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21 June 2024

Dear Sarah,

Application Ref: 24/01013/OP

Address Land Surrounding Burloes Cottages, Newmarket Road, Royston,
Hertfordshire

Proposal Outline Application : Hybrid application for residential development of up to 325 dwellings comprising (a) full planning application for Phase 1 comprising 102 dwellings and associated infrastructure including access from Newmarket Road, emergency and pedestrian/cycle access from Burloes Hall Drive, internal highways, public open space, landscaping and drainage and b) outline application for up to 223 dwellings and associated infrastructure with all matters reserved apart from primary means of access and emergency and pedestrian/cycle access from Burloes Hall Drive

Please accept this joint response update on the position of Primary Health Care provision in relation to application 24/01013/OP on behalf of Cambridge and Peterborough Integrated Care System (C&PICS) as local primary healthcare commissioners.

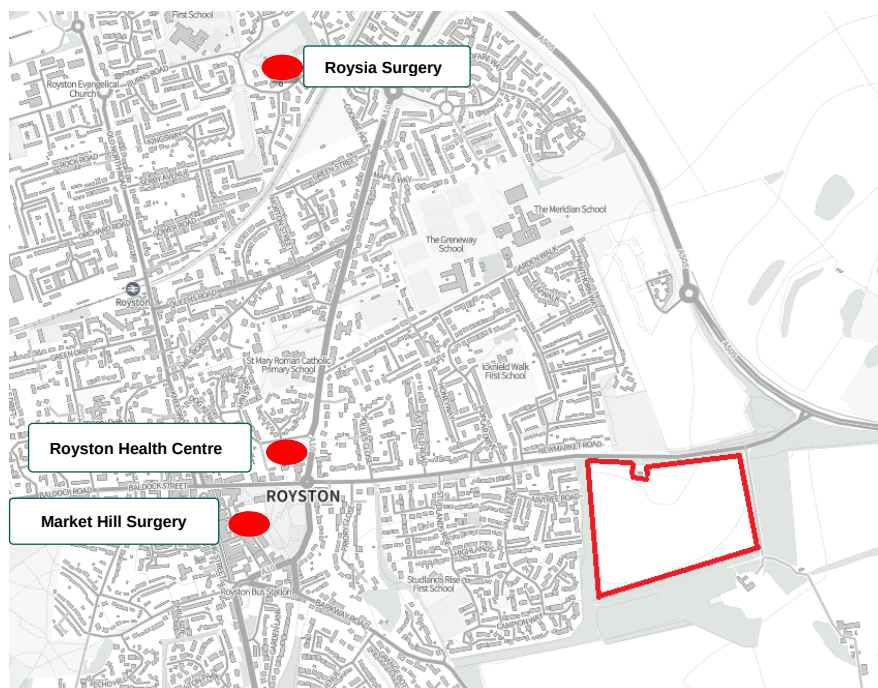
Background/Planning Documentation

The proposed development site is identified as site allocation RY10 within the adopted North Hertfordshire Local Plan (November 2022). The North Hertfordshire Local Plan (November 2022) outlines that an estimated 300 homes are expected to come forward on the site. Policy SP7 (Infrastructure requirements and development contributions) of the Local Plan outlines that development proposals will be required to make provision for infrastructure that is necessary in order to accommodate additional demands resulting from the development. It is further noted that developers may be required to provide, finance and/ or contribute towards provision...including on-site and/or offsite provision. The Developer Contributions Supplementary Planning Document (January 2023) establishes the requirement for primary healthcare contributions and that these should be based on a formulaic approach related to floorspace. The Infrastructure Delivery Plan (September 2016) demonstrates that in 2016 the practices in Royston had no spare capacity and we note that since there has been significant housing growth that has come forward in the area. We note that the applicant has made no reference to healthcare mitigation within the submitted planning documentation.



Existing Healthcare Positions

The proposed development is located east of central Royston on the outskirts of the town, on Newmarket Road. C&P ICB has identified that the proposed development will most likely have an impact on three nearby health-care facilities. These include Royston Health Centre located 0.6 miles west from the subject site, Granta Medical Practice: Market Hill Surgery located 0.8 miles west and Roysia Surgery located 1.2 miles northwest away.



