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Planning Department
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NHS Devon LPA Engageent
Commercial Development Team
1st Floor Estates and Facilities
Torbay Hospital
Lowes Bridge
TQ2 7AA
tsdft.s106@nhs.net

Date: 28th April 2022

Dear Sir/Madam,

With reference to:

Planning Application Ref: 22/0313/FUL

Applicant Name: Andy Marshall


Description: Redevelopment of the Honeylands building including demolition of existing extensions and the construction of replacement part single, part single/part two storey side and rear extensions to create a 64 bedroom older persons care home (Use Class C2) together with associated car parking, landscaping, drainage and other associated works including the creation of a replacement vehicular access onto Pinhoe Road.

Address: Honeylands Hospital For Children Pinhoe Road Exeter Devon EX4 8AD

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 Whipton Surgery and Southernhay House Surgery – The Branch 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 7,542 patients registered between them and this new development will increase the local population by a further 64 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 22/0313/FUL

1. Residential development of 64 dwellings
2. This development is in the catchment of Whipton Surgery and Southernhay House Surgery – The Branch Surgery which have a total capacity for 6,089 patients.
3. The current patient list size is 7,543 which is already over capacity by 1,454 patients or at 124% of capacity.
4. The increased population from this development = 64
 - a. No of dwellings x Average occupancy rate = population increase
 - b. $64 \times 1 = 64$
5. The new GP List size will be 7,607 which is over capacity by 1,518
 - a. Current GP patient list + Population increase = Expected patient list size
 - b. $7,543 + 64 = 7,607$ (1,518 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 = 5.12m^2
 - a. The expected m^2 per patient, for this size practice = 0.08m^2
 - b. Population increase x space requirement per patient = total space (m^2) required
 - c. $64 \times 0.08 = 5.12\text{m}^2$
7. Total contribution required = **£16,384**
 - a. Total space (m^2) required x premises cost = final contribution calculation
 - b. $5.12\text{m}^2 \times £3,200 = £16,384$ (£256 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.

Southernhay House Surgery – The Branch Surgery will use a S106 contribution pooled with a minor improvement grant to expand clinical space to increase patient capacity. Whipton Surgery has requested a grant to create a pop up clinic to speed patient throughput. A S106 contribution would be used for this purpose instead of using a CCG grant.

Yours faithfully,



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

