



Swale Clinical Commissioning Group

Director of Transformational Change

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Dear Andrew

RE: Barton Hill Drive, Minster, Isle of Sheppey. Application 18/503135/OUT

This letter provides an update to the response submitted on 11 July 2018 regarding the above application. This follows contact from the promoter of the above development in relation to delivery of a medical centre on the site.

Our previous response highlighted that the proposal will generate in excess of 1680 new patient registrations based on an average occupancy of 2.4 people per dwelling.

Investment in new general practice premises would be generally be considered where population growth would support a registered patient list of over 8000; this is however a guide and in some cases may still not be considered a viable list size. It is therefore important to note that the growth generated from this proposed development would not trigger consideration of the commissioning of a new general practice as it is not a resilient, safe, sustainable or attractive service model to commission new practices serving a small population; this is specifically in relation to workforce as locally and nationally there are significant pressures and challenges. This principle also applies to relocation of existing surgeries.

The CCG takes a strategic approach to planning for growth to ensure plans will deliver resilient and sustainable general practice services for the area; we are currently working with practices in the area to review expected growth and refresh planning assumptions and priorities over the next few months. This will enable the CCG to strategically define a set of premises priorities that respond to an identified need and will provide a framework for future commissioning decisions.

Based on the CCG's previous assessments of growth in this area the need for a new medical centre has not been identified. As previously stated the CCG is of the opinion that the proposal will have a direct impact on the delivery of general practice services which will require mitigation through the payment of an appropriate financial contribution calculated to be £604,800 to support expansion/ reconfiguration of existing facilities in the area; Minster Medical Centre was previously identified.

APPENDIX 4

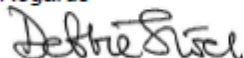
At this time, the CCG is unable to comment on the outcome of the strategic planning work currently underway for this area prior to its completion. The CCG is also unable to provide any specific commitment in relation to a specific surgery where plans have not been considered and approved through CCG governance as responding to an identified need and delivering value for money.

For the reasons stated above we propose the following amendment to our previous response:

- In addition to the financial contribution already identified, that there is an option for land to be safeguarded on the development for a medical centre; this will only be considered by the CCG where the outcome of the strategic planning assessment identifies a specific need.
- We request that any agreement regarding a financial contribution also allows the contribution be used towards general practice premises as identified by CCG strategic priorities and towards professional fees associated with feasibility or development work.
- To support the expansion of general practice capacity we would seek the trigger of any healthcare contribution to be available prior to commencement of development.

Please note that general practice premises plans will be kept under review and may be subject to change as the CCG must ensure appropriate general medical service capacity is available as part of our commissioning responsibilities. Planning for growth in general practice is complex; physical infrastructure is one element but alongside this workforce is a critical consideration both in terms of new workforce requirements and retirements.

Regards



Debbie Stock
Director of Transformational Change