



Planning Application Response

Council:	Cherwell District Council (CDC)
Application reference number:	24/02058/F
Description:	Full application for the proposed erection of a two storey building to form a 66 no. bedroom care home for older people with parking, access, landscaping and associated ground works.
Location:	Land to the North of Anniversary Avenue Graven Hill Bicester OX25 2BF
Proposal type:	Care Home
Number of dwellings:	66
Stage of development:	Full Planning Permission (FUL)
Expected start date:	

Local Primary Care Network:	Bicester								
GP practices:	Practice population as at: 01/08/2024 <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Alchester Medical Group</td> <td style="text-align: right;">Population: 21,764</td> </tr> <tr> <td>Bicester Health Centre</td> <td style="text-align: right;">Population: 18,643</td> </tr> <tr> <td>Montgomery House Surgery</td> <td style="text-align: right;">Population: 16,823</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;">57,230</td> </tr> </table>	Alchester Medical Group	Population: 21,764	Bicester Health Centre	Population: 18,643	Montgomery House Surgery	Population: 16,823	Total:	57,230
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Total:	57,230								
Nearest practice to the location:	Alchester Medical Group - Langford Medical Practice								
Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings).	158								
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:	£57,024.00

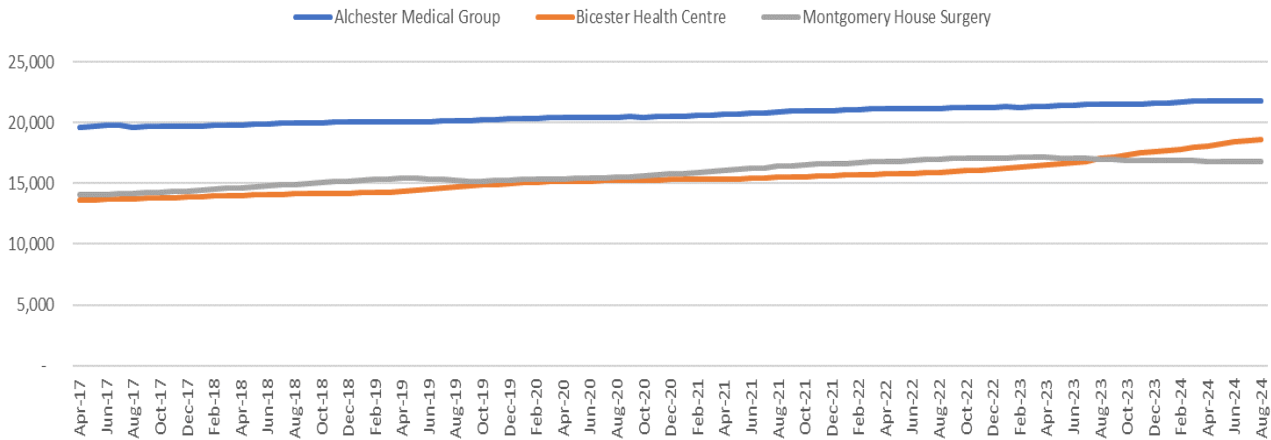
BOB ICB Policy Document Link:	https://www.bucksoxonberks.west.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf
Date response sent:	04/09/2024
Sent by:	Will Johnsen

Additional comments:

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

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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