



Our ref: 23/0085/CB
Your ref: 23/0085/OUT

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

EMAIL ONLY



Catherine Ricknell

Email: 

Castle Point Borough Council
Kiln Road
Thundersley
Benfleet
Essex SS7 1TF

02 May 2023

Dear Sir / Madam

Planning application: 23/0085/OUT

**Outline planning application for the development of up to 455 new homes, a new multi-use community hall, land for the provision of a healthcare facility, land for a stand-alone early years and childcare nursery, new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.
Land East of Rayleigh Road Thundersley Essex SS7 3UB**

- 1.0 Further to a review of the application details the following comments are made in regard to the primary healthcare provision on behalf of the health partners of the Mid and South Essex Integrated Care System (ICS).
- 2.0 **Existing Healthcare Position Proximate to the Planning Application Site**
 - 2.1 The proposed development is likely to have an impact on the services of the Surgeries which operate within the vicinity of the application site. The GP practices do not have capacity for the additional growth resulting from this development and cumulative development in the area.
 - 2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The ICS would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of Planning Application

- 3.1 The application site was identified for development in the withdrawn local plan with Policy HO13 allocating the land for 45 new homes, land for a new early years/nursery facility, land for a new healthcare centre and a new multi-use community building.
- 3.2 The planning statement submitted in support of the application does not assess the impact of the development on healthcare capacity. However, the health impact assessment submitted states that most primary care facilities in the area do not have space capacity and it refers to the local plan evidence base that identified the need for a new healthcare facility to alleviate pressures on existing healthcare services which might arise due to new development within the local plan. The application includes land for a new health facility.

4.0 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 1,092 new residents and subsequently increase demand upon existing constrained services.
- 4.2 The primary healthcare services directly impacted by the proposed development and the current capacity position are shown in Table 1.

Table 1: Summary of position for healthcare services within a 2km radius of (or closest to) the proposed development

CURRENT GP CAPACITY				
GP surgeries within 2km	Weighted List Size ¹	NIA (m ²) ²	Capacity ³ needed for current weighted list size	Spare Capacity (NIA m ²) ⁴
Audley Mills Surgery	19,127	871.66	1,311.56	-439.90
Church View Surgery	13,079	592.13	896.84	-304.71
Hart Road Surgery	3,531	80.99	242.12	-161.13

Existing floorspace excess/deficit	Existing deficit of 905.74m ²
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Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula; this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice
3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the Mid and South Essex STP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size

- 4.3 Table 1 shows that the capacity of primary healthcare facilities in the area of the proposed development is already below the recognised standards of provision for the existing population. Additional population growth in the area resulting from new development would add to the deficit and so would be unsustainable if unmitigated.

5.0 Healthcare Needs Arising From the Proposed Development

- 5.1 Table 2 shows the population likely to be generated from the proposed development, the primary care floorspace needed to support this additional population and the costs of doing so. The land use and access parameters plan includes a site measuring 0.31ha for the location of a health centre. The size of the built facility is not stated. The proposal should safeguard the site identified on this site for the construction of a new healthcare facility albeit that alternative options for provision of a healthcare facility to meet the needs of the growing population will be considered.
- 5.2 Using the accepted standards set out below Table 2, the capital required to create additional floorspace for support the population arising from the proposed development is calculated to be £225,500.

Table 2: Capital Cost calculation of additional health services arising from the development proposal

Additional Population Growth (455 dwellings) ⁵	Additional floorspace required to meet growth (m²) ⁶	Capital required to create additional floor space (£) ⁷
1,092	74.8	225,500

Notes:

5. Calculated using the Castle Point district average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).



6. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the Mid & South Essex STP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 7. Based on BCIS cost multiplier (£3,015) for new build and extensions to health centres and hospitals using rates for gross internal floor area for the building costs including prelims updated to 01/01/2022 and rebased for Essex, rounded to nearest £100.
- 5.2 The development would have an impact on healthcare provision in the area where there is already a deficit of primary care facilities. If unmitigated, the development would be unsustainable. Planning obligations could be used to secure contributions to mitigate these impacts and make an otherwise unacceptable development acceptable in relation to healthcare provision.
- 5.3 The ICS therefore requests that the sum of £225,500 be secured through a planning obligation in the form of a S106 agreement is linked to any grant of planning permission in order to increase capacity for the benefit of patients of the primary care network operating in the area. The contribution would be used towards the provision of primary healthcare services on the site or nearby for the benefit of patients arising from the development.

6.0 Conclusions

- 6.1 The ICS has identified that the development will give rise to a need for additional healthcare provision to mitigate impacts arising from the development and requests that these are secured through a S106 legal agreement attached to any grant of planning permission. In the absence of such mitigation the development would impose an unsustainable burden on local healthcare services.
- 6.2 The terms set out above are considered appropriate having regard to the formulated needs arising from the development and the ICS 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.
- 6.3 The health partners of the ICS 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

Catherine Bicknell

Planning Policy Manager