

Iris Osbourne

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 12 June 2013 11:24
To: Planning Scanning; Amanda Scholes
Subject: FW: Planning Consultation on: LU/116/13/--Response from nhs Property Services following consultation
Attachments: Sec 106 application-66 dwellings Land at Hollyacre Toddington Lne LTLHMPT.doc; DV's Guide to S106 Agreement. Rev AUG 11- Hollyacre Toddington Lane Lttlhmtn--Houses.xls; DV's Guide to S106 Agreement. Rev AUG 11 Hollyacre, Toddington Lane Lhmptn FLATS .xls

Charlotte Burrows | Technical Support Unit Assistant, Planning and Building Control, [Arun District Council](#) | Location: First Floor, Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37459 | External: +44 (0) 1903 737711 | E-mail: Charlotte.Burrows@arun.gov.uk

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Save the environment - think before you print.

From: Pritchard Mike (NHS PROPERTY SERVICES LIMITED) [<mailto:mike.pritchard@nhs.net>]
Sent: 10 June 2013 16:56
To: Planning.Responses
Cc: Tompkins Tina (NHS COASTAL WEST SUSSEX CCG)
Subject: RE: Planning Consultation on: LU/116/13/--Response from nhs Property Services following consultation

Cian

Please see attached

Mike

Mike Pritchard
Business Support Manager,ASMS,ACIB
NHS Property Services-Strategic Estates
[\[Redacted Email Address\]](#)

N.B.Strategic Estates has transferred to NHS Property Services on 1st April 2013--all contact details will remain the same but the e-mail address is likely to change in due course.

Telephone 01243 815378 (DDI)

Mobile 07990 848906

44-45 West Street, Chichester, West Sussex PO19 1RP

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 30 May 2013 18:02
To: [Redacted Email Address]
Subject: Planning Consultation on: LU/116/13/

To: **NHS West Sussex**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2010 (as amended) - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: LU/116/13/

Registered: 22nd May
2013

Site Address: Hollyacre Toddington Lane Littlehampton West Sussex BN17
7PP

Grid Reference: 503347 103861

Description of Works: Demolition of existing commercial properties and erection of 66 residential dwellings, incorporating 20 affordable dwellings, parking provision, access and landscaping - This application is a Departure from the Development Plan

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 27-JUN-13.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr C Cronin who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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NHSmial is the secure email and directory service available for all NHS staff in England and Scotland
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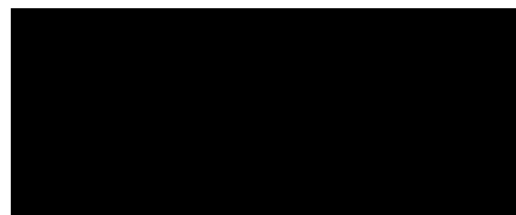


Property Services

Via E-Mail Cian.Cronin@arun.gov.uk

Mr Cian Cronin
Arun District Council
Senior Planner
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Strategic Estates
West Area Office
44-45 West Street
Chichester
West Sussex
PO19 1RP



Dear Cian

Planning Application—LU/116/13/—Proposed Development of 66 dwellings on Land at Hollyacre, Toddington Lane, Littlehampton West Sussex BN17 7PP

NHS Property Services are a National organisation formed on 1st April 2013 following the demise of PCTs—Strategic Estates, formally part of NHS Sussex, are responsible for liaising with local authorities across East and West Sussex and with Clinical Commissioning Groups.(CCG's)

In this respect, Coastal West Sussex CCG cover all of Arun District Council's catchment area and are the new NHS organisation that brings together local GPs and experienced health professionals to take on commissioning responsibilities for local health services having been formally established on 1st April 2013.

We understand that you are considering the above planning application before you for this residential development of 66 units to be built on at Hollyacre, Toddington Lane, Littlehampton BN17 7PP

In this respect, we therefore very much appreciate being consulted in relation to the healthcare impact of this development. In essence, we would not be opposed to the granting of a planning consent unless NHS Property Services cannot receive a developer contribution towards healthcare infrastructure improvements in the area affected by the proposed development.

By way of background, the Department of Health – Health Building Manual (HBN-00-08) specifically directs NHS organisations that they should consult with their local planning authority to seek financial contributions for healthcare facilities as a consequence of a new development and a relevant extract from Section 2.70 states "NHS organisations should

seek to require developers to provide facilities or pay monies for the provision of local healthcare services
(where a new development affects local healthcare needs) **so that existing healthcare needs are not overburdened”**.

