



Wolvercote Neighbourhood Plan

The Neighbourhood Planning (General) Regulations 2012 – Regulation 16
Representation Form

Part B - DETAILS OF YOUR COMMENT

To which part of the document does your representation relate?

Page		Section		Policy	
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Do you support, oppose, or wish to comment in this part of the Plan? (Please tick one answer)

Support Support with Modifications Oppose Have Comments

Please give details of your reasons for support/ opposition, or make comments here:

Please find below the letter sent to the Wolvercote Neighbourhood Forum in March 2018.
The comments are relevant to this plan, and we would welcome additional Health consideration to be recognised within the document.



**Oxfordshire
Clinical Commissioning Group**

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Re: Neighbourhood Plans – Wolvercote 2019-2034

The CCG commissions Primary Care services to all residents in Oxfordshire. With the large scale housing developments planned across the District, OCCG would like to make the following comments on your Neighbourhood Plan:

Any large scale housing development, notwithstanding the cumulative effect of smaller sites, will have a direct impact on our local health services, in particular the local GP's.

If the local GP practice is able to grow and expand to support the housing growth the CCG would look to both the Parish Council and the Local Planning Authority to consider supporting this new population by negotiating developer contributions. Where expansion of the existing GP practice is not viable the CCG will need to consider its options to ensure Primary Care services are available to the new population.

In particular I note:

The inclusion of health considerations around air quality, the need for community health, and activities for the prevention of ill health, which we welcome. Likewise consideration of travel to health facilities, and affordable housing for key workers in developer discussions.

Page 23 – as per the paragraph below, we welcome the support for suitable housing for our ageing population, however request that OCCG is included in discussions for any such conversion, expansion, or build, as these facilities do put considerable pressure on our local GP practices, and this needs to be recognised with associated funding for infrastructure.

All housing developments should be designed to accommodate the needs of the elderly and disabled as well as the able bodied, including provision for wheel chair access. Specific housing provision must be made for the elderly, including

bungalows, sheltered housing and extra care housing. Proposals within developments, which provide for warden-controlled dwellings and nursing home care facilities, will be encouraged.

Page 23 and 31 - We note the paragraphs below, and ask that health be included for infrastructure funding under s106 or CIL, as per the OCCG policy included as appendix 1:

Policy BES8 – Developer Contributions

Development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth. Where the need is identified, new development must provide appropriate new facilities and infrastructure onsite and fund or directly deliver offsite facilities within the WNPA to meet the policies and aspirations of the Neighbourhood Plan.

Policy CHS2 – Community and Medical Facilities

Proposals for 100 or more dwellings will be expected to provide for any necessary improvements to community and medical (including dental) facilities and ensure that present communities are not disadvantaged due to increased demand for services. Additional community meeting halls and social facilities to encourage community integration will be required, where appropriate.

This is of particular importance as the surrounding GP surgeries are being put under considerable pressure from directly related new housing growth and the associated rise in populations. OCCG aims to support the existing practices in the area to ensure they remain sustainable and able to provide high quality healthcare to their local populations, but does not rule out the need for a new build facility should the practices require this.

This funded infrastructure requirement is not limited to the build of 100 dwellings, and needs to be considered for any builds over 10 dwellings, and any single Care Home type facility, which place considerable pressure on practices, as stated above.

OCCG is also aware of the nearby 500 new houses planned under the proposed Northern Gateway development, and the breathe out of 4,400 houses from Oxford City into Cherwell District Council area.

We are very keen to work closely with the Neighbourhood plans and I can be contacted on planning@oxnet.nhs.uk. Please do contact me if we can provide further information and support. We look forward to working with you.

(Continue on a separate sheet if necessary)

What improvements or modifications would you suggest?

As above.

(Continue on a separate sheet if necessary)

If you have any additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.