



Our Ref: CPRCCG/20/00940/KH  
Your Ref: 20/00940/OUT

Planning Services  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex, SS4 1BW

**Mid and South Essex  
Joint Commissioning Team**

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

**Tel:** 01245 459473  
**Mobile:** 07342 704868  
**Email:** Kerryharding@nhs.net

26 January 2021

Dear Sir / Madam

## **Land North of London Road (Rayleigh) - uplift in dwelling numbers**

### **1.0 Introduction**

- 1.1 Thank you for consulting the Castle Point and Rochford Clinical Commissioning Group (CCG) and the Mid and South Essex Health and Care Partnership (H&CP) on the above planning application. It is noted that this is an amendment to the original application, Ref. 15/00362/OUT, for which the NHS has already provided a response.
- 1.2 I refer to the above planning application and advise that, further to a review of the current strategic plans and emerging models of care the following comments are with regard to the healthcare provision on behalf of the CCG and the H & CP.

### **2.0 Existing Healthcare Position Proximate to the Planning Application Site**

- 2.1 The amendment to the proposed number of dwellings is likely to have an impact on the health and care services operating within the vicinity of the application site. The GP practices within this vicinity do not have capacity for the additional growth resulting from this development.
- 2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of 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 current S106 agreement for this site proposes an area of land for the development of healthcare infrastructure. Subsequent to the writing of the S106 Agreement, the H & CP have further defined the Estates Strategy for the area in liaison with the local GP providers and can advise that the land available will not provide the solution to capacity deficit in primary care. The



strategy is to further extend and upgrade the Riverside Medical Centre to provide capacity across the PCN to delivery care for the proposed growth in population generated by this development

### **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 1,805 residents and subsequently increase demand upon existing constrained services.
- 4.2 The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

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

- 5.1 The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Long Term Plan.
- 5.2 The development would give rise to a need for improvements to capacity, in line with emerging H & CP Estates Strategy, by way of extension, refurbishment and reconfiguration at the Riverside Medical Centre; a proportion of the cost of which would need to be met by the developer.
- 5.3 Table 2 provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

**Table 2: Capital Cost calculation of additional primary healthcare services arising from the development proposal**

<b>Premises</b>	<b>Additional Population Growth (722 dwellings)<sup>1</sup></b>	<b>Additional floorspace required to meet growth (m<sup>2</sup>)<sup>2</sup></b>	<b>Spare Capacity (NIA)<sup>3</sup></b>	<b>Capital required to create additional floor space (£)<sup>4</sup></b>
	1,805	123.77	0	284,671
<b>Total</b>	<b>1,805</b>	<b>123.77</b>	<b>0</b>	<b>£284,671</b>

**Notes:**

- 1. Calculated using the Rochford District average household size of 2.5 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
- 2. Based on 120m<sup>2</sup> per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
- 3. Existing capacity within premises as shown in Table 1
- 4. Based on standard m<sup>2</sup> 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/m<sup>2</sup>), rounded to nearest £100.



- 5.4 A developer contribution will be required to mitigate the impacts of this proposal. The CCG calculates the level of contribution required, in this instance to be **£284,671**. As development has commenced on this site payment should be made as soon as practically possible to enable capacity to be established before the development is occupied.
- 5.5 The CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation and that a discussion is undertaken to review the current S106 agreement as soon as possible to reflect the current strategy.

## **6.0 Conclusions**

The CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

- 6.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.
- 6.3 Assuming the above is considered in conjunction with the current application process, the CCG would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.
- 6.4 The terms set out above are those that the CCG deem appropriate having regard to the formulated needs arising from the development.
- 6.5 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.
- 6.6 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

**Kerry Harding**  
Director of Estates for Mid and South Essex CCGs