Submission Teignbridge Local Plan 2020-2040

Statement of Common Ground between National Health Service and health infrastructure providers, and Teignbridge District Council

Contents

1. Statement of Common Ground

This Statement of Common Ground is made between Teignbridge District Council and the **National Health Service**

This Statement of Common Ground confirms that, through each stage of consultation, Teignbridge Council has complied with the Duty to Cooperate by listening to and working with the National Health Service to consider concerns and address these where possible. This Statement sets out the latest position on the issues raised by the National Health Service and identifies common ground and potential areas of ongoing disagreement between parties.

Signed by

Malcolm Dicken

Head of Commercial Development and LPA Engagement

On behalf of

NHS Devon Integrated Commissioning Board (Primary Care): GP Services;

Torbay and South Devon NHS Foundation Trust: Acute and Community Services

Royal Devon University Healthcare NHS Foundation Trust: Acute and Community Services

NHS Property Services (NHSPS)

Summary of engagement with the National Health Service

Teignbridge has been working closely with the *NHS Devon Commercial Development and LPA Engagement Team*. Through on-going discussions and evidence provided by the NHS LPA Engagement Team, the Council has been able to prepare the Local Plan policies and the associated Infrastructure Delivery Plan.

The full response to the emerging Local Plan from the NHS Engagement Team is set out at **Appendix 1**. The following is a summary of the agreed key outcomes;

- The Council will seek a per dwelling contribution for primary and acute health care infrastructure costs (as referred to in GP7 Infrastructure and Transport Networks) of £1,486 per dwelling which has been factored into the viability testing of the Local Plan;
- Initial site specific infrastructure requirements have been identified in the Infrastructure Delivery Plan and included within site specific allocation policies where required.
- All developments of 30 homes or more or other development creating 2500 sqm or more of non-residential floorspace, applicants must achieve a Building for a Healthy Life (BHL) Commendation score, with 9 green light ratings and no red ratings in at least 9 of the 12 consideration areas.

The LPA Engagement Teams detailed settlement assessments are at **Appendix 2,** and comments regarding infrastructure requirements are at **Appendix 3**.

Further specific policy comments from the NHS Property Services (NHSPS) are addressed at **Appendix 4**.

Appendix 1 – Letter from NHS Devon LPA Engagement (November 2022)

NHS Devon

NHS Royal Devon University Healthcare NHS Foundation Trust

NHS Torbay and South Devon NHS Foundation Trust

Spatial Planning & Delivery
Teignbridge District Council
Forde House
Newton Abbot
Devon
TQ12 4XX

NHS Devon LPA Engagement
Local Planning Engagement Team
1st Floor Estates and Facilities
Torbay Hospital
Lowes Bridge
TQ2 7AA

Date: 11th November 2022

tsdft.lpae-devon@nhs.net

Dear Sir/Madam,

With reference to:

Reference: Local Plan Review Final Sites Options Consultation

Please find below the response from the NHS across Devon to the proposed sites for the new Teignbridge District Council Local Plan.

The proposed sites have been reviewed on behalf of the following NHS providers and associated services:

1. NHS Devon Integrated Commissioning Board (Primary Care): GP Services
2. Torbay and South Devon NHS Foundation Trust: Acute and Community Services
3. Royal Devon University Healthcare NHS Foundation Trust: Acute and Community Services

The NHS has reviewed the proposed sites which have been identified as suitable for development as part of the HELAA which Teignbridge District Council has published for consultation. We have produced a town by town analysis of the potential impacts on ongoing healthcare services which will need to be considered as part of any future planning request.

The impacts are based upon the historical use of healthcare services across the Teignbridge District Council area but does not consider the potential additional pressures that are linked to the Devon trend whereby the inward migration is higher for the older age population who generally are more frequent and regular users of the NHS.

In order to undertake an assessment of the effect of the Local Plan sites we have grouped the developments by Town and for Primary Care linked these to the GP Practices that serve the local population. To forecast population for each development the maximum number of dwellings has been used with an average occupation of 2.23 people per dwelling.

