

Our ref: 21/1137/FUL
Your ref: 21/03625/FUL

Wren House
Hedgerows Business Park
Colchester Road
Chelmsford
Essex CM2 5PF

EMAIL ONLY

kfisher@castlepoint.gov.uk

Castle Point Borough Council
Kiln Road
Thundersley
Benfleet
Essex SS7 1TF

Catherine Bicknell
Email: Catherine.bicknell@nhs.net

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Dear Sir / Madam

**Planning application 21/1137/FUL
Demolish existing building and stables and construct 46No. affordable
dwellings including open space, playspace, landscaping and associated
access, infrastructure and parking arrangements
248 Hart Road Thundersley**

- 1.0 Further to a review of the application details the following comments are made in regard to the primary healthcare provision on behalf of the Castle Point and Rochford Clinical Commissioning Group (the CCG) and the Mid and South Essex Health and Care Partnership (HCP).
- 2.0 **Existing Healthcare Position Proximate to the Planning Application Site**
 - 2.1 The proposed development is likely to have an impact on the services of the Surgeries which operate within the vicinity of the application site. The GP practices do not have capacity for the additional growth resulting from this development and cumulative development in the area.
 - 2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated.
- 3.0 **Review of Planning Application**
 - 3.1 The Planning Statement submitted with the planning does not assess the impact of the development on health and care capacity but does include draft heads of terms for a S106 agreement. These include reference to a financial contribution being made towards healthcare provision, in the form of a contribution to a new primary care centre, to the extent necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonable related in scale and kind to the development.

4.0 **Assessment of Development Impact on Existing Healthcare Provision**

- 4.1 The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 110 new residents and subsequently increase demand upon existing constrained services.
- 4.2 The primary healthcare services directly impacted by the proposed development and the current capacity position are shown in Table 1.

Table 1: Summary of position for healthcare services within a 2km radius of (or closest to) the proposed development

CURRENT GP CAPACITY				
GP surgeries within 2km	Weighted List Size ¹	NIA (m²)²	Capacity³ needed for current weighted list size	Spare Capacity (NIA m²)⁴
Hart Road Surgery	3,295	81	225.9	-144.9
The Hollies	12,521	553.0	858.6	-305.6
Existing floorspace excess/deficit			-450.5	

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula; this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice
3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the Mid and South Essex STP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size

- 4.3 Table 1 shows that the capacity of primary healthcare facilities in the area of the proposed development is already below the recognised standards of provision for the existing population. Additional population growth in the area resulting from new development would add to the deficit and so would be unsustainable if unmitigated.

5.0 **Healthcare Needs Arising From the Proposed Development**

- 5.1 Table 2 shows the population likely to be generated from the proposed development, the primary care floorspace needed to support this additional population and the costs of doing so. Using the accepted standards set out below the table, the capital required to create additional floorspace for support the population arising from the proposed development is calculated to be £17,300.

Table 2: Capital Cost calculation of additional health services arising from the development proposal

Additional Population Growth (46 dwellings) ⁵	Additional floorspace required to meet growth (m²)⁶	Capital required to create additional floor space (£)⁷
110	7.5	17,300

Notes:

5. Calculated using the Castle Point district average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
6. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the Mid & South Essex STP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
7. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.

- 5.4 The development would have an impact on healthcare provision in the area where there is already a deficit of primary care facilities. If unmitigated, the development would be unsustainable. Planning obligations could be used to secure contributions to mitigate these impacts and make an otherwise unacceptable development acceptable in relation to healthcare provision.
- 5.5 The CCG therefore requests that the sum of £17,300 be secured through a planning obligation in the form of a S106 agreement is linked to any grant of planning permission in order to increase capacity for the benefit of patients of Hart Road Surgery.

6.0 Conclusions

- 6.1 The CCG and the Mid and South Essex HCP has identified that the development will give rise to a need for additional healthcare provision to mitigate impacts arising from the development and requests that these are secured through a S106 legal agreement attached to any grant of planning permission. In the absence of such mitigation the development would impose an unsustainable burden on local healthcare services.
- 6.2 The terms set out above are considered appropriate having regard to the formulated needs arising from the development and the CCG is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.
- 6.3 The CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully



Catherine Bicknell

Planning Policy Officer for Mid and South Essex