

Sandwell Metropolitan Borough Council

PO Box 2374
Oldbury
B69 3DE

27 November 2023

**RE : Planning Application Consultation Response from
Black Country Integrated Care Board**

Local Planning Authority	Name
Application Ref Number	DC/23/68822
Description of Development	Proposed 150 dwellings, a countryside park and associated works (Outline application for access only).
Address of Development	Land Adjacent To Q3 Academy, Wilderness Lane, Great Barr, Birmingham, B43 7SD
Name of Applicant	[REDACTED]
Case Officer	[REDACTED]
Email Address	[REDACTED]

Consultation Response

This response is in accordance with the Local Councils Healthcare Infrastructure Planning Policy and Black Country's Health and Wellbeing Strategies. The Black Country Integrated Care Board has no initial objections to the development subject to confirmation of the level



of contribution requested at [REDACTED] and the agreement of suitable provisions within a Section 106 Agreement to secure the funding and enable the funds to be drawn down at an appropriate time.

For clarity and in general terms Outline Planning Application values will be recalculated at the time the Full Planning Application or Reserved Matters Application confirming unit numbers are submitted and linked to TPI for inflation.

The tables below provide the calculations which are based upon Department for Health guidance 'Health Building Note 11-01: Facilities for Primary and Community Care Services'. The cost per square metre has been provided by a quantity surveyor experienced in health care projects and is based upon the average costs of two comparable health care projects located within the Black Country, that have both been competitively tendered within the last twelve months.

Based on an average household size of 2.4 to reflect the nature of the proposed units, the likely impact of the development on healthcare services within the locality is an additional 360 patients. The ICB is therefore requesting a contribution which would support the development of primary care services in the area as a direct consequence of the increase in demand from the new housing development. The ICB has considered various options to address the impact of the development. It has consulted with the local GP practices and has considered the geography and travel times for patients between the site and the nearest GP surgery.

Based upon the above the ICB is therefore seeking a contribution of £144,169.75 towards local healthcare infrastructure which is impacted by and directly related to the development and is fairly and reasonably related in scale.

Yours Faithfully

[REDACTED]
[REDACTED]

Head of Estates

Black Country Integrated Care Board



Calculating number of consulting/examination rooms required for general medical services:

Description/Activity	Calculation	Comments
Number of Dwellings Proposed by the Development	150	
Number of Persons Accommodated in the Proposed Development (=2.4 per dwelling x number of units)	360	
Health Building Note 11-01: facilities for primary and community care services:		
Catchment population: Created by Development	360	0.36
Access rate: (=5,260 per 1,000 population)	5.26	
Anticipated annual contacts:	1,894	
Assume 100% patients use C/E room: Patients accessing a C/E room:	1,894	1
Assume open 50 weeks a year: (=52,600 / 50) Patients per week:	38	
Appointment duration	15 Minutes	
Patient appointment time per week: (=1,052 x 15 / 60)	9.468	15
Assume Building Operational (hours per week)	60	
Rooms Available (hours per week)	36	
Number of Consulting Rooms Required: (=236/36)	0.26	
Area of Consulting Room including support areas and access etc, 16 msq plus 20%	19.2	
Build costs will be based on BCIS all-in Tender Price Index for Health Centres, Clinics, Group practice and Surgeries plus 15% for fit out and external costs		
Cost per each Consulting Room		



Contribution towards Consulting Room Healthcare Development	[REDACTED]
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Calculating number of treatment rooms required for general medical services:

Description/Activity	Calculation	Comments
Number of Dwellings Proposed by the Development	150	
Number of Persons Accommodated in the Proposed Development (=2.4 per dwelling x number of units)	360	
Health Building Note 11-01: facilities for primary and community care services:		
Catchment population: Created by Development	360	0.36
Access rate: (=5,260 per 1,000 population)	5.26	
Anticipated annual contacts:	1,894	
Assume 20% patients use C/E room: Patients accessing a C/E room:	379	0.2
Assume open 50 weeks a year: (=52,600 / 50) Patients per week:	8	
Appointment duration	20 Minutes	
Patient appointment time per week: (=1,052 x 20 / 60)	2.52	20
Assume Building Operational (hours per week)	60	
Rooms Available (hours per week)	36	
Number of Treatment Rooms Required: (=236/36)	0.07	
Area of Treatment Room including support areas and access etc, 18 msq plus 20%	21.6	



Build costs will be based on BCIS all-in Tender Price Index for Health Centres, Clinics, Group practice and Surgeries plus 15% for fit out and external costs	██████████	
Cost per each Treatment Room	██████████	
Contribution towards Treatment Room Healthcare Development	██████████	

Calculating secondary/community healthcare medical services:

Description/Activity	Calculation	Comments
Number of Dwellings Proposed by the Development	150	
Number of Persons Accommodated in the Proposed Development (=2.4 per dwelling x number of units)	360	

National NHS cost collection data for secondary/community care services:

Catchment population: Created by Development	360	0.36
Development Activity Rate per head of population:	4.5	
Cost per Activity	██████████	
Total Cost to the Developer for NHS Secondary Care	██████████	
Contribution towards Secondary/Community Healthcare Infrastructure	██████████	
Cost per Dwelling/Unit	██████████	

