

RESPONSE TO PLANNING APPLICATION REF: DMPA/2021/1687

Proposed residential development of circa 300 dwellings
Land east of Chellaston Lane and south of Shardlow Road , Derby

Impact of new development on GP practice	The development is proposing 300 (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 750 (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 <table border="1"> <tr> <td>Number of Dwellings</td><td>A 300</td></tr> <tr> <td>Proposed population</td><td>B 750</td></tr> <tr> <td>Access rate (per patient per year)</td><td>5.26</td></tr> <tr> <td>Anticipated annual contacts</td><td>3945</td></tr> <tr> <td>Assume 100% patient use of room</td><td>3945</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>79 contacts per week</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time per week</td><td>19.7 hours</td></tr> </table> Treatment room <table border="1"> <tr> <td>Anticipated annual contacts</td><td>3945</td></tr> <tr> <td>Assume 20% patients use room</td><td>789</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>16 contacts per week</td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time per week</td><td>5.3 hours</td></tr> </table>	Number of Dwellings	A 300	Proposed population	B 750	Access rate (per patient per year)	5.26	Anticipated annual contacts	3945	Assume 100% patient use of room	3945	Assume surgery open 50 weeks per year	79 contacts per week	Appointment duration	15 mins	Patient appointment time per week	19.7 hours	Anticipated annual contacts	3945	Assume 20% patients use room	789	Assume surgery open 50 weeks per year	16 contacts per week	Appointment duration	20 mins	Patient appointment time per week	5.3 hours
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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 CCG 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; • Alvaston Medical Centre – Aston on Trent Branch Surgery • Lister House at Chellaston • Chellaston Medical Centre														
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 a practice in the vicinity of the development, which would include the three practices listed above. The three practices listed above are all in an areas identified as a high priority in the Derby and Derbyshire CCG Primary Care Estates Strategy, in a large part due to population growth in the area.														
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 750(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 £ 2400*</td><td>=</td><td>Total cost (B) x (D) x (E) £144,000</td></tr><tr><td>750</td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> *District Valuer's 2019 build cost estimate for Primary Care	(B) Additional patients to be accommodated	x	(D) Standard area m ² /person Based on total list size of approx. 0.08 m ²	x	(E) Cost of extension including fees £/m ² £ 2400*	=	Total cost (B) x (D) x (E) £144,000	750						
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Financial contribution requested	£144,000														



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