

Hi [redacted],

Re: Outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).

NHS Cheshire and Merseyside Integrated Care Board (ICB) are responding to the above application enquiry at Land Greenlands Tattenhall Chesterin relation to the requirements for a S106 Developer Contribution to mitigate the impact of the development. The ICB are objecting to this application unless appropriate mitigation is provided to the local health infrastructure.

The ICB commissions (plans, designs and purchases) many of the health services that local people use, including medicines, hospital care, urgent and emergency services, mental health care, GP services, Community Pharmacy, dentistry and general ophthalmology (eye care services) and many community services.

There is a well-established connection between planning and health. Development proposals which impact on local infrastructure will be expected to mitigate their impact to be considered sustainable. Therefore, planning permission should only be granted subject to the provision or appropriate funding towards the level of infrastructure to support the development. Residential developments often have very significant impacts in terms of the need for additional healthcare provision for future residents, meaning that a planning obligation requiring that the development contributes to or delivers a new healthcare facility is often necessary.

The National Planning Policy Framework (2021) recognises the importance of sustainable development, and that sufficient provision of healthcare infrastructure should be made. The Cheshire West and Chester Council Local Plan (2024) Policy STRAT 11 (Infrastructure) states that the Council will facilitate the timely provision of additional facilities, services and infrastructure to meet identified needs, whether arising from new developments or existing community need, in locations that are appropriate and accessible. Local Plan Policy SOC 5 goes on to state that proposals will be supported that provide new or improved health facilities across the borough, particularly in areas of recognised need.

It is common knowledge that NHS services and infrastructure will be under evermore pressure due to population growth. It is therefore imperative that the NHS uses all available funding sources to ensure it can continue delivering quality patient care. The NHS, council and other partners must work together to deliver the infrastructure required to support the projected population growth and development across the authority area. A vital part of this is ensuring the NHS has the ability to develop additional healthcare infrastructure where necessary. The Local Plan policies clearly support seeking and securing of planning obligations towards healthcare infrastructure.

The ICB has identified that GP surgeries within Rural Alliance (PCN) are most likely to be impacted by the proposed development given the proximity to the site. Specifically, Tattenhall GP Practice, who's patient list size is 8,536. 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)/ 120 m² (NIA) per 1,750 patients. Given there is no existing spare primary care capacity within the existing site, the premises must be redeveloped in order to accommodate the increase in patient list size and mitigate the impact of this development. Using HBN calculations, the current Net Internal Area of the GP Practice is 175m2. Therefore, on the assumption that 110 houses would generate a further 250 patients; creating a list size of 8,786 circa 600m2 is required.

To meet the requirements of National Planning Policy Framework. A reasonable and proportionate Section 106 contribution is requested in line with the below:

Infrastructure typology	Assumed Occupancy	Developer contribution
1 bed unit	1.4 persons	£737
2 bed unit	2.0 persons	£1,052
3 bed unit	2.8 persons	£1,473
4 bed unit	3.5 persons	£1,842
5 bed unit	4.8 persons	£2,526

Given this is one on many housing developments within the Tattenhall Area, S106 is requested prior to commencement due to the requirement to redevelop the site (12-18 month process) and the need for enabling monies in order to undertake the identified works. A feasibility review of options for the site is currently in development to progress this at pace.

Many thanks

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