**Leicester, Leicestershire & Rutland ICB Commissioning Group**

**Comment to Charnwood Borough Council**

**P/21/2639/2 - Outline application for up to 195 dwellings with all matters reserved except access.**

**Land North of Barkby Road, Syston, Leicestershire**

**26th July 2022**

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| **Impact of new development on GP practice** | We note you’re the above development identifies a proposal 195 dwellings, which based on the agreed averages of 2.42 per dwelling could result in a minimum population increase of 292.5.  This figure would obviously be higher dependent on the number bedrooms in each dwelling.  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.  The calculation below shows the likely impact of the total increased population in terms of number of additional consultations/treatment rooms at the practice which will be required by local general practice healthcare.   |  |  | | --- | --- | | Consulting room |  | | Proposed population | 292.5 | | Access rate | 5260 x 1000 patients | | Anticipated annual contacts | 347.16 | | Assume 100% patient use of room | 347.16 | | Assume surgery open 50 weeks per year | 6.9432 | | Appointment duration | 15 mins | | Patient appointment time per week | 1.7358 |   **Multi-functional/treatment rooms**   |  |  | | --- | --- | | Treatment room |  | | Proposed population | 292.5 | | Access rate | 5260 x1000 patients | | Anticipated annual contacts | 347.16 | | Assume 20% patient use of room | 69.432 | | Assume surgery open 50 weeks per year | 1.38864 | | Appointment duration | 20 mins | | Patient appointment time per week | 0.46288 | |
| **GP practice most likely to be affected by growth and therefore directly related to the housing development** | There are 2 practices that are close to this development:   1. The County Practice Syston Health Centre, Melton Road, Syston,Leicestershire, LE7 2EQ 2. The Jubilee Medical Practice, Syston Health Centre, 1330 Melton Road, Syston, Leicestershire, LE7 2EQ |
| **Commissioner comment on proposed provision of health care facility within the development** | The practice(s) listed above have seen significant increase in patient registration and demand for appointments over the past 5 years.  We would therefore request S106 healthcare contributions to increase and improve primary care services in Syston town in order to support the practice/s supporting this development. |
| **S106 Health care contribution calculation, ensuring fair and reasonably related in scale and kind to the development identified:** | For each of the identified practices to expand to meet their share of the population increase, average calculations for health centres, clinics and group practice surgeries from the Building Cost Information Service (BCIS) 2022 have been used which indicate the cost of providing additional accommodation for 3960 patients is as follows;     |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | | Additional patients to be accommodated  292.5 | x | Standard area m²/person  Based on total list size of approx. 25,000 = 0.0869 | x | Cost of extension including fees £/ m²  £2.516 | = | Total cost  292.5 x 0.0869 x £2516 =  £63,952.32 | |
| **Financial Contribution requested and impact on phased contributions** | **The contribution requested would be £63,952.32**  The CCG would also like the council to carefully consider the occupancy trigger points included in any section 106 agreement.  The practices are already experiencing capacity issues in relation to their premises and would need to increase facilities to meet the needs resultant of this development; therefore both the CCG and the practice would wish for any contributions to be released prior to first occupation. |