The increase from the proposed development areas in healthcare activities provided by the Acute and Community NHS providers have been categorised across 7 different areas:

1. **A&E Attendances**: Accident and Emergency Departments may be:
    a. Major units, providing 24-hour service seven days a week to which the vast majority of emergency ambulance cases are taken
    b. Smaller units commonly called minor injury units, in which services are often only available for limited hours and which may not deal with emergency ambulance cases.
2. **Non-Elective Admission:** Where a patient receives short-term treatment for an unplanned severe injury or episode of illness or an urgent medical condition which requires at least one overnight stay in a hospital.
3. **Elective Admission:** Where a patient receives short-term treatment for a planned medical condition which requires at least one overnight stay in a hospital.
4. **Day Case:** Where a patient receives short-term treatment and procedure for a planned medical condition which does not require an overnight stay in a hospital.
5. **Outpatient Appointment:** Attendances related to an ongoing medical condition that does not necessarily require a procedure.
6. **Diagnostic Imaging:** The various techniques undertaken for viewing the inside of the body to help figure out the causes of an illness or injury and confirm a diagnosis (X-Ray, MRI, CT Scan etc)
7. **Community Care:** Long or short term care for people who are elderly or disabled which is provided within the community or at home rather than in hospitals

These are main highlight points from the more detailed analysis:

1. Currently there are 12 main GP Practices plus 9 branch surgeries who provide primary care services for the areas identified as being suitable for new developments in the consultation document released by Teignbridge District Council.
2. 7 GP practices (58%) have more patients than they physically have capacity to manage.
3. Over the period of the Local Plan there will be additional increase in the services provided to the residents of Teignbridge across Acute (Hospital) and Community (Health and Wellbeing Centres and Home Visits) which will:
    a. Require investment to be able to provide additional capacity to maintan appropriate levels of care
    b. Lead to significant cost pressure for the Trusts

Following conversations with Teignbridge District Council the NHS has been requested to provide indicative developer contribution requests. Based upon the maximum dwelling estimates for the proposed sites the following indicative contribution requests have been calculated:

Primary Care: £936 per dwelling:

The contributions will be used to either expand existing GP surgeries or build new surgeries.

The calculation is based upon the Devon County Council Health Contributions Approach: GP Provision – Development Contribution Methodology

(https://www.devon.gov.uk/planning/planning-policies/other-county-policy-and-guidance). It has been assumed that the current GP capacity will be consumed by the current large developments at Wolborough and Houghton Barton.

Acute and Community Care: £550* per dwelling:

The contributions are necessary to fund the cost of additional healthcare capacity to be able to provide service to the new residents.

The calculation is based upon a presumption that the a proportion of the occupants from the proposed sites will be new to the Torbay and South Devon NHS Foundation Trust and Royal Devon University Healthcare NHS Foundation Trust catchment areas, working with Teignbridge District Council we have agreed an appropriate inward migration percentage.

*This figure is likely to increase due to the rising costs of building material and is currently under review.

Total NHS Contribution request: £1,486 per dwelling

Yours faithfully,

[redacted]

Malcolm Dicken
Head of Local Planning Engagement

On behalf of:
NHS Devon Integrated Commissioning Board (ICB)
Torbay and South Devon NHS Foundation Trust (TSDFT)
Royal Devon University Healthcare NHS Foundation Trust (RDUH)

Appendix 2: Detailed NHS Assessment provided by NHS LPA Engagement Team (November 2022)

Town/Village	Denbury		
Maximum Dwellings	25	**Maximum Population**	56
Developments		**GP Surgeries**	
East Street		Albany Surgery Cricketfield Surgery Devon Square Surgery Kingskerswell and Ipplepen Health Centre	

NHS Devon ICB - Primary Care Response

The GP surgeries that serve these potential sites have an excess of capacity as of October 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduce that capacity considerably.

These sites along with the sites at Denbury, Ipplepen, Ogwell and Highweek will generate an overall capacity shortfall on Albany Surgery, Cricketfield Surgery, Devon Square Surgery, Kingskerswell and Ipplepen Health Centre and Kingsteington Surgery.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Denbury area.

Infrastructure Plans - Primary Care Response

There is potential for a future new health facility in the centre of Newton abbot to alleviate the capacity situation at Cricketfield and Devon Square surgeries. The funding will be an amalgam of sources and s106 contributions will be seen as one of those sources.

