

Mr P Lester
Case Officer
Bromsgrove District & Redditch Borough Councils
Town Hall
Walter Stranz Square
Redditch
Worcestershire B98 8AH

Planning Ref: 18/1209/FUL

28 March 2019

Dear Sir / Madam

Proposed residential accommodation with care comprising 67 apartments with communal facilities, landscaping and parking
Location: Former Fire Station and Library Building, Windsor Street, Bromsgrove, Worcestershire

Further to my letter dated 24 December 2018 and your email dated 12 March 2019, please find below the justification for the CCG's initial response together with the evidence to support the CCG's decision not to ask for a contribution in this instance.

1.0 Introduction

- 1.1 Thank you for consulting NHS Redditch and Bromsgrove Clinical Commissioning Group (CCG) on the above planning application.
- 1.2 I refer to the above planning application and advise that, further to a review of the applicant's submission, the following comments are with regard to the primary healthcare provision on behalf of Redditch and Bromsgrove CCG.

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 7 GP practices. The GP practices have capacity for the additional growth resulting from this development.

3.0 Review of Planning Application

- 3.1 Redditch & Bromsgrove CCG acknowledges that the planning application does include a Health Impact Assessment (HIA).
- 3.2 The proposal is for 24 single, 35 double and 8 three-bed units (total 118 beds) for people over the age of 55.
- 3.3 This proposal would generate a requirement of 8.1m² additional space, calculated using actual bed numbers assuming full occupancy and based on 120m² per 1,750 patients (this is an optimal list size for a single GP) – space requirement aligned to Department of Health guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services".

4.0 Assessment of Development Impact on Existing Healthcare Provision

- 4.1 The existing GP practices have capacity to accommodate the additional growth resulting from the proposed development.

On behalf of:

NHS Redditch and Bromsgrove CCG, NHS South Worcestershire CCG and NHS Wyre Forest CCG

- 4.2 The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary position for primary healthcare services within catchment (or closest to) the proposed development

PRACTICE	Weighted List Size¹ (as at 1.1.19)	NIA (m²)²	Capacity³	Spare Capacity (NIA m²)⁴
New Road Surgery, Bromsgrove	12,075	730	828	-98
Davenal House Surgery	9,247	368	634	-266
BHI Parkside - Churchfields Surgery & St John's Surgery	25,667	3199	1760	1439
Totals	46,989	4,297	3,222	1075

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 an optimal list size for a single GP). 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, negative numbers show capacity shortfall

- 4.3 The development would have an impact on primary healthcare provision in the area but this is containable within existing provision at the Parkside site (Churchfields and St John's Surgeries). The location of the proposed development is around 250-300m in a direct line from BHI Parkside.

5.0 Conclusions

- 6.1 In its capacity as the primary healthcare commissioner, Redditch and Bromsgrove CCG has identified that the development will not give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.
- 5.2 The above refers only to capacity within Primary Care premises and does not take account of needs arising from the development in the NHS Acute Hospital Trust or the Health & Care Trust which will respond separately if they have identified a requirement.
- 5.3 Assuming the above is considered in conjunction with the current application process, Redditch and Bromsgrove CCG would not wish to raise an objection to the proposed development.
- 5.4 The terms set out above are those that Redditch and Bromsgrove CCG deem appropriate having regard to the formulated needs arising from the development.
- 5.5 Redditch and Bromsgrove CCG look forward to working with the applicant and the Council to satisfactorily address any other issues arising from the development.

Yours faithfully

Jo Hall
Primary Care Commissioning Manager