

Staffordshire and Stoke on Trent Clinical Commissioning Groups

LPA	Staffordshire Moorlands DC
App Ref	SMD/2021/0694
Development	Development of 75 new dwellings, new access, provision of green infrastructure and all associated works (50:50 split Affordable rent:shared ownership)
Address	Land at Ash Bank Road, Werrington, Staffordshire
Applicant	Mrs Rachel Bolger Countryside Properties UK & Homes England
Case Officer	Jane Curley
	planning@staffordshiremoorlands.gov.uk

The CCG has no initial objections to the development subject to confirmation of the level of contribution requested at £46,425 (values will be recalculated at the time the Application is granted confirming unit numbers and linked to TPI for inflation) and the agreement of suitable provisions within a Section 106 Agreement to secure the funding and enable the funds to be drawn down at an appropriate time.

The tables below provide the calculations which are based upon Department for Health guidance 'Health Building Note 11-01: Facilities for Primary and Community Care Services'. The cost per square metre has been provided by a quantity surveyor experienced in health care projects and is based upon the average costs of two health care projects located within the Staffordshire and Stoke on Trent area, that have both been competitively tendered within the last twelve months.

On the basis of an average household size of 2.4, the likely impact of the development on primary care health services within the locality is **an additional 180 patients**. The CCG is therefore requesting a contribution which would support the development of primary care services in the area as a direct consequence of the increase in demand from the new housing development. The CCG has considered various options to address the impact of the development. It has consulted with the local GP practices and has considered the geography and travel times for patients between the site and the nearest GP surgery.

Based upon the above the CCG is therefore seeking a contribution of £46,425 towards local health infrastructure which is directly related to the development and is fairly and reasonably related in scale.

NBN 11 - 01 Calculator - Number of Rooms UNROUNDED

Housing Numbers	75
Household Average	2.4

Consulting / Examination Rooms	
Population Increase	180
Access Rate (5260 per 1000 population)	5.26
Anticipated Annual contacts	947
Assume 100% patient use of C/E room: Patient accessing a C/E room:	947
Assume surgery open 50 weeks per year - Patients Per Wk	19
Appointment duration (minutes)	15
Patient appointment time per week	4.73
Building Operational Hrs Per Week	52.5
Room Utilisation - Per Week	60%
Rooms Available - Per Week	31.5
Number of CE Rooms Required	0.15
Number of C/E Rooms Required - Rounded	0.15
C/E Room size (m2)	16.00
Net space required	2.40
Ratio of clinical space to non-clinical space 30/70 - Increase factor	2.33
Total space requirement (m2)	8.01

Treatment Rooms	
Population Increase	180
Access Rate (5260 per 1000 population)	5.26
Anticipated annual contacts	947
Anticipated annual contacts Assume 20% patient use of room: Patients accessing a treatment room:	189
Surgery open 50 weeks per year	3.79
Appointment duration	20
Patient appointment time per week	1.26
Building Operational Hrs Per Week	52.5
Room Utilisation	60%
Rooms Available - Per Week	31.5
Number of CE Rooms Required	0.04
Number of C/E Rooms Required - Rounded	0.04
C/E Room size (m2)	18.00
Net space required	0.72
Ratio of clinical space to non-clinical space 30/70 - Increase factor	2.33
Total space requirement (m2)	2.40

Total Cost	
Total floor area required (m2)	10.42
Cost per m2	4465.5
Total cost / Contribution required	£46,525
Contribution per property	£620