

Case Officer: Mr Matthew Diamond,
Exeter City Council,
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18th June 2020

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

tsdft.s106@nhs.net

Dear Mr Higgins,

With reference to:

Planning Application Ref: 20/0538/OUT

Applicant Name: Mr Luke Salter, Cliff Barton Sowden Lane Lymington Exmouth EX8 5HB

Description: Outline application for up to 105 residential dwellings (Approval sought for details of access only, with scale, layout, appearance and landscaping all reserved for future consideration).

Address: Land Off Spruce Close And Celia Crescent Exeter

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 GP surgeries, Southernhay, St Leonards, Barnfield Hill and Foxhayes are already over capacity within their existing footprints therefore it follows that to have a sustainable development in human health terms the whole local healthcare provision will require review. The Surgeries already have 28,988 patients registered between them and this new development will increase the local population by a further 230 to 240 persons.

Taking this into account and drawing upon the document "Devon Health Contributions Approach: GP Provision document" drawn up by NHS England and Devon County Council, the following calculation has been made:

Methodology for Application 20/0538/OUT

Outline application for up to 105 residential dwellings (Approval sought for details of access only, with scale, layout, appearance and landscaping all reserved for future consideration). Land Off Spruce Close And Celia Crescent Exeter in the catchment of the Southernhay, St Leonards, Barnfield Hill and Foxhayes surgeries which have a capacity of 25,806 patients with current patient list size of 28,988 and are already over capacity by 3,183 patients or at 112% of capability:

Number of dwellings * Average occupancy rate = population increase $105 * 2.28 = 239$
Current GP patient list + Population increase = Expected patient list size $28,988 + 239 = 29,277$
(3,422 over capacity)
**If expected patient list size is within the existing capacity, a contribution is not required*
Using expected patient list size, select appropriate space requirement per patient from Table 2
= 0.08m² per patient.
Population increase * space requirement per patient = total space (m²) required $239 * 0.08 = 19.15$
m²
Total space (m²) required * premises cost = final contribution calculation $19.15 \text{ m}^2 * £2299 = £44,030$
(£419 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 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)