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**From:** GRUTE, George (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)  
<george.grute@nhs.net>  
**Sent:** 08 July 2020 13:13  
**To:** Michael Higgins  
**Cc:** PREECE, Sandra (TOPSHAM SURGERY); MUNDAY, Gill (NHS DEVON CCG); DICKEN, Malcolm (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)  
**Subject:** FW: FW: 20/0321/FUL Land At Broom Park Nurseries And Five Acres Exeter Road Topsham FOA Michael Higgins  
**Attachments:** Re: New Housing Developments near Topsham

Further to our conversation with regard to 20/0321/FUL Broome Park and 20/0437/FUL Newcourt Road, The surgery will move its administrative offices to the 1<sup>st</sup> floor and create two consulting rooms on the ground floor to prepare for the new population that both developments will create. The approximate conversion space of the consulting rooms will be 7m x 4m. The contributions of £26,838 from Broome Park and £11,322 from Newcourt Road will be used towards financing the conversions of the consulting rooms to increase patient capacity.

I believe that this meets the CIL reg122 criteria of:

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

regards

**George Grute**

**Commercial Development Manager**

Commercial Development

**Torbay and South Devon NHS Foundation Trust**

Estates & Facilities Management

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**From:** GRUTE, George (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)

**Sent:** 25 June 2020 14:39

**To:** 'michael.higgins@exeter.gov.uk'

**Cc:** Dicken Malcolm (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) (malcolm.dicken@nhs.net) ; MUNDAY, Gill (NHS DEVON CCG)

**Subject:** FW: FW: 20/0321/FUL Land At Broom Park Nurseries And Five Acres Exeter Road Topsham FOA Michael Higgins

Dear Michael, I have been in touch with the surgery concerned and have so far received the reply attached to this email.

I will get more detail for you next week.

regards

**George Grute**

**Commercial Development Manager**

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**From:** GRUTE, George (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)

**Sent:** 11 June 2020 10:57

**To:** 'michael.higgins@exeter.gov.uk' <[michael.higgins@exeter.gov.uk](mailto:michael.higgins@exeter.gov.uk)>

**Cc:** MUNDAY, Gill (NHS DEVON CCG) <[gill.munday@nhs.net](mailto:gill.munday@nhs.net)>; Dicken Malcolm (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) (<[malcolm.dicken@nhs.net](mailto:malcolm.dicken@nhs.net)> <[malcolm.dicken@nhs.net](mailto:malcolm.dicken@nhs.net)>

**Subject:** FW: 20/0321/FUL Land At Broom Park Nurseries And Five Acres Exeter Road Topsham FOA Michael Higgins

Dear Michael, sorry for the delay in replying. I only work a couple of days a week and am now following up on your request. I have contacted the surgery involved and will get back to you shortly.

Once again sorry for being tardy.

regards

**George Grute**

**Commercial Development Manager**

Commercial Development

**Torbay and South Devon NHS Foundation Trust**

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**From:** PREECE, Sandra (TOPSHAM SURGERY) <sandra.preece@nhs.net>  
**Sent:** 25 June 2020 10:39  
**To:** GRUTE, George (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)  
**Subject:** Re: New Housing Developments near Topsham

Hi

I have chatted to the Partners, and we could definitely do a conversion. We have a large meeting room upstairs and the plan would be to partition this off to make an office and move the admin team upstairs and then convert the current admin office downstairs into two consulting rooms.

Sandra

Sandra Preece  
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**My working days are Monday - Thursday.**

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The views expressed are not necessarily those of Topsham Surgery.

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**From:** GRUTE, George (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)

**Sent:** 11 June 2020 10:48

**To:** PREECE, Sandra (TOPSHAM SURGERY)

**Cc:** DICKEN, Malcolm (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST); MUNDAY, Gill (NHS DEVON CCG)

**Subject:** New Housing Developments near Topsham

Dear Sandra, The commercial team at Torbay and South Devon NHS have been commissioned by the CCG to investigate any new housing developments that are being applied for by developers across Devon. Our task is to see if there is any impact on the GP surgeries that are closest to any proposed developments and to calculate what the increased patient numbers may be. From this we can then estimate if there is a requirement to increase the footprint size of the surgeries involved and what that might cost. With this information we will request that the Local Planning Authority agrees the financial impact with the developer and through S106 contributions request that the developer should help fund the increase in size of the surgery.

I have recently submitted two such requests on behalf of the CCG and both of these request involve Topsham surgery.

The developers are asking will the financial contributions be used to expand the existing surgery, either internally by a building re-arrangement or by extending the surgery externally.

Not knowing your surgery, would it be possible for you to have a conversation with me to clarify what the best course of action would be for your surgery, given that the CCG are stating you are up to or over capacity in terms of patient numbers already?

I will await your reply in anticipation

regards

**George Grute**

**Commercial Development Manager**

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