In addition the NHS ICB is looking at the possibility of creating a 600 m2 multi-use health care facility, which will include primary care, in the community building at Houghton Barton. This will add patient capacity to the Cricketfield and Devon Square practices. S106 contributions will be a contributor towards funding this facility

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
6	2	1	2	29	14	10

Town/Village	Ipplepen		
Maximum Dwellings	132	**Maximum Population**	294
Developments		**GP Surgeries**	
Blackberry Hill Blackstone Rd		Albany Surgery Cricketfield Surgery Devon Square Surgery Kingskerswell and Ipplepen Health Centre	

NHS Devon ICB - Primary Care Response

The GP surgeries that serve these potential sites have an excess of capacity as of October 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduce that capacity considerably.

These sites along with the sites at Denbury, Ogwell and Highweek will generate an overall capacity shortfall on Albany Surgery, Cricketfield Surgery, Devon Square Surgery, Kingskerswell and Ipplepen Health Centre and Kingsteignton Surgery.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Ipplepen area.

Infrastructure Plans - Primary Care Response

There is potential for a future new health facility in the centre of Newton abbot to alleviate the capacity situation at Cricketfield and Devon Square surgeries. The funding will be an amalgam of sources and s106 contributions will be seen as one of those sources.

In addition the NHS ICB is looking at the possibility of creating a 600 m2 multi-use health care facility, which will include primary care, in the community building at Houghton Barton. This will add patient capacity to the Cricketfield and Devon Square practices. S106 contributions will be a contributor towards funding this facility

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
32	9	3	10	156	75	53

Town/Village	Ogwell		
Maximum Dwellings	25	**Maximum Population**	56
Developments		**GP Surgeries**	
Undercleave, Canada Hill		Albany Surgery Cricketfield Surgery Devon Square Surgery Kingskerswell and Ipplepen Health Centre	

NHS Devon ICB - Primary Care Response

The GP surgeries that serve these potential sites have an excess of capacity as of October 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduce that capacity considerably.

This site along with the sites at Ipplepen, Denbury and Highweek will generate an overall capacity shortfall on Albany Surgery, Cricketfield Surgery, Devon Square Surgery, Kingskerswell and Ipplepen Health Centre and Kingsteignton Surgery.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Ogwell area.

Infrastructure Plans - Primary Care Response

There is potential for a future new health facility in the centre of Newton abbot to alleviate the capacity situation at Cricketfield and Devon Square surgeries. The funding will be an amalgam of sources and s106 contributions will be seen as one of those sources.

In addition the NHS ICB is looking at the possibility of creating a 600 m2 multi-use health care facility, which will include primary care, in the community building at Houghton Barton. This will add patient capacity to the Cricketfield and Devon Square practices. S106 contributions will be a contributor towards funding this facility.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
6	2	1	2	29	14	10

Town/Village	Kingskerswell		
Maximum Dwellings	100	**Maximum Population**	223
Developments		**GP Surgeries**	
Zig Zag Quarry		Barton Surgery (Torquay) Albany Surgery Cricketfield Surgery Devon Square Surgery Kingskerswell and Ipplepen Health Centre Buckland Surgery	

NHS Devon ICB - Primary Care Response

This site is primarily served by the Kingskerswell and Ipplepen Health Centre. This surgery has an excess of capacity as of October 2022 to absorb a patient list increase from these potential sites.

Capacity issues remain at other GP surgeries that new residents may register with and therefore this situation may change.

Due to all the other potential developments in nearby towns and villages that share the same GP footprint, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Kingskerswell area.

Infrastructure Plans - Primary Care Response

At this stage there are no plans to expand the GP facilities at Kingskerswell or Ipplepen.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
24	7	2	7	118	57	40

Town/Village	Kingsteignton		
Maximum Dwellings	50	**Maximum Population**	112
Developments		**GP Surgeries**	
Broadway Rd		Albany Surgery Cricketfield Surgery Devon Square Surgery Buckland Surgery Kingsteignton Medical Practice	

NHS Devon ICB - Primary Care Response

The GP surgeries that serve this site have an excess of capacity as of October 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduce that capacity considerably.

This site along with the sites at Ipplepen, Ogwell and Denbury will generate an overall capacity shortfall on Albany Surgery, Cricketfield Surgery, Devon Square Surgery, Buckland Surgery and Kingsteignton Surgery.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Kingsteignton area.

