

29th August 2017

Benjamin Tracy
Local Plan
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
Shefford
SG17 5TQ

Strategy & Transformation Directorate
Capability House
Wrest Park
Silsoe
Beds
MK45 4HR

Tel: 01525 864430 x5938

Mobile: 07748 920500

Email: Nikki.barnes@bedfordshireccg.nhs.uk

Website: www.bedfordshireccg.nhs.uk

Dear Ben

Re: Local Plan 2035 - Consultation on Infrastructure Requirements

Thank you for consulting with Bedfordshire CCG with regard to the infrastructure requirements associated with the development of the new Local Plan for Central Bedfordshire.

We have assessed the likely impact of the proposed larger developments, against our existing primary care infrastructure and our planned developments. We have also taken into account our joint ambitions with Central Bedfordshire Council and partners to develop more integrated delivery of services across general practice, community health services, mental health and social care, and to help enable these new ways of working through the co-location of services as far as possible. Our assessment is also framed by the changing landscape for general practices, in particular the significantly increasing vulnerability of smaller practices as a result of workforce and financial pressures.

Existing Primary Care Infrastructure

Many of the GP practices within Central Bedfordshire are already considered to be constrained/significantly constrained. A spreadsheet providing further detail as held by NHS England as at July 2017, is enclosed with this response. A map indicating the location of each of the practices (across the whole of Bedfordshire) is also enclosed.

The CCG does not currently hold accurate information around capacity across community and mental health services estate – as the providers of these services are responsible for their own estate management. However, there is a strategic ambition to rationalise the number of sites used to deliver services into a hub and spoke based model, to provide a more sustainable and cost-effective model, including in relation to the projected population growth within the area.

Estates Strategy

It is BCCG's strategic ambition to develop integrated health and care hubs throughout Bedfordshire, to act as the focal point for multi-disciplinary team working in the community. These hubs will form a major plank of our joint out of hospital approach within Central Bedfordshire,



providing a common base for primary care services, community healthcare including mental health, key diagnostics, adult social care, children's services, and potentially a range of other local authority services, e.g. housing. The intended locations for these hubs are:

- Biggleswade
- Dunstable
- Ampthill/Flitwick
- Leighton Buzzard
- Possible hub in Houghton Regis.

The sizes for each facility will vary depending on the specific service model for each site.

These hubs will support a number of key "spoke" sites, to allow more local provision of primary care services, especially in the more rural parts of Central Bedfordshire. The timing for delivery of each hub will vary, and will be dependent on securing appropriate capital funding from a variety of sources. This will need to include funding from housing developers as part of their responsibility to contribute to the infrastructure impact associated with their schemes, as well as public investment to be secured from national and local funding sources.

The BCCG hub development programme links closely to the One Public Estate (OPE) Programme for Bedfordshire, led by Bedford Borough Council and in partnership with Central Bedfordshire Council. The OPE programme provides a key opportunity to maximise the use of public sector estate across organisations.

Impact of Proposed Development Sites

Calculating the impact of housing developments on GP surgeries is an imperfect science, as residents/patients have a choice of which GP practice they register with, and when patients move from nearby to a new housing estate they often retain their previous GP. However, we have relied upon local intelligence and previous experience, to estimate the impact of the proposed development sites on local services.

Where we have indicated that new facilities would be required, ideally the NHS would require land to be made available plus financial contribution to develop the facility, or for the developers to be required to provide a fully fitted-out health care facility. The value of the financial contribution can be calculated using the following assumptions:

- size of GP surgery based on 199m² per GP (approx. 2,000 patients), based on Schedule 1a from Department of Health *Principles of Best Practice* guidance.
- approx. 2.8 residents per new dwelling
- from £2,964 build cost per m² (to be updated periodically to reflect current build costs).