In this respect you are aware that we are in the process of discussion concerning the relocation of Arun Medical Group, initially to a suitable building at Wick, then to extend community services and as a consequence, we will need to significantly refurbish this to bespoke it to appropriate modern healthcare standards, This particularly, so that Arun Medical Group can not only serve its existing patients but importantly take on the new Residents/Patients from developments in north Littlehampton such as this—a process which will not have insignificant costs.

We therefore consider that a Section 106 application for a developer contribution towards Healthcare Infrastructure improvements is entirely justified in this connection as, applying the currently available West Sussex average occupancy figures, agreed with West Sussex County Council and using our District Valuer agreed formula, the site has the potential of Increasing the population of Littlehampton by a further 146 residents/patients.

We have assumed that this proposed development will incorporate all age groups and it needs to be noted that there are likely to be greater health and Social Care needs from units designated as affordable/social housing placing further pressure on all health services including GP and Community Services.

Overall, all potential new residents will utilise some or all of the health services the CCG commissions and put further pressure on medical services generally. In addition, we are mindful that new housing developments do not disadvantage the health services for existing residents/patients.

In recent years, Primary Care has taken on many additional roles such as the management of chronic conditions and screening that were previously provided in Secondary Care (Hospitals) and additional demand on these services will require investment in the infrastructure of practices and the services offered there and in the community.

Accordingly, we are seeking a Section 106 developer contribution which amounts to £29,404 on a pro rata basis, (This equates to an average of £451 per for houses and £263 for flats)

Yours sincerely,



M.W.Pritchard
Business Support Manager

Houses Only-Sheet 1

NIS
Property Services

Wilmington Homes Among

(Contact Cian Cronin Arun DC-Cian.Croning@arun.gov.uk 01903 737776)

House Numbers (Inc Social Housing)	House Type	New Occupancy (Persons)	Surgery Area Requirement (sqm)	Infrastructure Development Cost (psm)	Capital Contribution (£)	Approx Contribution per dwelling (£)
0	1 Beds	0	@	£2,250	£0	#DIV/0!
3	2 Beds	5	0	@	£1,094	£365
25	3 Beds	121	11	@	£24,503	£446
6	4 Beds	16	1	@	£3,281	£547
0	5 Beds	0	0	@	£0	#DIV/0!
64.00		143	12.83	@	£29,577	
Ave Occupancy		2.23	Contribution Per Dwelling		£451	per dwelling
					£203	per person

New build costs and land	\$2,500.0 psm	Greater than	25%	sqm	
Build Cost only	\$2,200.0 psm	then Land Cost is introduced			
Average Sqm Per Patient	0.09 sqm				N.B. Occupancy Nos still reflect Census 2001 - revised figs from latest Census likely to become available from WSOI during 2013
Average Occupancy Assumptions	1 Bed	1.7	Persons		
	2 Bed	1.8	Persons		
	3 Bed	2.2	Persons		
	4 Bed	2.7	Persons		
	5 Bed	3	Persons		

1. Build costs include basic build cost, finance, professional fees and developers profit. To be amended annually.
2. Build cost plus land includes an estimated cost per sq m for land, in the event that land needs to be acquired to facilitate a new development.
3. The land cost addition can be increased dependent on the location of the new surgery.
4. The point at which land is added into the equation is when the requirement for space is in excess of 299 sq metres.
5. The occupancy assumptions can be amended as per the requirements of the Local Authority.
6. The average sq metre per patient has been derived from SFA 2003/04 as below, including additional space. This can be amended to reflect the flexibility of the NHS Directions and the requirement of the PCT to provide additional clinical or service development space within a new development

2000 patients per GP					
888 sqm GIA	7	GP Practice	AVG Patient List	14000	0.11 sq m per patient
886 sqm GIA	6	GP Practice	AVG Patient List	12000	0.07 sq m per patient
778 sqm GIA	5	GP Practice	AVG Patient List	10000	0.07 sq m per patient
668 sqm GIA	4	GP Practice	AVG Patient List	8000	0.08 sq m per patient
557 sqm GIA	3	GP Practice	AVG Patient List	6000	0.08 sq m per patient
374 sqm GIA	2	GP Practice	AVG Patient List	4000	0.09 sq m per patient
273 sqm GIA	1	GP Practice	AVG Patient List	2000	0.14 sq m per patient
Average					0.09 sq m per patient

S106 Contribution to NHS/GP Service Provision				Flats/Apartments Only--Sheet 2																																																								
Form to be completed by the applicant Planning Application for LU/116/13/ dwellings on land at Hollyacre, Toddington Lane Littlehampton BN17 7PP Wilmington Homes, Arundel (Contact: Cian Cronin Arun DC 01903 737776 Cian.Cronin@arun.gov.uk)																																																												
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4	4 Beds	0	0	"	£0	#DIV/0!																																																						
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