


Our Ref: WECCG/UTT/18/0824/GR

Your Ref: UTT/18/0824/OP

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24 April 2018

Dear Sir/Madam

Address: Land East of Thaxted Road, Thaxted Road, Saffron Walden, Essex
Proposal: Outline planning application for the development of up to 150 dwellings
(Use Class C3) with all matters reserved except access

1.0 Introduction

- 1.1 Thank you for consulting West Essex CCG on the above outline planning application.
- 1.2 I refer to the above planning application and advise that, further to a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of West Essex Clinical Commissioning Group (CCG), incorporating NHS England Midlands and East (East) (NHS England).

2.0 Existing Healthcare Position Proximate to the Planning Application Site

- 2.1 The proposed development is likely to have an impact on the services of 2 GP practices operating within the vicinity of the application site. These 2 GP practices do not have capacity for the additional growth resulting from this development and cumulative development growth in the area.
- 2.2 The proposed development will likely have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. West Essex CCG would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of Planning Application

- 3.1 West Essex CCG acknowledge that the planning application does include a Planning Statement and this recognises that a capital contribution may be required to mitigate the primary healthcare impacts arising from the proposed development.
- 3.2 A Healthcare Impact Assessment has been prepared by West Essex CCG to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

4.0 Assessment of Development Impact on Existing Healthcare Provision

- 4.1 The 2 existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 375 residents and subsequently increase demand upon existing constrained services.
- 4.2 The primary healthcare service directly impacted by the proposed development and the current capacity position are shown in Table 1.

Table 1: Summary position for primary healthcare services within a 2km radius (or closest to) the proposed development

Premises	Weighted List Size ¹	NIA (m²)²	Capacity³	Spare Capacity (NIA m²)⁴
Crocus Medical Centre (including its branch surgery)	11,757	438.00	6,387	-368.19
The Gold Street Surgery (including its branch surgery)	9,833	542.78	7,916	-131.48
Total	21,590	980.78	14,303	-499.67

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice
 3. Based on 120m² per single GP practice (with an optimal list size of 1750 patients) incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 4. Based on existing weighted list size
- 4.3 The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

5.0 Healthcare Needs Arising From the Proposed Development

- 5.1 The intention of West Essex CCG is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
- 5.2 The development would give rise to a need for improvements to capacity, in line with CCG estates strategy, by way of extension, reconfiguration, refurbishment or potential relocation for the benefit of the patients at Crocus Medical Centre or Gold Street Surgery, a proportion of the cost of which would need to be met by the developer.
- 5.3 Table 2 provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

Table 2: Capital Cost calculation of additional primary healthcare services arising from the development proposal

	Additional Population Growth (150 dwellings)⁵	Additional floorspace required to meet growth (m²)⁶	Spare Capacity (NIA)⁷	Capital required to create additional floor space (£)⁸
Crocus Medical Centre (including its branch surgery)	188	12.86	-368.19	£29,578
The Gold Street Surgery (including its branch surgery)	187	12.85	-131.48	£29,555
Total	375	25.71	-499.67	£59,133

Notes:

5. Calculated using the Uttlesford District average household size of 2.5 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
6. Based on 120m² per single GP practice (with an optimal list size of 1750 patients) incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
7. Existing capacity within premises as shown in Table 1
8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.

5.4 A developer contribution will be required to mitigate the impact of this proposal. West Essex CCG calculates the level of contribution required, in this instance to be **£59,133**. Payment should be made before the development commences.

5.5 West Essex CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

6.0 Conclusions

6.1 In its capacity as the primary healthcare commissioner with full delegation from NHS England, West Essex CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

6.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.

6.3 Assuming the above is considered in conjunction with the current application process, West Essex CCG would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

- 6.4 The terms set out above are those that West Essex CCG and NHS England deem appropriate having regard to the formulated needs arising from the development.
- 6.5 West Essex CCG and NHS England are satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.
- 6.6 West Essex CCG and NHS England look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully



Geoff Roberts
Assistant Director - Estates & IT Development
West Essex CCG