

RESPONSE TO PLANNING APPLICATION REF: HPK/2025/0447

Proposed residential development of circa 180 dwellings

Location: Crossings Road, Chapel-en-le-Frith

Impact of new development on GP practice	The development is proposing 180 (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 450 (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	180
	Proposed population	B	450
	Access rate (per patient per year)		5.26
	Anticipated annual contacts		2367
	Assume 100% patient use of room		2367
	Assume surgery open 50 weeks per year	47	contacts per week
	Appointment duration		15 mins
Patient appointment time per week	11.8	hours	
Treatment room			
Anticipated annual contacts		2367	
Assume 20% patients use room		473	
Assume surgery open 50 weeks per year	9	contacts per week	
Appointment duration		20 mins	
Patient appointment time per week	3.2	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 ICB 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; • Goyt Valley Medical Practice – Chapel-en-le- Firth Branch • Goyt Valley Medical Practice – main • Thornbrook Surgery														
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 will be through an internal reconfiguration or potenatilly a extension on one or more of the existing sites.														
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 450 (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) £180,000.00</td></tr><tr><td>450</td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> *Update March 2024 in line with increase build costs.	(B) Additional patients to be accommodated	x	(D) Standard area m²/person Based on total list size of approx. 0.08 m²	x	(E) Cost of extension including fees £/m² £ 5,000*	=	Total cost (B) x (D) x (E) £180,000.00	450						
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450															
Financial contribution requested	£180,000.00														

Date of response:

12/03/2026



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