

<p>Impact of new development on GP practice</p>	<p>The development is proposing 525 dwellings which based on the average household size of 2.3 per dwelling could result in an increased patient population of 1,207.5 (1,207).</p> <p>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.</p> <p>Consulting room</p> <table border="1" data-bbox="561 562 1369 983"> <tr> <td>Proposed population</td> <td>1,207</td> </tr> <tr> <td>Access rate</td> <td>5,260 x 1000 patients</td> </tr> <tr> <td>Anticipated annual contacts</td> <td>1.207 x 5,260 = 6,348.82</td> </tr> <tr> <td>Assume 100% patient use of room</td> <td>6,348.82</td> </tr> <tr> <td>Assume surgery open 50 weeks per year</td> <td>17,599.96/50 = 126.98</td> </tr> <tr> <td>Appointment duration</td> <td>15 mins</td> </tr> <tr> <td>Patient appointment time per week</td> <td>126.98 x 15 /60 = 31.74 hrs per week</td> </tr> </table> <p>Treatment room</p> <table border="1" data-bbox="561 1055 1369 1476"> <tr> <td>Proposed population</td> <td>1,207</td> </tr> <tr> <td>Access rate</td> <td>5,260 x 1000 patients</td> </tr> <tr> <td>Anticipated annual contacts</td> <td>1.207 x 5,260 = 6,348.82</td> </tr> <tr> <td>Assume 20% patient use of room</td> <td>6,348.82 x 20% = 1,269.76</td> </tr> <tr> <td>Assume surgery open 50 weeks per year</td> <td>1,269.76/50 = 25.39</td> </tr> <tr> <td>Appointment duration</td> <td>20 mins</td> </tr> <tr> <td>Patient appointment time per week</td> <td>25.39 x 20/60 = 8.46 hrs per week</td> </tr> </table>	Proposed population	1,207	Access rate	5,260 x 1000 patients	Anticipated annual contacts	1.207 x 5,260 = 6,348.82	Assume 100% patient use of room	6,348.82	Assume surgery open 50 weeks per year	17,599.96/50 = 126.98	Appointment duration	15 mins	Patient appointment time per week	126.98 x 15 /60 = 31.74 hrs per week	Proposed population	1,207	Access rate	5,260 x 1000 patients	Anticipated annual contacts	1.207 x 5,260 = 6,348.82	Assume 20% patient use of room	6,348.82 x 20% = 1,269.76	Assume surgery open 50 weeks per year	1,269.76/50 = 25.39	Appointment duration	20 mins	Patient appointment time per week	25.39 x 20/60 = 8.46 hrs per week
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<p>Fairly and reasonably related in scale and kind to the development. Contribution requested in respect of proposed population</p>	<p>NHS England is requesting a capital contribution from the developer towards that part of the GP premises development which is attributable to the proposed population.</p> <p>The indicative size of the premises requirements has been calculated based on current typical sizes of new surgery projects factoring in a range of list sizes recognising economies of scale in larger practices. The cost per sqm has been identified by a quantity surveyor experienced in health care projects.</p> <p>This is the cost of providing additional accommodation for 1,207 patients.</p>																												

S/2017/2577/EIA - Land North of Newport Pagnell Road, Hackleton

	Additional patients to be accommodated 1,207	x	Standard area m ² /person (Based on total list size of approx. 10,000) = 0.11`	x	Cost of build including fees and land £/ m ² £2,964	=	Total cost 1,207 x 0.11 x £2,964 = £393,530.28
Financial Contribution requested	Based on the number of dwellings proposed the figure requested is £393,530.28 (£749.58 per dwelling)						