

Stafford Education & Enterprise Park
Weston Road
Stafford
ST18 0BF

Telephone:

Date: 24/08/2023

LPA	Staffordshire Moorlands District Council
App Ref	SMD/2022/0592
Development	Application for outline planning permission with some matters reserved for the erection of up to 48no. dwellings (Amended description)
Address	Land at Oakamoor Road, Cheadle, Staffordshire
Case Officer	Jo Gregory
e-mail	

Dear Jo,

Thank you for your further consultation in respect of this live application for a major housing development.

The ICB maintains the position previously set out in the initial consultation response issued in February 2023 but noting the adjustment to the upper limit of unit number applied for on the site the calculations previously provided in respect of planning obligations pursuant to S106 of the Act have been adjusted below.

Housing Numbers	48
Household Average	2.4

Consulting / Examination Rooms	
Population Increase	115.2
Access Rate (5260 per 1000 population)	5.26
Anticipated Annual contacts	606
Assume 100% patient use of C/E room: Patient accessing a C/E room:	606
Assume surgery open 50 weeks per year - Patients Per Wk	12
Appointment duration (minutes)	15
Patient appointment time per week	3.03
Building Operational Hrs Per Week	52.5
Room Utilisation - Per Week	60%
Rooms Available - Per Week	31.5
Number of CE Rooms Required	0.10
C/E Room size (m2)	16.00

Chair: David Pearson MBE

Interim Chief Executive Officer: Peter Axon

Net space required	1.54
Ratio of clinical space to non-clinical space 30/70 - Increase factor	2.33
Total space requirement (m2)	5.13

Treatment Rooms	
Population Increase	115.2
Access Rate (5260 per 1000 population)	5.26
Anticipated annual contacts	606
Anticipated annual contacts Assume 20% patient use of room: Patients accessing a treatment room:	121
Surgery open 50 weeks per year	2.42
Appointment duration	20
Patient appointment time per week	0.81
Building Operational Hrs Per Week	52.5
Room Utilisation	60%
Rooms Available - Per Week	31.5
Number of CE Rooms Required	0.03
C/E Room size (m2)	18.00
Net space required	0.46
Ratio of clinical space to non-clinical space 30/70 - Increase factor	2.33
Total space requirement (m2)	1.54

Total Cost	
Total floor area required (m2)	6.67
Cost per m2	4679
Total cost / Contribution required	£ 31,200

The total sum (£31,200) would be targeted towards supporting the future adaptation/refurbishment/expansion of premises within the Moorlands and Rural PCN as appropriate and would be informed by strategic estates plans, which will enable the ICB to work towards the aim of tackling inequalities in outcomes, experience, and access for patients.

In the preparation of any agreement (pursuant to S106 of the Planning Act) we would be happy to discuss clauses in further detail directly, to ensure appropriate trigger points but would request that any sum agreed is index linked to the Construction Tender Price Indices (TPI), with a period of up to 10 years from the occupation of 100% of the development in which to expend the sum in support of enhancing patient access.



**Staffordshire and
Stoke-on-Trent**
Integrated Care Board

Yours sincerely

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