

RESPONSE TO PLANNING APPLICATION REF: **HPK/2022/0456**

Proposed residential development of circa 100 dwellings

Location: Wain Homes, Land at Dinting Vale, Dinting.

**Impact of new
development on
GP practice**

The development is proposing **100 (A)** dwellings which based on the average household size of 2.5 per dwelling and assuming 100% of the new population would come into this area for primary care health provision would result in an increased patient population of approx **250 (B)** ($2.5 \times A$).

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

Number of Dwellings	A 100
Proposed population	B 250
Access rate (per patient per year)	5.26
Anticipated annual contacts	1315
Assume 100% patient use of room	1315
Assume surgery open 50 weeks per year	26 contacts per week
Appointment duration	15 mins
Patient appointment time per week	6.6 hours

Treatment room

Anticipated annual contacts	1315
Assume 20% patients use room	263
Assume surgery open 50 weeks per year	5 contacts per week
Appointment duration	20 mins
Patient appointment time per week	1.8 hours

GP practice most likely to be affected by growth and therefore directly related to the housing development	It is unlikely that NHS England or NHS Derby and Derbyshire CCG 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 closest practices to this development, that include the site within their catchment areas are; • Howard Street Medical Practice • Manor House Surgery • Lambsgate Health Centre														
Necessary to make the development acceptable in planning terms	We would like to discuss the potential for S106 funding to be used to provide additional capacity at any practice in the vicinity of the development, which may be through the extension or reconfiguration of one of more existing site, or a new building.														
Plans to address capacity issues	The amount requested is proportionate to the scale of the housing development proposed.														
Fairly and reasonably related in scale and kind to the development.	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. This is the cost of providing additional accommodation for 250 (B) patients: <table><tr><td>(B) Additional patients to be accommodated</td><td>x</td><td>(D) Standard area m²/person Based on total list size of approx. 0.08 m²</td><td>x</td><td>(E) Cost of extension including fees £/m² £4,500*</td><td>=</td><td>Total cost (B) x (D) x (E) £90,000</td></tr><tr><td>250</td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> *Update May 2022 in line with increase build costs.	(B) Additional patients to be accommodated	x	(D) Standard area m ² /person Based on total list size of approx. 0.08 m ²	x	(E) Cost of extension including fees £/m ² £4,500*	=	Total cost (B) x (D) x (E) £90,000	250						
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250															
Financial contribution requested	£90,000.00														

Date of response:

23/06/2023



Derby and Derbyshire
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Name/position:	Jean Richards Senior GP Commissioning and Development Manager
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