

East Devon District Council
Planning Department
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

NHS Devon LPA Engagement

[Redacted]

Date: 6th January 2023

[Redacted]

Dear Sir/Madam,

Reference: East Devon Local Plan Review Final Sites Options Consultation

Please find below the response from the NHS across Devon to the proposed sites for the new East Devon 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. Royal Devon University Hospital 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 East Devon 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 East Devon 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 2.22 people per dwelling.

Acute and Community Care

The increase in the Acute and Community healthcare activities from the proposed development areas 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. **Critical Care:** Intensive Care service – Adult and Paediatric.
3. **Non-Elective Admission and short stay:** 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.
4. **Elective Admission:** Where a patient receives short-term treatment for a planned medical condition which requires at least one overnight stay in a hospital.
5. **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.
6. **Regular attendances:** Chronic patient pathways
7. **Outpatient Appointments and Procedures:** Attendances related to an ongoing medical condition that does not necessarily require a procedure.
8. **Community Nursing visits/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

Over the period of the Local Plan there will be additional increase in the services provided to the residents of East Devon 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 maintain appropriate levels of care
- b. Lead to significant cost pressure for the RDUH

Therefore the Acute and Community Care developer contribution has been calculated at **£681 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 a proportion of the occupants from the proposed sites will be new to the Royal Devon University Healthcare NHS Foundation Trust catchment area. The Trust has worked with East Devon District Council and agreed an appropriate inward migration percentage based on NHS Devon GP patient registrations.

Primary Care

These are main highlight points from the more detailed analysis:

1. Currently there are 14 main GP Practices plus 12 branch surgeries who provide primary care services for the areas identified as being suitable for new developments in the consultation document released by East Devon District Council.
2. 9 GP practices (35%) have more patients than they physically have capacity to manage. This picture is more complicated at granular level. 8 of the surgeries that are over capacity and situated in the west of the East Devon district whilst 15 of the surgeries that have capacity are in the north and east of the district.
3. In addition, East Devon citizens that live to the west of the district utilise the GP surgeries that are physically in the Exeter City eastern boundary, namely Pinhoe surgery, Hill Barton medical practice and Topsham surgery. All three of these surgeries are over capacity.

Over the period of the Local Plan there will be additional increase in the services provided to the residents of East Devon across the GP practices within East Devon District Council and some within Exeter City Council which will require investment to be able to provide additional capacity to maintain appropriate levels of care.

Therefore the Primary Care developer contribution has been calculated at **£560* 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>).

Acute, Community and Primary Care

The combined total for the NHS Contribution request equates to approximately **£1,241* per dwelling**.

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



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)

NHS Responses to Local Plan Review Selected Site Options Consultation

Numbers in parenthesis under GP surgeries are:- (Patient List Size/Infrastructure Capacity)

Town/Village	New Settlement, Clyst St Mary					
Maximum Dwellings	2,500	Maximum Population	5,500			
Developments			GP Surgeries			
New Settlement	Cranbrook Medical Practice		(4228/3778)			
	Pinhoe Surgery		(11152 /8586)			
	Hill Barton Surgery		(4323 / 3215)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve this potential site have a capacity problem as of December 2022. Added to this, consented and commenced sites that are also in the catchment of these surgeries, will add further capacity pressures.</p> <p>This site, along with the proposals emerging in the Cranbrook extension plan of Treasbeare, Cobden, Bluehayes and Grange, along with the completion of the Younghayes development, will add a further 4,970 dwellings and a increase the population by 11,000. This will greatly increase the capacity burden already being experienced by these surgeries.</p> <p>Although developer contributions will be requested for this site, it is recognised that a s106 contribution is only one part of a much larger funding requirement for these surgeries to achieve optimum healthcare cover. (see below)</p>						
Infrastructure Plans - Primary Care Response						
<p>EDDC have now appointed architects to produce masterplan options for Cranbrook town centre land and this work has begun with initial client meetings undertaken. This is with a view to going out to public consultation in June next year and the process will help inform the location of the health building which will include primary care facilities. A NHS ICB report will be produced to identify the geographic and demographic scope of the planned health & wellbeing hub which will eventually cover both Cranbrook and wider developments to the east of Exeter including the New settlement that may be centred around Clyst St Mary.</p> <p>Plans are also underway to extend the Pinhoe Surgery site's patient capacity by adding extra consulting rooms. However it must be remembered that the Pinhoe surgery site will have been extended to its optimum size once these plans have been completed. Further expansion will not be possible in the future.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices along the Exeter/M5 corridor. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
1167	21	1158	102	593	7606	5733
£60,438	£83,345	£681,183	£125,036	£188,247	£431,924	£132,366

Town/Village	North of Topsham					
Maximum Dwellings	580	Maximum Population	1,288			
Developments			GP Surgeries			
North of Topsham			Topsham Surgery	(6693/6119)		
			Hill Barton Surgery	(4323/3215)		
			Glasshouse Surgery	(4693 / 4291)		
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve this potential site have a capacity problem as of December 2022. Added to this, consented and commenced sites that are also in the catchment of these surgeries, will add further capacity pressures.</p> <p>This site, along with the planned sites in the eastern Exeter City area will generate an overall capacity shortfall on Topsham Surgery’s main site as well as its branch surgery at Glasshouse. Hill Barton surgery is already over its infrastructure capacity level.</p> <p>To mitigate this capacity issue, a developer contribution for primary care will be requested for this potential site.</p>						
Infrastructure Plans - Primary Care Response						
<p>Topsham surgery is extending the Glasshouse branch to increase clinic space and also have plans to increase the consulting rooms at the main surgery in Topsham.</p> <p>Hill Barton surgery is also undergoing plans to possibly reconfigure the surgery building to increase patient capacity.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Topsham area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
271	5	269	24	138	1764	1330
£14,022	£19,336	£158,034	£29,008	£43,673	£100,206	£30,709