Infrastructure Plans - Primary Care Response

There is potential for a future new health facility in the centre of Newton abbot to alleviate the capacity situation at Cricketfield and Devon Square surgeries. The funding will be an amalgam of sources and s106 contributions will be seen as one of those sources.

In addition the NHS ICB is looking at the possibility of creating a 600 m2 multi-use health care facility, which will include primary care, in the community building at Houghton Barton. This will add patient capacity to the Cricketfield and Devon Square practices. S106 contributions will be a contributor towards funding this facility.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
12	3	1	4	59	29	20

Town/Village	Liverton		
Maximum Dwellings	30	**Maximum Population**	67
Developments		**GP Surgeries**	
Benedict's Rd		Albany Surgery Cricketfield Surgery Devon Square Surgery Ashburton Surgery Bovey Tracey and Chudleigh Practice	

NHS Devon ICB - Primary Care Response

The GP surgeries that serve these potential sites have a capacity problem as of October 2022. Added to this, consented and commenced sites that are also in the catchment of these surgeries, will add further capacity pressures.

This site along with the sites at Abbotskerswell, Ipplepen, Ogwell and Denbury will generate an overall capacity shortfall on Albany Surgery, Cricketfield Surgery, Devon Square Surgery, Ashburton Surgery and Bovey Tracey and Chudleigh Surgery.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Liverton area.

Infrastructure Plans - Primary Care Response

The ICB has received plans from the Bovey Tracey and Chudleigh Practce to reconfigure or expand the existing suergry site at Littry Way in Bovey Tracey. The funding for this change will be predominantly through several sources including s106 contributions.

In addition the NHS ICB is looking at the possibility of creating a 600 m2 multi-use health care facility, which will include primary care, in the community building at Houghton Barton. This will add patient capacity to the Cricketfield and Devon Square practices. S106 contributions will be a contributor towards funding this facility.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
7	2	1	2	35	17	12

Town/Village	Newton Abbot		
Maximum Dwellings	1,470	**Maximum Population**	3,278

Developments	GP Surgeries
Bradmore Woods Cattle Market Coach Rd East of Buckland Rd Forde Close Highweek Way Hopkins Lane Howton Rd Newfoundland Way Car Park Wolborough Street Car Park	Albany Surgery Cricketfield Surgery Devon Square Surgery Buckland Surgery

NHS Devon ICB - Primary Care Response

The GP surgeries that serve these potential sites have an excess of capacity as of October 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduce that capacity considerably.

These sites along with the sites at Ipplepen, Ogwell and Denbury will generate an overall capacity shortfall on Albany Surgery, Cricketfield Surgery, Devon Square Surgery and Buckland Surgery.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Newton Abbot area.

Infrastructure Plans - Primary Care Response

There is potential for a future new health facility in the centre of Newton abbot to alleviate the capacity situation at Cricketfield and Devon Square surgeries. The funding will be an amalgam of sources and s106 contributions will be seen as one of those sources.

In addition the NHS ICB is looking at the possibility of creating a 600 m2 multi-use health care facility, which will include primary care, in the community building at Houghton Barton. This will add patient capacity to the Cricketfield and Devon Square practices. S106 contributions will be a contributor towards funding this facility.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
359	103	29	106	1734	840	588

Town/Village	Broadhempston		
Maximum Dwellings	15	**Maximum Population**	33
Developments		**GP Surgeries**	
Easterways		Kingsteignton Medical Practice Channel View Medical Group (Teignmouth)	

NHS Devon ICB - Primary Care Response

These potential sites are primarily served by Kingskerswell and Ipplepen Health Centre. This surgery has an excess of capacity as of October 2022 to absorb a patient list size increase from this potential site.

Due to all the other potential developments in nearby towns and villages that share the same GP footprint, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Broadhempston area.

Infrastructure Plans - Primary Care Response

At this stage there are no plans to expand the GP facilities at Kingskerswell or Ipplepen

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
4	1	1	1	18	9	6

Town/Village	Bishopsteignton		
Maximum Dwellings	70	**Maximum Population**	156
Developments		**GP Surgeries**	
Bakers Yard Forder Lane		Kingsteignton Medical Practice Channel View Medical Group (Teignmouth)	

NHS Devon ICB - Primary Care Response

These potential sites are primarily served by Kingsteignton Surgery and Channel View Medical Group. These surgeries have an excess of capacity as of October 2022 to absorb a patient list size increase from these potential sites.

