



**Oxford University Hospitals**  
NHS Foundation Trust

The John Radcliffe  
Headley Way  
Headington  
Oxford  
OX3 9DU

1 November 2018



Adrian Duffield  
Head of Planning  
South Oxfordshire District Council  
135 Eastern Avenue  
Milton Park  
Milton  
Oxon OX14 4SB

Dear Mr Duffield

**SOUTH OXFORDSHIRE LOCAL PLAN 2011-2033**

I write in relation to the South Oxfordshire District Local Plan on behalf of the Oxford University Hospitals NHS Foundation Trust.

The Trust is made up of four hospitals: the John Radcliffe Hospital (which includes the Children's Hospital, West Wing, Eye Hospital, Heart Centre and Women's Centre), the Churchill Hospital and the Nuffield Orthopaedic Centre, all located in Oxford, and the Horton General Hospital in Banbury.

The Trust provides a wide range of clinical services, specialist services (including cardiac, cancer, musculoskeletal and neurological rehabilitation) alongside world-class medical education, training and research.

In common with the rest of the NHS and most developed health systems, there is a shortfall of trained staff to meet the rising demands for healthcare which come from an aging population and the increase in people living with long-term conditions. In Oxfordshire the challenges of healthcare staff recruitment and retention are exacerbated by the local housing market conditions, including a shortage of available and affordable accommodation near to the hospitals. One of the key areas that is most affected is nursing and midwifery where staff are typically on lower incomes and do not benefit from the high cost area supplement (HCAS) available to NHS workers in and around London.

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From the Chief Finance Officer  
Oxford University Hospitals NHS Foundation Trust

The Trust Board has recently approved a People Strategy to help address staffing issues, including recruitment and retention. However, the Trust believes that increasing the supply of accommodation locally is also part of the solution to addressing staff recruitment and retention issues over the long term.

Accordingly the Trust has been in discussion with the land owner and promoters of the land at Wick Farm, Wick Farming Ltd and Berkeley, and has provisionally agreed that, should the site be allocated for development in the new Local Plan, it can include accommodation to meet the specific needs of the Trust's key workers alongside other market and affordable housing. There is also the potential to explore the option of providing a long term car parking facility together with a shuttle bus service to help alleviate congestion at the hospitals.

It is envisaged that the development at Wick Farm would include 200 homes for healthcare key workers alongside accommodation for the Oxford College of Nursing and Midwifery. The Trust is also keen to work with both the developer and the Council to ensure the accommodation is of the right quality, type and mix.

Finally the Trust would also like to express its support for the Local Plan generally including policy objectives seeking to ensure that new development promotes healthy lifestyles for example through providing high quality spaces for recreation and sport as part of new development as well as measures to encourage sustainable transport including cycling and walking.

I would be delighted to discuss these matters further with Council officers and or members if that would be helpful.

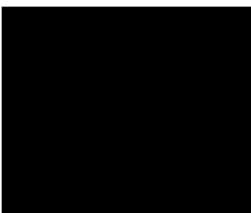
Yours sincerely



**Jason Dorsett**  
Chief Finance Officer

cc:

Councillor Jane Murphy  
Leader of the Council  
South Oxfordshire District Council



Councillor Felix Bloomfield  
Deputy Leader and Cabinet Member for Planning  
South Oxfordshire District Council

