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NHS Devon S106 Department
Commercial Development Team
1st Floor Estates and Facilities
Torbay Hospital
Lowes Bridge
TQ2 7AA

Date: 6th August 2021

tsdft.s106@nhs.net

Dear Sir/Madam,

With reference to:

Planning Application Ref: 20/0321/FUL

Applicant Name: Mr Luke Salter

Description: Outline application for up to 93 residential dwellings (Approval sought for details of access only, with scale, layout, appearance and landscaping all reserved for future consideration) (Revised Scheme).

Address: Land Off Spruce Close And Celia Crescent Spruce Close Exeter Devon

The application has been reviewed from a primary care perspective and the following comments are provided by NHS Devon Clinical Commissioning Group as their response to the application. The response has been informed by the Devon Health Contributions Approach: GP Provision (<https://www.devon.gov.uk/planning/planning-policies/other-county-policy-and-guidance>) which was jointly prepared by NHS England and Devon County Council.

In preparing this response, it is noted that the Exeter City Council Core Strategy Document 2012 under "Meeting the Communities Needs" states that:

"The objectives of the Sustainable Community Strategy and other strategies and programmes can be delivered, at least in part, through developer contributions sought for social and community infrastructure, including education/skills, health, culture, sports and leisure facilities. Examples of areas where developer contributions could facilitate change and enhancement include:



.....improving access to health and social care (Exeter Sustainable Community Strategy/Exeter Primary Care Trust Estate Strategy/Royal Devon and Exeter (NHS) Trust Building Programme);”

The CCG’s concern is that the combined surgeries of Southernhay House Surgery, St Leonards Practice, Barnfield Hill Surgery and Foxhayes Surgery are already over capacity within their existing footprint therefore it follows that to have a sustainable development in human health terms the whole local healthcare provision will require review. The combined surgeries already have 25,759 patients registered between them and this new development will increase the local population by a further 212 persons.

Taking this into account and drawing upon the document “*Devon Health Contributions Approach: GP Provision document*” which was agreed by NHS England and Devon County Council, the following calculation has been made:

Methodology for Application 20/0321/FUL

1. Residential development of 93 dwellings
2. This development is in the catchment of Southernhay House Surgery, St Leonards Practice, Barnfield Hill Surgery and Foxhayes Surgery which have a total capacity for 23,860 patients.
3. The current patient list size is 25,759 which is already over capacity by 1,899 patients or at 108% of capacity.
4. The increased population from this development = 212
 - a. No of dwellings x Average occupancy rate = population increase
 - b. $93 \times 2.28 = 212$
5. The new GP List size will be 25,971 which is over capacity by 2,111
 - a. Current GP patient list + Population increase = Expected patient list size
 - b. $25,759 + 212 = 25,971$ (2,111 over capacity)
 - c. *If expected patient list size is within the existing capacity, a contribution is not required, otherwise continue to step 6*
6. Additional space required = 16.96 m^2
 - a. The expected m^2 per patient, for this size practice = 0.08 m^2
 - b. Population increase x space requirement per patient = total space (m^2) required
 - c. $212 \times 0.08 = 16.96 \text{ m}^2$
7. Total contribution required = **£54,282**
 - a. Total space (m^2) required x premises cost = final contribution calculation
 - b. $16.96 \text{ m}^2 \times £3,200 = £54,282$ (£584 per dwelling).

Could you please acknowledge the CCG's request for an S106 contribution towards the cost mitigation of the pressures on the local healthcare facility and that it will form part of any future s106 Agreement with the Developers.

Yours faithfully,

George Grute
Commercial Development Manager
On behalf of:
NHS Devon Clinical Commissioning Group (CCG)

