

Our Ref: SM/2021/0694

Staffordshire and Stoke-on-Trent CCGs' Headquarters

Date: 01/03/2022

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LPA	Staffordshire Moorlands District Council
App Ref	SMD/2021/0694
Development	Development of 75 new dwellings, new access, provision of green infrastructure and all associated works
Address	Land at Ash Bank Road, Werrington, Staffordshire
Applicant	Mrs Rachel Bolger Countryside Properties UK & Homes England
Case Officer	Jane Curley
e-mail	planning@staffordshiremoorlands.gov.uk

Dear Jane,

Thank you for your further queries in respect of the CCG's response to this proposed development.

You have queried what funds would be spent on and where and I wish to answer your queries more fully to justify this request.

Strategic Planning and decision-taking:

Section 8 of the NPPF 'Promoting healthy and safe communities' makes clear that policies and decisions associated with development should aim to achieve healthy, inclusive and safe places.

At paragraph 93 b) it is also made clear that policies and decisions should *"take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community."*

In determining applications for development, the CCG wishes to work with local planning authorities and create awareness of local strategies to improve health and I would draw your attention to the advent of primary care networks (PCN). In brief the model seeks to ensure equality of service for patients by ensuring that all patients within England are covered by a PCN, which should help to integrate primary care with secondary and community services. Since 2019 General practices have been organising themselves into local networks to provide care at this greater scale.

The NHS Long Term Plan supports a vision of care delivered at system, place and neighbourhood level and supports NHS organisations to have more of a proactive focus on improving population health. Accordingly, there needs to be a shift away from considering pressures solely at single practice level, a paradigm shift which should be equally applicable to decision-taking by local planning authorities even when considering isolated development proposals.

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The development outputs:

In this case the application site sits within the PCN of Moorlands & Rural. The relevant practices that fall within this PCN (seven practices and two branches) serve a population of approximately 37,000 patients.

We consider capacity (set against patient list sizes, which are registered with the GPs located across this PCN) in several ways including GIA, numbers of rooms for consultation and treatment, and in respect of whole-time equivalent staffing levels.

In the case of this PCN we can confirm that for the current patient list size there is a shortfall across the estate and within the individual practices concerned in respect of GIA and clinical rooms and therefore as set out within the initial response this development will have a commensurate level of additional pressure upon this infrastructure at community level.

However, for further context it is evident that the practice in closest proximity to the development site (Werrington Village Surgery) has a shortfall in both the respect of advised GIA and clinical rooms (to serve their current list size) and is likely to come under most direct pressure from the development given the immediate proximity.

In respect of where the requested contribution would be directed, I would respond by stating that the calculation you have been provided with has been informed by a relevant building note (produced by the Department of Health) targeted towards facilities for primary and community care services, which covers the delivery of new healthcare buildings and the adaptation/extension of existing facilities. The method used in calculating the requested sum has been tailored to the level of development sought.

I would also set out that as per any type of infrastructure building components deteriorate with time and use, accordingly costs are incurred with maintaining these network assets to ensure that outstanding care for patients can be delivered and therefore expansion of premises is not the only cost incurred in delivering and maintaining services for patients.

As the sum requested is unlikely to support an immediate building project in isolation the sum would be pooled to support the future adaptation/expansion of practices within this PCN, which is expected to see further population pressures during the course of the next 5 and 10-year periods.

Accordingly, the CCG maintains its position, as set out within the initial consultation response, but would add that should the developer wish to submit a unilateral undertaking (pursuant to S106 of the Planning Act) we would be happy to discuss the terms of such undertaking in further detail directly but would suggest that payment is to be released upon commencement of development and that such payment should be index linked to the Construction Tender Price Indices (TPIs).

Yours sincerely

Philip Murphy
Planning and Development Lead
Staffordshire & Stoke-on-Trent CCGs