Due to all the other potential developments in nearby towns and villages that share the same GP footprint, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Bishopsteignton area

Infrastructure Plans - Primary Care Response

At this stage there are no plans to expand the primary care facilities within Bishopsteignton, however there are plans to open a Health and Wellbeing Centre in Brunswick Street in Teignmouth.

This site will be run by Torbay and South Devon NHS Foundation Trust and there is potential for primary care services to operate from the same building.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
17	5	1	5	83	40	28

Town/Village	Chudleigh and Chudleigh Knighton		
Maximum Dwellings	105	**Maximum Population**	234
Developments		**GP Surgeries**	
Inner Bell Knights Mead Tollgate		Bovey Tracey and Chudleigh Practice Channel View Medical Group (Chudleigh)	

NHS Devon ICB - Primary Care Response

The GP surgeries that serve these potential sites have a capacity problem as of October 2022.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Chudleigh and Chudleigh Knighton area.

Infrastructure Plans - Primary Care Response

The ICB has received plans from the Bovey Tracey and Chudleigh Practce to reconfigure or expand the existing suergry site at Littry Way in Bovey Tracey.

The funding for this change will be predominantly through several sources including s106 contributions.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
26	7	2	8	124	60	42

Town/Village	Bovey Tracey		
Maximum Dwellings	215	**Maximum Population**	479
Developments		**GP Surgeries**	
Little Moray Littry Way Bradley Bends		Bovey Tracey and Chudleigh Practice	

NHS Devon ICB - Primary Care Response

The GP surgery that serves this potential site has a capacity problem as of October 2022.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Bovey Tracey area.

Infrastructure Plans - Primary Care Response

The ICB has received plans from the Bovey Tracey and Chudleigh Practce to reconfigure or expand the existing suergry site at Littry Way in Bovey Tracey.

The funding for this change will be predominantly through several sources including s106 contributions.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
53	15	4	16	254	123	86

Town/Village	Doddiscombsleigh		
Maximum Dwellings	10	**Maximum Population**	22
Developments		**GP Surgeries**	
Burnt Meadow		Cheriton Bishop & Teign Valley Practice	

NHS Devon ICB - Primary Care Response

The GP surgery that serves this potential site has a capacity problem as of October 2022.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Doddiscombsleigh area.

Infrastructure Plans - Primary Care Response

There is potential to reconfigure the Rural GP practice at Cheriton Bishop.

This will be partly funded by s106 contributions.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
2	1	1	1	12	6	4

Town/Village	Tedburn St Mary		
Maximum Dwellings	30	**Maximum Population**	67
Developments		**GP Surgeries**	
Land at Lower Uppacott		Cheriton Bishop & Teign Valley Practice St Thomas Medical Group	

NHS Devon ICB - Primary Care Response

The GP surgery that serves this potential site has a capacity problem as of October 2022.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Tedburn St Mary area.

Infrastructure Plans - Primary Care Response

There is potential to reconfigure the Rural GP practice at Cheriton Bishop.

This will be partly funded by s106 contributions.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
7	2	1	2	35	17	12

Town/Village	Alphington		
Maximum Dwellings	900	**Maximum Population**	2,007
Developments		**GP Surgeries**	
Markham's Farm		Ide Lane Surgery St Thomas Medical Group	

NHS Devon ICB - Primary Care Response

This potential site is in the catchment of Ide Lane Surgery and St Thomas Medical Group. Both surgeries have a capacity problem as of October 2022.

Ide Lane surgery is also in the area of the South West Exeter Extension which exacerbates the capacity problem at this surgery . To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Alphington area.

Infrastructure Plans - Primary Care Response

As part of the South West Exeter Development Area (SWDA), there are plan with the ICB to open a new 300 m2 GP surgery in Exminster which will be funded through s106 contributions.

As the patient demand increases in the SWDA, a further plan is to increase the new surgery by a further 600 m2, funded by the NHS and s106 contributions will be developed.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
220	63	18	65	1062	514	360

Town/Village	Exwick		
Maximum Dwellings	300	**Maximum Population**	669
Developments		**GP Surgeries**	
Atwell's Farm		Foxhayes St Thomas Medical Group	

NHS Devon ICB - Primary Care Response

The GP surgeries that serve these potential sites have a capacity problem as of October 2022.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Exwick area.

