**From:** Campbell Fergus (5QE) Clinical Commissioning Oxfordshire [mailto:Fergus.Campbell@oxfordshireccg.nhs.uk]
**Sent:** 25 June 2018 17:07
**To:** Planning
**Subject:** Response to Application No.: 18/00825/HYBRID

**Response to Application No.: 18/00825/HYBRID**

I apologise for the late response, but note that this very large and complex application did not offer the normal 6 week period for comments.  Please confirm that you have logged these comments – I have not been able to gain access to the on-line comments facility.

Oxfordshire Clinical Commissioning Group (OCCG) objects to this application as we do not have agreement on appropriate arrangements for developer contributions to sustainable primary medical care.

OCCG notes that primary medical care in our North Oxfordshire locality is mostly at capacity, and further housing growth will require additional or expanded infrastructure to be in place.  OCCG therefore object to this application until we have agreement of appropriate contributions to primary care infrastructure.

We would be seeking a developer contribution of at least £1,015,200 in relation to this  application to support improvement of local primary care infrastructure if this development were to go ahead.

the previous applications

This calculation is based on OCCG's adopted policy to use a calculation of 2.4 x number of dwellings x £360 for contributions to health infrastructure.

We would wish to engage in discussion about the developer contributions for this development which should include additional resources to address to further issues:

* Close care dwellings / extra care housing
* lack of response to previous OCCG representation in relation to Heyford Park

**Extra care housing** has substantial implications for primary medical care, due to the high health needs of the residents.  There should be a higher level of developer contribution in relation to these homes.  Oxfordshire’s health and social care system faces substantial workforce challenges at all levels.  There is particular difficulty with recruitment of front-line social care and domiciliary workers due to high housing costs locally.  Developments including extra care housing must provide sufficient affordable housing which is structured in such a way as to boost the social care workforce.

OCCG therefore objects to the inclusion of extra care housing pending agreement on:

* Enhanced contributions to primary medical care to
* Adequate provision of key worker housing.

**Previous applications at Heyford Park**.  In resolving its objection to this application OCCG also requires the District Council and developer to take into account  OCCG’s previous requests for developer contributions which have not yet received a response.   These were made in response to the following planning applications at Heyford Park:

* 16/02446/F (£299,376 requested)
* 17/00895/F (£321,552 requested)

Many thanks,

Fergus

**Fergus Campbell**| **Locality Co-ordinator – North & West** | **Oxfordshire Clinical Commissioning Group**