

[REDACTED]

From: Pritchard Mike (NHS Property Services) [REDACTED]

Sent: 04 March 2014 10:34

To: Cian Cronin

Subject: re Y/99/13/ Outline planning application for 250 mixed residential dwellings on Land to the north and east of St Mary's Church Yapton

Response to consultation Cian.

Mike

Mike Pritchard ASMS;ACIB
Business Support Manager
NHS Property Services Ltd - Strategic Estates

[REDACTED]

[REDACTED]

NHS Property Services
44-45 West Street
Chichester
West Sussex
PO19 1RP

NHS Property Services Ltd, 451C Skipton House, 80 London Road, London SE1 6LH. Registered in England, No: 07888110

[Disclaimer](#)

This e-mail is not intended nor shall it be taken to create any legal relations, contractual or otherwise. This e-mail and any accompanying documents are communicated in confidence. It is intended for the recipient only and may not be disclosed further without the express consent of the sender. Please be aware that all e-mails and attachments received and sent by NHS Property Services Ltd are subject to the Freedom of Information Act (2000) and may be legally required for disclosure to a third party.



Property Services

Mr C Cronin
Senior Planner (Strategic
Development), Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

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

3rd March 2014

Dear Mr Cronin

Outline Planning Application Y/99/13/ re mixed residential development for 250 dwellings on land to the North and East of St Marys Church Yapton

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). and NHS England We also own a large number of healthcare buildings in West Sussex including Health Centres and Community Hospitals.

Coastal West Sussex CCG cover Arun District Council 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 via NHS England 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 and appreciate being consulted in this matter on the Healthcare Infrastructure implications.

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**”.

The Croft Surgery based in Eastergate run a Branch Surgery in Yapton known as Meadowcroft Surgery and this would be the main recipient of this proposed development which has the potential of increasing the number of Yapton Residents by 566 people. which are likely to become patients.

The Croft Surgery is already over its ideal capacity with a total patient complement of 10904.

The local surgery is now feeling the pressure of capacity of its building and its present consulting space. Therefore, further improvements would be needed to accommodate new patients from this proposed development should a planning consent be given.

.We therefore consider that a Section 106 application for a developer contribution towards Healthcare Infrastructure improvements is appropriate and justified in this connection.

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 any 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/NHS England 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.

In this respect we are seeking an Interim Indicative Section 106 developer contribution of £115,179 on a pro rata basis, utilising the current formula which has been approved by The Senior District Valuer for the South East.

This equates to an average of £461 per dwelling and is only calculated at this stage as an **interim indicative Figure** as no specific types of houses have been proposed in the planning application. See attached formula spreadsheet.

The interim rationale may or may not be accurate but will serve to provide an indicative figure at this stage. This can be firmed up once housing types are known and we are informed.

This interim formula is based on:-

1 Bed House	5%
2 Bed House	25%
3 Bed House	36%
4 Bed House	28%
5 Bed House	6%
<u>Total</u>	<u>100%</u>

Yours sincerely,



M.W.Pritchard
Business Support Manager

S106 Contribution to NHS/GP Community/Specialist Service Provision

(Formula agreed by The District Valuer)

Not used only

Form to be completed by the Valuer

Interim indicative figures

Y/99/13/ Outline Planning application for a mixed residential development of 250 dwellings on Land to the north & east of St Marys Church Yapton West Sussex

K Langmead c/o P Collins strutt & Parker 31 North St Chichester PO19 1LY

Case office Cian Cronin

Example Housing Development

House Numbers (Inc Social Housing)	House Type	New Occupancy (Persons)	Surgery Area Requirement (sqm)		Infrastructure Development cost(psm)	Capital Contribution (£)	Approx Contribution per dwelling (£)
13	1 Beds	22	2	@	£1,950	£4,500	£346
62	2 Beds	112	12	@	"	£22,722	£366
99	3 Beds	198	21	@	"	£40,314	£448
79	4 Beds	189	20	@	"	£38,481	£550
15	5 Beds	45	5	@	"	£9,162	£611
250.00		566	59.07	@	"	£115,179	
Ave Occupancy		2.26	Contribution Per Dwelling			£461	per dwelling
						£204	per person

Occupancy Assumptions (confirmed by WSCC Aug 2011)

(N.B. we await the WSCC occupation numbers from the 2011 Census expected spring 2014)

New build costs and land	£2,300.0 psm	Greater than	299	sqm
Build Cost only	£1,850.0 psm	then Land Cost is introduced		
Average Sqm Per Patient	0.1244 sqm			
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	

Explanation

1. Build costs include basic build cost, finance, professional fees. 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

1750 patients per GP

1589 sqm GIA	7	GP Practice	AVG Patient List	12250	0.1224 sq m per patient
836 sqm GIA	6	GP Practice	AVG Patient List	10500	0.0796 sq m per patient
718 sqm GIA	5	GP Practice	AVG Patient List	8750	0.0821 sq m per patient
648 sqm GIA	4	GP Practice	AVG Patient List	7000	0.0923 sq m per patient
587 sqm GIA	3	GP Practice	AVG Patient List	5250	0.0928 sq m per patient
378 sqm GIA	2	GP Practice	AVG Patient List	3500	0.1069 sq m per patient
271 sqm GIA	1	GP Practice	AVG Patient List	1750	0.1549 sq m per patient
Average					0.1044 sq m per patient