

26 January 2018



Dorset
Clinical Commissioning Group

Allan Bennett
Planning Policy Officer
Planning Policy (North Dorset)
South Walks House
South Walks Road
Dorchester
Dorset
DT1 1UZ



Dear Mr Bennett

North Dorset Local Plan

I am responding on behalf of the Dorset Clinical Commissioning Group with reference to the current North Dorset Local Plan Issues and Options consultation. Having reviewed the Issues and Options Document and the Sustainability Appraisal I would like to confirm our position regarding planning for the housing growth in the North Dorset area.


Should these proposed developments be successful, we would request that a financial contribution is provided to fund the additional NHS primary care infrastructure from the Community Infrastructure Levy or Section 106 agreements in place with the developers.

To aid this we have undertaken an analysis of the anticipated impact on the NHS infrastructure and the likely financial implications on the towns that have been identified as the focus for growth in the North Dorset area as a result of the proposed developments.

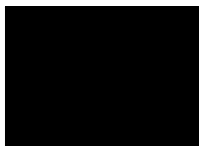
Using current guidance of 2.4 persons per dwelling we have made calculation to estimate the additional increase in population in each of the affected areas. For local primary care services the estimated cost of creating an additional clinical room is in the region of £40,000. The location of where the additional clinical room(s) would be needed to be considered as and when the individual developments are approved and funding is made available from the developers.

With the resulting significant increase in the local population we will need to fully evaluate the impact on the local NHS resources in terms of the Primary and Community Care.

In light of the fact that the developments are multiple sites and agents it is felt that the contribution we would be seeking should be divided by the number of houses for each scheme, so each developer would make a percentage contribution towards the total costs.

We would be grateful if you would please keep Dorset CCG informed of the progress of the local plan and any planning applications so that we can appropriately respond with more detailed information as required. If you have any queries, please do not hesitate to contact the estates team via email 

Yours sincerely



Dr Colin Davidson FRCP
GP Advisor,
Primary Care Development
Estates and Technology Transformation

Enc: North Dorset Local Plan Review Consultation Feedback

North Dorset Local Plan Review consultation feedback

Our understanding of the current strategy for North Dorset as set out in the Local Plan Part 1 (LPP1) is that the main focus for growth will be the identified main towns in North Dorset for both for the vast majority of housing and other development:

Based on the projections provided in the Local Plan we have undertaken the following analysis of what the impact on Primary Care provision may be should the proposed housing be approved.

Location	Number of homes	Impact on which Surgery	Physical capacity to expand on existing site?	Infrastructure Plan Feedback
Blandford (Forum & St Mary)	1200	Whitecliff Surgery Eagle House Surgery	No	Severe impact on local surgeries
Gillingham	2200	Gillingham Barn Surgery Peacemarsh Surgery	Possibly	Significant impact on local surgeries, exploration of options would need to be undertaken.
Shaftesbury	1140	Abbey View Medical Centre	Possibly	Significant impact on local surgery, exploration of options would need to be undertaken.
Sturminster Newton	395	Sturminster Newton Medical Centre	No	Moderate impact on the local surgery, exploration of options would need to be undertaken.
Stalbridge	545*	Stalbridge Surgery	No	Severe impact on local surgeries

*Stalbridge number of homes based on existing planning applications and a further future application that we have already been made aware of.

Any development in the additional towns that have been identified as the focus for growth to meet local needs outside of the four main towns, will need to be reviewed on a case by case basis.