Infrastructure Plans - Primary Care Response

There is potential to expand the St Thomas Surgery in Exwick.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
73	21	6	22	354	171	120

Town/Village	Kennford		
Maximum Dwellings	50	**Maximum Population**	112
Developments		**GP Surgeries**	
Lamacroft Farm		Westbank Practice	

NHS Devon ICB - Primary Care Response

These potential sites are in the catchment of Westbank Surgery which has a capacity problem as of October 2022.

The Westbank Practice catchment also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed S106 contributions to a new surgery.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Kennford area.

Infrastructure Plans - Primary Care Response

As part of the South West Exeter Development Area (SWDA), there are plan with the ICB to open a new 300 m2 GP surgery in Exminster which will be funded through s106 contributions.

As the patient demand increases in the SWDA, a further plan is to increase the new surgery by a further 600 m2, funded by the NHS and s106 contributions will be developed.

RDUH - Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
12	3	1	4	59	29	20

Town/Village	Exminster		
Maximum Dwellings	800	**Maximum Population**	1,784
Developments		**GP Surgeries**	
Peamore		Westbank Practice	

NHS Devon ICB - Primary Care Response

These potential sites are in the catchment of Westbank Surgery which has a capacity problem as of October 2022.

The Westbank Practice catchment also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed S106 contributions to a new surgery.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Kennford area.

Infrastructure Plans - Primary Care Response

As part of the South West Exeter Development Area (SWDA), there are plan with the ICB to open a new 300 m2 GP surgery in Exminster which will be funded through s106 contributions.

As the patient demand increases in the SWDA, a further plan is to increase the new surgery by a further 600 m2, funded by the NHS and s106 contributions will be developed.

Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
195	56	16	58	944	457	320

Town/Village	Starcross		
Maximum Dwellings	15	**Maximum Population**	33
Developments		**GP Surgeries**	
Staplake Rd		Westbank Practice	

NHS Devon ICB - Primary Care Response

The GP surgery that serves this potential site has a capacity problem as of October 2022. The Westbank Practice catchment also absorbs much of the South West Exeter Extension of 2,500 dwellings already commenced or consented. The South West Extension sites have already agreed s106 contributions to a new surgery.

To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential sites in and around the Starcross area.

Infrastructure Plans - Primary Care Response

As part of the South West Exeter Development Area (SWDA), there are plan with the ICB to open a new 300 m2 GP surgery in Exminster which will be funded through s106 contributions.

As the patient demand increases in the SWDA, a further plan is to increase the new surgery by a further 600 m2, funded by the NHS and s106 contributions will be developed.

RDUH - Forecasted Additional Healthcare Activities

A&E Attendances	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Diagnostic Imaging	Community Nursing
4	1	1	1	18	9	6

Appendix 3: NHS Infrastructure Requirements to be considered for inclusion in the IDP

TaLocation	Infrastructure Need and Outcome / Impact	Estimated Cost (£m)	Potential S106 Contributions from new Local Plan	Notes	Stakeholders / Development Partners
Newton Abbot, Denbury, Ipplepen, Ogwell, Kingsteignton (Excl Houghton Barton	Albany Surgery, Cricketfield Surgery, Devon Square Surgery and the Kingskerswell and Ipplepen Health Centre practices will require works to create additional capacity either at one or more of the existing surgeries		£0.42m	NHS Devon ICB is currently undertaking a full review of infrastructure requirements which will indentify the specific projects required to creeate the addiitonal capacity required to meet the additional housing from the Local Plan. This work will be completed Mid 2023 and the NHS will provide a further update by 2024	NHS Devon ICB
NAKGC - Houghton Barton/Bradmore	1200 m2 multi use hub of which 600 m2 will be for health care facility, incl primary care	£3.1m	N/A	NHS Devon is working with the Local Authority and Newton Abbot Town Council for the creation of the new Community Hub within Houghton Barton which will also provide GP capacity for Bradmore Woods	NHS Devon ICB and Newton Abbot Town Council
Liverton, Chudleigh and Chudleigh Knighton, Bovey Tracey	Albany Surgery, Cricketfield Surgery, Devon Square Surgery, Ashburton Surgery and the Bovey Tracey and Chudleigh Practices will require works to create additional capacity either at one or more of the existing surgeries		£0.2m	NHS Devon ICB is currently undertaking a full review of infrastructure requirements which will indentify the specific projects required to creeate the addiitonal capacity required to meet the additional housing from the Local Plan. This work will be completed Mid 2023 and the NHS will provide a further update by 2024	NHS Devon ICB

