



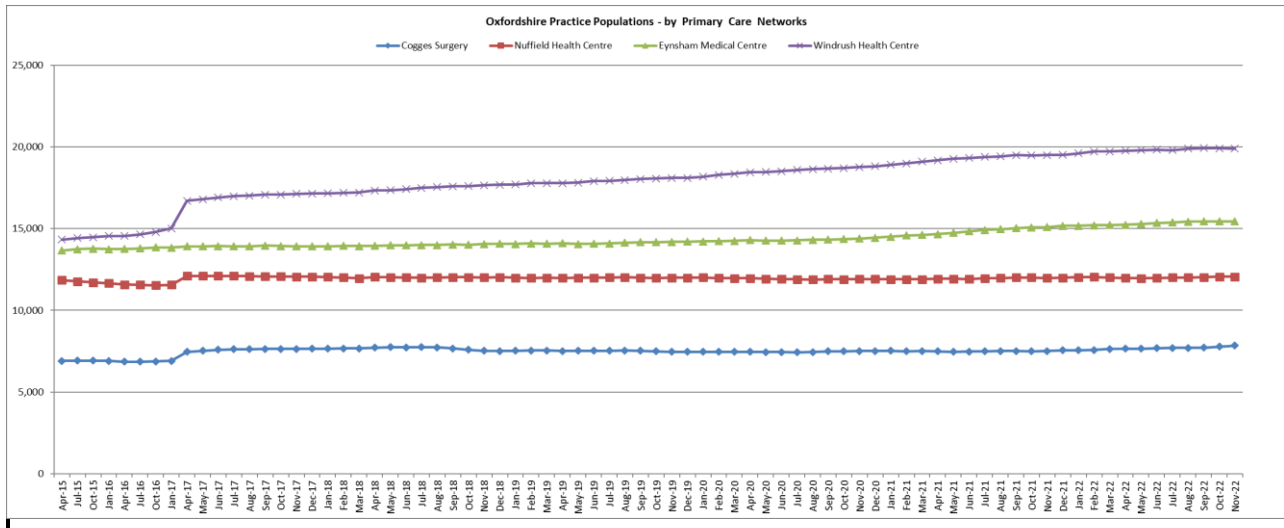
## Planning Application Response

<b>Council:</b>	West Oxfordshire District Council (WODC)
<b>Application reference number:</b>	22/03240/OUT
<b>Description:</b>	Outline planning permission for the development of up to 140 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved.
<b>Location:</b>	Land South Of Burford Road Minster Lovell Oxfordshire
<b>Proposal type:</b>	Residential Dwellings
<b>Number of dwellings:</b>	134
<b>Stage of development:</b>	Outline Planning (OUT)
<b>Expected start date:</b>	

Local Primary Care Network:	Eynsham and Witney		
GP practices:	Practice population as at: 01/11/2022		
	Cogges Surgery	Population:	7,841
	Nuffield Surgery	Population:	12,056
	Eynsham Medical Centre	Population:	15,443
	Windrush Health Centre	Population:	19,892
		Total:	55,232
Secondary Local PCN (Optional)	Rural West		
GP practices:	Practice population as at: 01/11/2022		
	Bampton Surgery	Population:	9,066
	Broadshires Health Centre	Population:	11,792
	Burford Surgery	Population:	7,096
	Charlbury Surgery	Population:	5,496
		Total:	33,450
Nearest practice to the location:	Windrush Health Centre		
Predicted population increase: Calculated by the formula (2.4 x number of proposed dwellings).	322		
Capacity issues:	Significant		
Accomodation 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		

<b>s106 contribution requested:</b>	0 x 1 bed at £504 per dwelling	£0.00
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 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
	<b>Total:</b>	<b>£115,776.00</b>

<b>BOB ICB Policy Document Link:</b>	<a href="https://www.bucksoxonberks.w.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf">https://www.bucksoxonberks.w.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf</a>
<b>Date response sent:</b>	28/02/2022
<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 Windrush Medical Practice 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.</p> <p>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.</p>



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