

RESPONSE TO PLANNING APPLICATION REF: **HPK/2024/0401**

Proposed residential development of circa **51 dwellings**

Location: Land Off Cottage Lane Gamesley, Glossop

**Impact of new
development on
GP practice**

The development is proposing 51 **(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 128 **(B)** (2.5 x 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	51
Proposed population	B	127.5
Access rate (per patient per year)		5.26
Anticipated annual contacts		671
Assume 100% patient use of room		671
Assume surgery open 50 weeks per year	13	contacts per week
Appointment duration		15 mins
Patient appointment time per week	3.4	hours

Treatment room

Anticipated annual contacts		671
Assume 20% patients use room		134
Assume surgery open 50 weeks per year	3	contacts per week
Appointment duration		20 mins
Patient appointment time per week	0.9	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 are; • Cottage Lane Surgery • Howard Street Medical Practice • Manor House Surgery (incl Hadfield Branch) • Lamgates 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 of internal reconfigurations at one of more existing site.														
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 140 (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 £ 5,000*</td><td>=</td><td>Total cost (B) x (D) x (E) £51,200</td></tr><tr><td>128</td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> *Update 2024 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 £ 5,000*	=	Total cost (B) x (D) x (E) £51,200	128						
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128															
Financial contribution requested	£51,200														

Date of response:

29.11.24



Derby and Derbyshire
Integrated Care Board

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