



Dorset Clinical Commissioning Group

24 January 2019

Mrs Jean Marshall
Head of Planning
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Dear Mrs Marshall

Land North of Crown Road, Marnhull 2/2018/1124/OUT

With reference to the above planning application I am responding on behalf of the Dorset Clinical Commissioning Group to formally register our concerns that this development when completed will impact on the NHS resources within the North Dorset locality.

We understand the development is expected to add a further 103 dwellings with an estimated population therefore arising in the region of 247 (based on current guidance of 2.4 persons per dwelling). This increase in population will impact on the local NHS resources in terms of the Primary and Community Care.

Should this planning application be successful, we would request that a financial contribution is provided to fund the additional NHS infrastructure from the Community Infrastructure Levy or Section 106 agreements that will be in place with the developer.

Blackmore Vale Partnership is a GP Practice consisting of 4 locations from where primary healthcare is delivered to patients on the registered list. The location of this proposed development is situated in the village of Marnhull, where Marnhull Surgery, one of the 4 GP premises within Blackmore Vale Partnership is located.

We wish to apply for Section 106 contributions from this development to contribute to the expansion of the Marnhull Surgery site, to increase capacity, to assist with the increased population that would register at this GP practice.

The Department of Health's "Health Building Note 11-01: Facilities for primary and community care services" is the design guide for primary care premises which should be considered as a minimum standard for sizing and configuration of surgery buildings and health centres taking into account patient list size.

For local primary care services the estimated cost of creating an additional clinical room (plus increased ancillary space (i.e. corridors, amending waiting areas, etc)) is in the region of £60,000. Please see table below for the calculation of contribution from this development.

Clinical Room Costs	
Cost of building a 16msq clinical room (based on £3,000 per sqm)	£48,000
Plus 25% for ancillary costs (additional waiting space/corridors etc..)	£12,000
Total cost	£60,000
Contribution required from development	
Number of patients per room	1800
Number of dwellings in development	103

Number of new patients from development (based on 2.4 patients per house)	247.2
Number of clinical rooms needed to service new patients	0.14
Contribution	£8, 240

If you have any queries or would like to discuss this further, please do not hesitate to contact the estates team via email estates@dorsetccg.nhs.uk or tel 01305 213503

Yours sincerely



Dr Colin Davidson FRCP
GP Advisor,
Primary Care Development
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