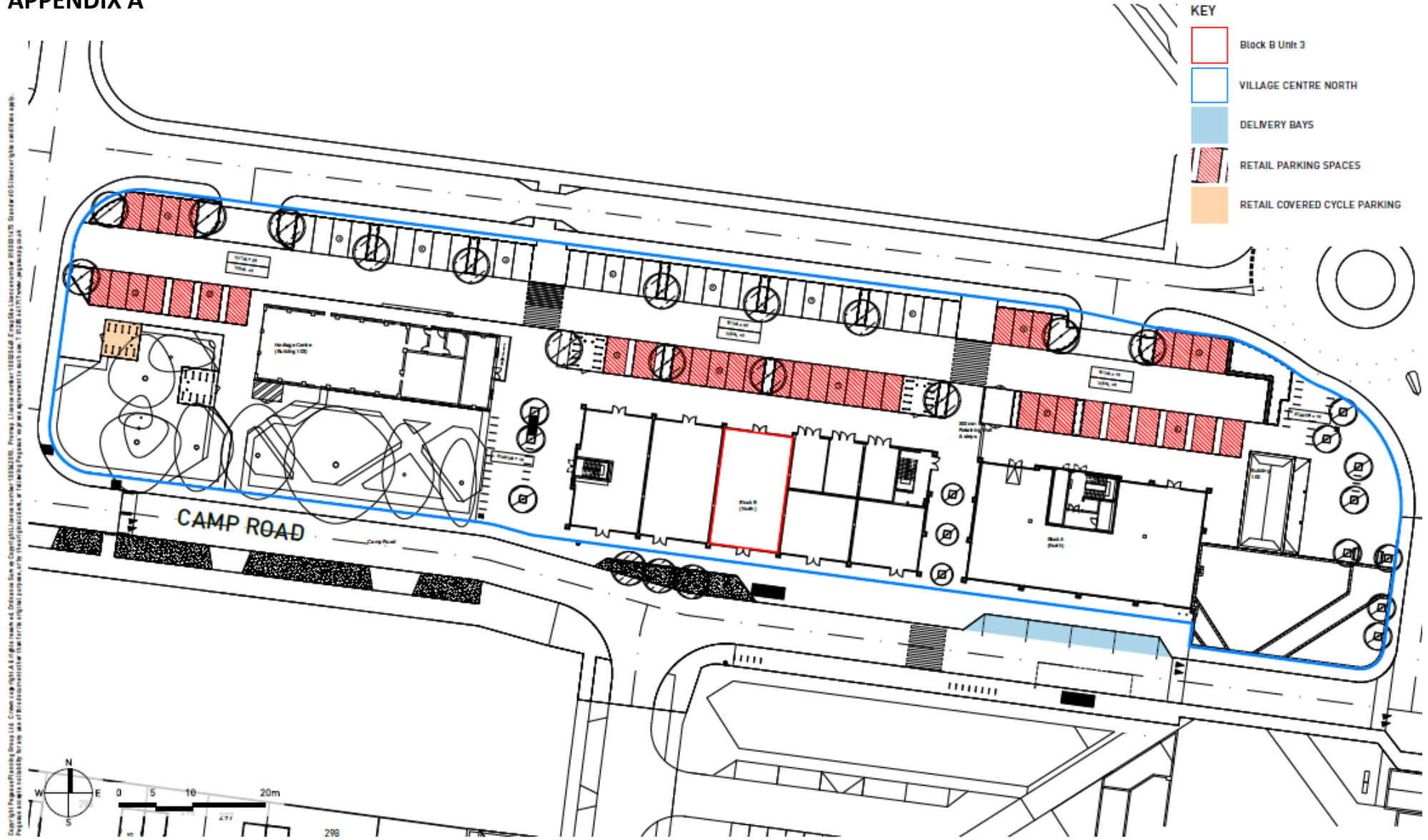
In addition to meeting the requirements of HBN-11-01 the consulting rooms also comply with the requirement of the Care Quality Commission (CQC).

4. Health Care Facilities Opening

Minerva Clinical Services Limited have taken on a 15 year lease on the premises on Camp Road to operate a pharmacy and two consulting rooms following their successful appeal decision on 14th October 2021.

The pharmacy and consulting rooms opened in January 2023 with the formal opening taking place on the 9th March 2023 by Rt Hon Victoria Prentis KC.

