

Estates Team
Sir John Robinson House
Sir John Robinson Way
Arnold, Nottingham
NG5 6DA

RESPONSE TO PLANNING APPLICATION REF 2022/0629/V

Land at Newark Road, Coxmoor Road, Sutton in Ashfield NG17 5LD

Impact of new development on GP practice	The development is proposing 300 (A) one and two bedroom apartments which based on the average household size (in the Gedling Borough Council area) of 2.5 per dwelling would result in an increased patient population of approx 750 (B) (2.5 x A) .	
	The calculation below shows the likely impact of the new population in terms of number of additional consultations. This is based on the Dept. of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.	
	Consulting room	
	Treatment room	
	Number of Dwellings	A 300
	Proposed population	B 750
	Access rate (per patient per year)	5.26
	Anticipated annual contacts	3945
	Assume 20% patients use room	789
	Assume surgery open 50 weeks per year	16 contacts per week
	Appointment duration	20 mins
	Patient appointment time per week	5.3 hours
	Treatment room	
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<p>GP practice most likely to be affected by growth and therefore directly related to the housing development</p>	<p>It is unlikely that NHS England or Nottingham and Nottinghamshire ICB would support a single handed GP development as the solution to sustainably meet the needs of the housing development and that the health contribution would ideally be invested in enhancing capacity/infrastructure with existing local practices. The practices that are expected this development to be closest too is:</p> <ul style="list-style-type: none"> • Willowbrook Medical Practice • Family Medical Centre Kirkby • Healthcare Complex Kirkby 							
<p>Necessary to make the development acceptable in planning terms</p>	<p>All practices in the area are working at capacity and therefore in order to make this development acceptable from a health perspective the infrastructure will need to be developed to accommodate the increased population. Infrastructure financing in the form of S106 will therefore be required to ensure that there is adequate primary care health facilities in the area</p>							
<p>Plans to address capacity issues</p>	<p>The practices are currently reviewing their options as to how they may accommodate the increased number of patients due to this housing development. It is likely that the plans will include either reconfiguration or extension of existing premises or a new build that this S106 contribution will contribute towards.</p>							
<p>Fairly and reasonably related in scale and kind to the development.</p>	<p>The indicative size of the premises requirements has been calculated based on current typical sizes of new surgery projects factoring in a range of list sizes recognising economies of scale in larger practices. The cost per sq m has been identified by a quantity surveyor experienced in health care projects.</p> <p>This is the cost of providing additional accommodation for 750 (B) patients:</p> <table border="1" data-bbox="405 1205 1481 1529"> <tr> <td data-bbox="405 1205 635 1529"> <p>(B) Additional patients to be accommodated 750</p> </td> <td data-bbox="635 1205 683 1529"> <p>x</p> </td> <td data-bbox="683 1205 922 1529"> <p>(D) Standard area m²/person Based on total list size of approx. 0.085m²</p> </td> <td data-bbox="922 1205 970 1529"> <p>x</p> </td> <td data-bbox="970 1205 1209 1529"> <p>(E) Cost of extension including fees £/m² £2,550</p> </td> <td data-bbox="1209 1205 1257 1529"> <p>=</p> </td> <td data-bbox="1257 1205 1481 1529"> <p>Total cost (B) x (D) x (E) £162,562.50</p> </td> </tr> </table>	<p>(B) Additional patients to be accommodated 750</p>	<p>x</p>	<p>(D) Standard area m²/person Based on total list size of approx. 0.085m²</p>	<p>x</p>	<p>(E) Cost of extension including fees £/m² £2,550</p>	<p>=</p>	<p>Total cost (B) x (D) x (E) £162,562.50</p>
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<p>Financial contribution requested</p>	<p>£162,562.50</p>							

<p>Date of response:</p>	<p>15 February 2023</p>
<p>Name/position:</p>	<p>Sue clarke Estates Officer nnicb-nn.estates@nhs.net</p>