Chudleigh	Expansion of the Tower House surgery in Chudleigh	£1.5m	N/A		NHS Devon ICB
Doddiscombsleigh	Cheriton Bishop & Teign Valley Practice will require works to create additional capacity		£0.01m		NHS Devon ICB
Cheriton Bishop	Reconfigure the rural GP practice	£1.5m			NHS Devon ICB
Tedburn St Mary	Cheriton Bishop & Teign Valley Practice and St Thomas Medical Group will require works to create additional capacity		£0.02m		NHS Devon ICB
St Thomas	Expansion of the St Thomas Medical Centre (St Thomas) in St Thomas	£1.5m			NHS Devon ICB
Alphington, Kennford, Exminster, Starcross	As part of the South West Exeter Development Area (SWDA), there are plan with the ICB to open a new 300 m2 GP surgery in Exminster which will be part funded through s106 contributions.	£3m	£1m	Estimated cost based upon the GP Surgery requirement for 585m2 as per Sarah Ratnage from DCC Planning (25/02/22)	NHS Devon ICB
	Expansion of the Ide Lane Surgery	£0.5m	£0m		NHS Devon ICB
Teignmouth Bishopsteignton	Health and Well Being Centre in Brunswick St	£20m	£0.04m		NHS Devon ICB and Torbay and South Devon NHS Foundation Trust
Bovey Tracey	Reconfigure or expand existing Doctors surgery site at Le Molay Littry Way	£1.5m			NHS Devon ICB
Exwick	St Thomas Surgery (Exwick) in Exwick will require an extenison	£1m	£0.17m		NHS Devon ICB
Torquay	Enabling works to provide foundation for next stage of developments including the provision of a 3 floor build containing breast care, histopathology	£60m	TBC	1. Create additional capacity through the re-provision of medical beds and emergency surgery beds in the acute hospital	Torbay and South Devon NHS Foundation Trust

	and medical administration floor totalling 4600m2			2. Improve capacity by creating a separation of planned and unplanned services to provide increased patient flows 3. Move non-clinical services off the hospital and clinical sites to increase capacity at key healthcare facilities 4. Upgrade the emergency department and same day emergency care services to be able to better manage the increased patient activity	
	A new Electronic patient record (EPR)	£35m	TBC		Torbay and South Devon NHS Foundation Trust
	New planned care facility	£110m	TBC		Torbay and South Devon NHS Foundation Trust
	New ward block complete	£270m	TBC		Torbay and South Devon NHS Foundation Trust
	New emergency department	£60m	TBC		Torbay and South Devon NHS Foundation Trust
Exeter	Childrens Hospital			New facilty to serve the wider Devon population situated at a suitable site	Royal Devon Healthcare NHS Foundation Trust

Appendix 4: Summary of Comments received from NHS Property Services (NHSPS);

Chapter	Policy	Summary of comment	Council response	Notes of changes made	National Health Service position	TDC response
General Policies	GP6: Loss of Local Facilities and Services	Request that policy wording amendments made to support the principle that where the NHS can demonstrate a health facility will be changed as part of NHS estate reorganisation programmes, this will be sufficient for the planning authority to accept that a facility is neither needed nor viable for its current use, and therefore that the principle of alternative uses for NHS land and property will be supported. Restrictive policies, especially substantial periods of marketing, can delay required investment. An NHSPS property can only be released for disposal or alternative use once	The policy GP6 is proposed to be replaced with GP6A: (Open Space and Recreation Facilities), and GP6B: (Built Facilities). This comment relates to GP6B (as it is unlikely the NHS estate includes recreational facilities). The revised policy rewords but does not change the emphasis of GP6 which seeks to retain a wide range of built facilities for continued community use. Criteria a) of the amended policy continues to allow the redevelopment or loss of built facilities where it can be demonstrated that the use is no longer necessary and there will continue to be sufficient	Amendments to Policy GP6 proposed. Revised policy continues to enable change of use or redevelopment of NHS estate buildings where there is evidence that there is sufficient provision within the local area, or the use is no longer necessary.		