Four new villages in Marston Vale

It would not be possible to serve residents of the proposed new villages in Marston Vale from existing infrastructure. The nearest GP practice is already significantly constrained. Should these developments come forwards, a new primary care facility would be required to serve that

population, likely to include relocation of the existing GP premises in Cranfield and/or Marston. In addition, people from these villages would also need to access a range of services from one of the nearby integrated health and care hubs (e.g. in Ampthill/Flitwick, Kempston or into the border of Milton Keynes CCG), and a financial contribution towards the cost of accommodating this additional capacity would be required from developers to ensure adequate community-based infrastructure for these residents.

Four New Villages East of Biggleswade

There is significant growth already planned within the Biggleswade area, including the King's Reach development, and BCCG and Central Bedfordshire Council are already jointly planning how to best serve this growing population. Planning is underway for the development of an Integrated Health and Care Hub to be located in Biggleswade to serve existing residents and existing planned growth. Should these further developments come forward, this additional population would increase the need for a significant expansion of primary care capacity within the Biggleswade area. This will need to be taken into account as the planning for the Biggleswade hub progresses. There may be the potential to expand the hub facility to accommodate this additional population at an appropriate point in time. Therefore, a financial contribution would be required from developers to enable this.

New Villages near Aspley Guise

It is expected that residents of the potential new developments close to Aspley Guise would be able to choose to access their primary care services from several GP surgeries, including Woburn Sands, Cranfield/Marston Moretaine, and into the border of Milton Keynes CCG. Should the developments come forward in that area, further scoping would be required to establish the likely impact and patient flows. It may be necessary to expand, reconfigure or even potentially relocate one of the surgeries to accommodate the growth in that community, so financial contributions towards this would be required. In addition, people from these villages would also need to access a range of services from one of the nearby integrated health and care hubs, and a financial contribution towards the cost of accommodating this additional capacity would be required from developers to ensure adequate community-based infrastructure for these residents.

New market town near Tempsford

The proposed development near Tempsford would have significant implications on the health infrastructure within the area. Further scoping would be required, but there would be the need to consider a hub-type facility to meet this population need in an integrated way with the existing GP practices in Sandy and Potton. It is likely that a new primary care facility would be required to serve that population, possibly to include relocation of some of the existing GP surgeries.

Expansion North of Luton

It is considered that a hub-type facility may be appropriate to be developed in an integrated way between the GP practice in Barton-le-Clay and those practices serving the population in North Luton, should this development come forward. Financial contributions from the developer will be required, and potentially the provision of land/hub facility.

West of Luton

It is anticipated that the facilities needed for this potential development will be considered within scoping work currently underway for Caddington and Slip End. The existing facilities would not have sufficient capacity to accommodate this growth without expansion or relocation. Therefore, suitable financial contributions from developers would be required to ensure adequate infrastructure is provided to this community.

East of Arlesey

It is not considered that the existing infrastructure has adequate capacity to accommodate this growth. Should this development come forward, the expansion of capacity would be considered in an integrated way between the existing small practice facility within Arlesey and the Stotfold practice. Given that there may be limited opportunity to extend existing practice premises, a new build may be needed.

Wixams

The CCG and NHS England have assessed that there will be sufficient residential numbers to make a primary care facility viable in Wixams by approximately 2020/21. It is our understanding that the existing Section 106 agreement with Gallaghers requires them to provide a site for such a facility. Therefore, should further housing developments come forwards in that area, a financial contribution would be required towards the build and fit-out costs for this new facility. Given the geography and transport links for this additional proposed development, it is possible that residents may choose to access their primary healthcare services from GP surgeries in Ampthill or Kempston also. Securing a financial contribution would best support the local NHS to accommodate the potential need to invest in multiple solutions for this community.

Other developments – Leighton Buzzard, Ampthill and Flitwick

Scoping work is due to commence to consider hub arrangements in each of the above localities. It is anticipated that planning for these facilities can consider the need to accommodate this additional growth, should it come forwards. Therefore a financial contribution to support the provision of healthcare facilities for this additional capacity would be required.

We hope that this provides sufficient information around the health infrastructure implications for the proposed growth sites, but should you require further information, please do not hesitate to come back to us.

Yours sincerely

Sarah Thompson
Accountable Officer

Bedfordshire CCG