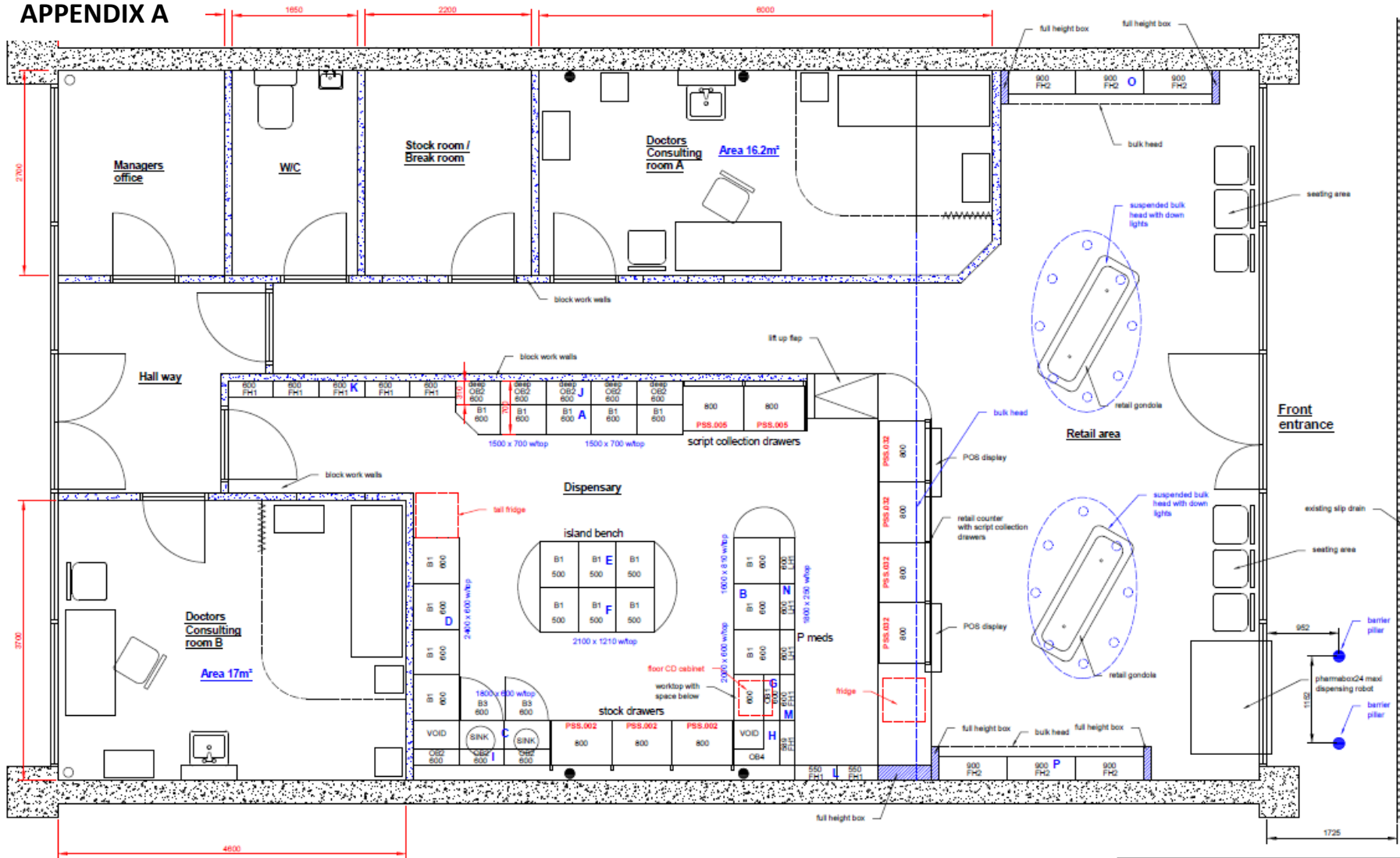
APPENDIX A



VILLAGE CENTRE NORTH (BLOCK A), HEYFORD PARK - EXTERNAL AREAS BLOCK B UNIT 3



APPENDIX A



	Name and Address: Upper Heyford pharmacy Bicester
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Scale: 1:50 (A3 paper)	
Date: 4th August 2022	