Chapter	Policy	Summary of comment	Council response	Notes of changes made	National Health Service position	TDC response
		NHS Commissioners have confirmed that it is no longer required for the delivery of NHS services. We recommend the addition of a further criterion: "6. the loss or change of use of an existing built community facility is part of a wider public service estate reorganisation."	provision within the local area. It is anticipated that the NHS will be able to demonstrate this is the case and therefore the clause relating to marketing periods would not apply in the circumstances described.			
General Policies	Policy GP7 Infrastructure and Transport Networks	The NHS supports the requirement for residential development to contribute towards healthcare costs. Important to ensure the NHS continues to receive a commensurate share of S106 and CIL developer contributions to mitigate the impacts of growth. Health facilities should be put on a level footing with affordable housing and public transport improvements when	Support welcomed.	None.	Should the figure per dwelling be more flexible and reviewed with the Local Plan review every 5 years or have some form of indexation for future cost increases? There should be a mechanism for a review to cater for the health need of the population in the light of the volatile planning system and political situation as it is today.	Reference to the need for appropriate indexation will be included in the IDP. The Local Plan and associated figures will also be reviewed every 5 years.

Chapter	Policy	Summary of comment	Council response	Notes of changes made	National Health Service position	TDC response
		securing and allocating S106 and CIL funds.				
Design and Wellbeing Policies	DW3: Design Standards	Policies DW2 (Development Principles) and DW3 (Design Standards) include a number of principles that support healthy design and development, including requiring Health Impact Assessments (HIAs) on large development sites. NHSPS supports these policies.	The revised policy proposes to use the 2023 Building for a Health Life design tool (prepared in partnership with NHS England and NHS Improvement) instead of Health Impact Assessments, as a more proportionate and useful mechanism. This will apply to a wider range of developments (the threshold for BHL is 30 homes whereas the threshold for HIA was 500 homes) achieving better outcomes for more developments overall.	Amendments to Policy DW3 proposed. These include replacing a requirement for Health Impact Assessments at 500 homes or 2,500sqm non-residential floorspace to requiring all developments of 30 homes or more or other development creating 2500 sqm or more of non-residential floorspace to achieve a Building for a Healthy Life (BHL) Commendation score, with 9 green light ratings and no red ratings in at least 9 of the 12 consideration areas.		

Appendix 5: Summary of Teignbridge Migration Statistics

The following information informs the agreed likely number of new patients moving into the Torbay and South Devon NHS Foundation Trust and the Royal Devon University NHS Foundation Trust catchment areas.

Local Authority	In Moves	total	Out moves		Net migration	
East Devon	387	5%	448	7%	-61	-2.27%
Exeter	972	12%	12	0%	960	11.82%
Mid Devon	261	3%	6	0%	255	3.13%
North Devon	75	1%	65	1%	10	-0.10%
South Hams	458	6%	604	9%	-146	-3.84%
Torridge	74	1%	66	1%	8	-0.12%
West Devon	118	1%	215	3%	-97	-1.92%
Torbay	1215	15%	998	16%	217	-0.69%
Plymouth	319	4%	261	4%	58	-0.16%
Devon	**3879**	48%	2675	42%	1204	5.84%
Cornwall	**229**	3%		0%	229	2.83%
Rest of South West	**2425**	30%		0%	2425	29.95%
Elsewhere	**1564**	19%	3685	58%	-2121	-38.63%
Total Moves	**8097**	**99.90%**	**6359**	100%	**1738**	-0.10%

	Total	Teignbridge	South Hams	Torbay	Other
Net migaration	1738	NA	-146	217	1667
Household Size	2.2	2.2	2.2	2.2	2.2
Net migration households	790		-66.36	98.64	757.73
Teignbridge House Sales	2554	1764	-66.36	98.64	757.73
Percentage of house sales	100%	69.07%	-2.60%	3.86%	29.67%
		House moves originating within Torbay Hospital catchment		70.33%	
		House moves originating beyond Torbay Hospital catchment		**29.67%**	