

Planning Application OUT/2019/0022  
Land at Fivefield Road and Tamworth Road, Keresley

This planning application proposes the construction of 550 new dwellings that will lead to an estimated increase in population of 1,320 residents. The development will impact upon Park Leys Medical Practice and Springfield Medical Practice which are located at Keresley Green Medical Centre, Bennetts Road South. These houses will generate population increases that cannot be accommodated in the existing GP premises so additional capacity will be needed to provide services to this increased population.

NHS Coventry & Rugby Clinical Commissioning Group therefore requests a Section 106 capital contribution from the developer for the provision of additional accommodation for primary medical care facilities in Keresley. This contribution is calculated as follows:

<b>Capacity Analysis</b>			
Planned No. of dwellings	550		
Average No. of residents per dwelling	2.4		
Forecast increase in population	1,320		
Average No. of consultations per annum	6		
Forecast consultations per annum	7,920		
Forecast consultations per week	152		
Average length of consultation	0.17		
Forecast consulting room hours required	25		
Surgery core opening hours	52.5		
No. of consulting rooms required	0.48		
Consulting room floor area required m <sup>2</sup>	7.74		
Support Accommodation	13.75		
Sub Total	21.49		
Planning Allowance	5.37		
Engineering Allowance	2.69		
Circulation Allowance	6.02		
<b>Total Floor Area Required</b>	<b>35.57</b>		
<b>Cost Analysis</b>			
		VAT	TOTAL
Construction Cost	£64,018	£12,804	£76,821
Abnormal Site Works	£12,804	£2,561	£15,364
Sub Total Work Costs	£76,821	£15,364	£92,185
Equipment	£13,444	£2,689	£16,132
Fees	£13,828	£0	£13,828
Statutory Charges	£4,993	£999	£5,992
Sub Total Non-Works Costs	£32,265	£3,687	£35,952
Total Works & Non-Works Costs	£109,086	£19,052	£128,138
Risk Contingency Allowance	£16,363	£3,273	£19,635
<b>Total Cost</b>	<b>£125,449</b>	<b>£22,324</b>	<b>£147,773</b>

As can be seen from this analysis and calculation, the requested contribution of £147,773 is necessary to make the development acceptable in planning terms, is directly related to the development and is fairly and reasonably related in scale and kind to the development.