

Mary Collins

From: James Fisher
Sent: 08 June 2022 11:45
To: Mary Collins; Phil McIntosh
Subject: FW: 21/00953/FUL Erection of a care home (Use Class C2) at Former Hotel Felix Whitehouse Lane Cambridge

Follow Up Flag: Follow up
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Response from CCG.

James Fisher | Section 106 Officer



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Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

From: STONE, Jonathan (NHS CAMBRIDGESHIRE AND PETERBOROUGH CCG) <j.stone@nhs.net>
Sent: 08 June 2022 11:19
To: James Fisher <James.Fisher@greatercambridgeplanning.org>
Cc: Lesley McFarlane <Lesley.McFarlane@scambs.gov.uk>; PREMISESANDESTATES (NHS CAMBRIDGESHIRE AND PETERBOROUGH CCG) <capccg.premisesandestates@nhs.net>
Subject: RE: 21/00953/FUL Erection of a care home (Use Class C2) at Former Hotel Felix Whitehouse Lane Cambridge

Hi James

There aren't really any other Practices nearby that care home patients would likely attend. The site is pretty equidistant between Huntingdon Road main site and its branch surgery in Girton.

The other nearest surgeries - Arbury Road and Red House - are both over 2 miles away by road and only Red House is on a main public transport route, but Red House probably ranks the highest across our entire footprint in terms of lack of space. They have a net internal area of 550 sqm which should serve a maximum weighted patient list size of 8020 but their weighted list size is 17,500.

The next nearest Practices are all city centre Practices (nearly 3 miles by road) or Firs House surgery in Histon is 4 miles away but they have zero capacity and also rank highest across our entire footprint for percentage of patients over 65 and serve multiple care homes already.

Re Darwin Green and Eddington, the CCG and STP are yet to make a decision on what services are to be provided from these sites but, regardless, the healthcare estate will be required to serve the large populations emanating from these developments and there will not be additional capacity in the long term to serve additional patients from outside of these areas. It is likely that the services on offer at Eddington and Darwin Green will be appropriate for the needs of the new developments and demographics of those who live there and so it is perhaps likely that Primary care provision will be co-located with community services such as mental health, maternity services, childrens services etc.

Kind Regards,

Jonathan Stone

Primary Care Estates Project Manager

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From: James Fisher <James.Fisher@greatercambridgeplanning.org>

Sent: 07 June 2022 19:08

To: STONE, Jonathan (NHS CAMBRIDGESHIRE AND PETERBOROUGH CCG) <j.stone@nhs.net>

Cc: Lesley McFarlane <Lesley.McFarlane@scams.gov.uk>; PREMISESANDESTATES (NHS CAMBRIDGESHIRE AND PETERBOROUGH CCG) <capccg.premisesandestates@nhs.net>

Subject: RE: 21/00953/FUL Erection of a care home (Use Class C2) at Former Hotel Felix Whitehouse Lane Cambridge

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Hi Jonathan,

Thank you for your response. Can you and/or Lesley please (a) advise on the capacity of other existing practices and (b) advise on the situation in relation future GP accommodation in the locality (i.e. Darwin Green and the University site)?

James

James Fisher | Section 106 Officer



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Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

From: STONE, Jonathan (NHS CAMBRIDGESHIRE AND PETERBOROUGH CCG) <j.stone@nhs.net>
Sent: 06 June 2022 17:05
To: James Fisher <James.Fisher@greatercambridgeplanning.org>
Cc: Lesley McFarlane <Lesley.McFarlane@scamb.gov.uk>; PREMISESANDESTATES (NHS CAMBRIDGESHIRE AND PETERBOROUGH CCG) <capccg.premisesandestates@nhs.net>
Subject: RE: 21/00953/FUL Erection of a care home (Use Class C2) at Former Hotel Felix Whitehouse Lane Cambridge

Hi James

We have spoken with the nearest Practice (Huntingdon Road Surgery) to the site of the proposed care home. They already have Arlington Manor (80 bed) and Millfield Lodge care homes within their Practice boundary. The former has a high percentage of dementia patients.

In terms of workforce demands, using Arlington Manor as a comparator, the direct workload for GP's from the care home exceed 1.5 GP sessions per week (NB a whole time equivalent GP will do 6-8 sessions per week) which equates to up to 25% of a GP's weekly sessional time. On top of this, there is the associated admin work required, including medication reviews, monthly prescriptions, adhoc requests, and End of life care. Regardless of whether or not additional GP's, admin and clerical staff can be recruited to cover this additional need, there is no space to accommodate this extra workforce:

In terms of physical capacity demands - the Practice's list size already exceeds their capacity: Based on 120m² of Net Internal Area of physical space per 1750 patients (this is considered the current optimal list size for a single GP , aligning with the space requirements set out in the DH guidance "Health Building Note 11-01: facilities for Primary and Community Care Services") the maximum weighted list size that the Practice can support with their current premises size is 8,225. Their current weighted list size is 16,953 so they are already hugely over capacity in terms of space. The population growth in the area is significant and this weighted list size has increased by over 3000 in the last 4 years, with actualist size growing over 5000 in the same timeframe.

Serving the Primary Care needs of another 80 bed care home within their Practice boundary is simply not tenable, as the above figures demonstrate. Particularly if the care home is a dementia specialist centre where by the needs of the residents will be even greater and place even more pressures on the Practice.

The Practice are also intending to respond to the planning application and I will forward this on once received.

Kind Regards,

Jonathan Stone
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