Map 1: GP surgery locations in relation to the proposed development (Source: Shape)

As residents registered with Royston Health Centre and Market Hill Surgery can access services at Barley Surgery due to them falling within Granta Medical Practice West Area, we have included this practice within the capacity assessment. The practices nearby sit within the Granta and Meridian Primary Care Networks (PCNs), these PCNs will share surgeries and patients across boroughs, counties, and healthcare boundaries. The impacted practices are shown on Map 1, with capacity assumptions shown in Table 1.

Premises	Patient List Size ¹	NIA (sqm) ² of Premises	Capacity ³	Space Surplus or Deficit (% NIA required) ⁴
Granta West: Royston Health Centre, Market Hill Surgery & Barley	21,145	801.83	11,693	-648.11
Roysia Surgery	6,030	253.10	3,691	-160.39

¹ Patient list size as of April 2024

² Current Net Internal Area (NIA) occupied

³ Based on 120sqm per 1,750 patients

⁴ As calculated based on patient list size

Total	27,175	1,054.93	15,384	-808.50
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Table 1. Summary position for primary healthcare closest to the proposed development

The Department of Health publication “Health Building Note 11-01: facilities for Primary and Community Care Services” indicates a floorspace requirement of approximately 150m² (GIA)/ 120m² NIA per 1,750 patients. The GP practices are showing a significant health infrastructure deficit, thereby demonstrating that the surgeries do not have existing capacity to absorb any additional residents. The development would therefore have an impact on the primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable.

Healthcare needs arising from the proposed development

The intention of C&PICS is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward Views. The development would give rise to a need for improvements to capacity, in line with emerging STP estates strategy; by way of improvements to, reconfiguration of, redevelopment of, or extension to the existing estate, or through the delivery of new build healthcare infrastructure.

Based on the 325 unit and North Hertfordshire’s average population per household figure of 2.3 (based on 2021 Census Data), the proposed development will result in 748 people, respectively, requiring mitigation.

C&PICS note that the S106 contribution secured from this development would fund the extension, reconfiguration and/or refurbishment of the named practices or practices within the corresponding Primary Care Network (PCN) that would serve a development in this area. **Table 2** below provides the capital cost calculation of additional primary healthcare services arising from the development proposal.

Table 2. Capital costs calculation of additional primary healthcare services

	Total residential units	Population Increase	Floorspace required	Delivery Approach	Capital required to create the floorspace
Proposed Development	325	748	64.07	Extension & Refurbishment	£359,382

C&PICS sought advice from its NHS partner, NHS Property Services Ltd, on recent costs benchmarks for healthcare developments for single storey extensions and refurbishments. This equated to £5,224 per m² (once adjusted for professional fees, fit out and contingency, but excluding land acquisition). Having rebased this cost to North Hertfordshire using BCIS, the cost changes to £5,609 per m². The ICB calculate the level of contribution required for combined development is £359,382.

Conclusion

As illustrated in the preceding sections, current primary care facilities do not have sufficient capacity to accommodate the additional population resulting from these developments. The development will

create 325 new homes, generating an estimated 748 residents in the local area. This would have a direct impact on local healthcare services and therefore will require mitigation.

Without appropriate mitigation, the development would not comply with Policy SP7 (North Hertfordshire Local Plan 2011-2031), and paragraphs 55 to 58 of the NPPF, as well as Planning Practice Guidance on Planning Obligations. Without appropriate healthcare mitigation, the development will be unsustainable, putting future residents' health at risk.

We hope this information is of assistance to you. Please do not hesitate to contact us should you have any questions.

Please do not hesitate to contact me if you have any questions in the meantime.

Yours sincerely,



David Parke

Strategic Premises & Estates
Manager for Primary Care

Cambridge & Peterborough
Integrated Care System



Marc Hoenen AssocRTPI

Senior Town Planner

NHS Property Services Ltd