Town/Village	Cranbrook					
Maximum Dwellings	4,170	Maximum Population	9,257			
Developments			GP Surgeries			
Cranbrook			Cranbrook Medical Practice (4228/3778) Pinhoe Surgery (11152/8586) Broadclyst Surgery (3900/3002)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve this potential site have a capacity problem as of December 2022. Added to this, consented and commenced sites that are also in the catchment of these surgeries, will add further capacity pressures.</p> <p>This site, along with the Tithbarn Green and and the completion of the Younghayes development as well as the proposed new settlement at Clyst St Mary, includes Treasbeare, Cobden, Bluehayes and Grange, This will add a further 4,970 dwellings and a increase the population by 11,000. This will greatly increase the capacity burden already being experienced by these surgeries.</p> <p>Although developer contributions will be requested for this site, it is recognised that a s106 contribution is only one part of a much larger funding requirement for these surgeries to achieve optimum healthcare cover. (see below)</p>						
Infrastructure Plans - Primary Care Response						
<p>EDDC have now appointed architects to produce masterplan options for Cranbrook town centre land and this work has begun with initial client meetings undertaken. This is with a view to going out to public consultation in June next year and the process will help inform the location of the health building which will include primary care facilities. A NHS ICB report will be produced to identify the scope (geographical and population) of the planned health & wellbeing hub ie covering both Cranbrook and wider developments to the east of Exeter including the New settlement that may be centred around Clyst St Mary.</p> <p>Plans are also underway to extend the Pinhoe Surgery site's patient capacity by adding extra consulting rooms. However it must be remembered that the Pinhoe surgery site will have been extended to its optimum size once these plans have been completed. Further expansion will not be possible in the future.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Cranbrook/ Clyst St Mary area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
3619	23	2019	158	785	11909	1390
£187,328	£90,844	£1,187,559	£194,487	£249,129	£674,458	£32,100

Town/Village	Exmouth					
Maximum Dwellings	1,033	Maximum Population	2,293			
Developments			GP Surgeries			
Land on the north-eastern side of Exmouth		Raleigh Surgery	(3990/3916)			
Land at Douglas Gardens		Treetops Surgery	(1929/1703)			
Littleham Fields		Exmouth Health Centre	(10351/9137)			
Land to the South of Courtlands Lane		Claremont Medical Practice	(9266/8615)			
Land to the South of Littleham		Imperial Surgery	(5421/6428)			
Land at St John's		Haldon House Surgery	(5853/6428)			
Land at Courtlands						
Land off Summer Lane						
NHS Devon ICB - Primary Care Response						
<p>The 6 GP surgeries that serve these potential sites have a capacity problem as of December 2022. The combined patient list size for these surgeries is 38,836 and their combined infrastructure capacity is 37,964. Therefore they are over capacity by 872 patients. Added to this, consented and commenced sites that are also in the catchment of these surgeries, will add further capacity pressures.</p> <p>These sites along with the sites that are consented and commenced, will generate an overall capacity shortfall on Raleigh surgery, Treetops Surgery, Exmouth Health Centre, Claremont Medical Practice, Imperial Surgery and Haldon House Surgery</p> <p>To mitigate this capacity issue, a developer contribution for primary care will be requested for the potential sites in and around this area.</p>						
Infrastructure Plans - Primary Care Response						
<p>The Rolle Medical Partnership in Exmouth have submitted a plan to increase the number of consulting rooms and to increase their reception area. The remaining surgeries are at this time are planning minor reconfigurations.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Exmouth area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
477	5	781	76	293	3911	5713
£24,705	£19,247	£459,750	£92,787	£93,072	£221,798	£131,908

Town/Village	Axminster					
Maximum Dwellings	1,050	Maximum Population	2,331			
Developments			GP Surgeries			
Land east of Lyme Road Land west of Chard Road Land east of Musbury Road Land at Axminster Carpets Scott Rowe Building, Axminster Hospital, Chard Road Land at Lea Combe, Field End Great Jackleigh Farm Land east of Lyme Close			Axminster Medical Practice (11022/12986)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serve these potential sites has excess of capacity as of December 2022.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>There are no planned healthcare infrastructure changes in the Axminster area at this time.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Axminster area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
455	5	493	59	253	3002	2875
£23,591	£18,745	£289,963	£71,734	£80,114	£169,635	£66,380

Town/Village	Honiton					
Maximum Dwellings	471	Maximum Population	1,046			
Developments			GP Surgeries			
Land to the west of Hayne Lane Hayne Farm at Hayne Lane Land at Heathfield, East of Hayne Lane Land to the north and south of King Street Former Millwater School at Bottom Road Land adjacent to St Michaels Church Land at Ottery Moor Lane Land at Middle Hill, Church Hill Land at Hurlakes, Northcote Hill Land south of Northcote Hill			Honiton Surgery (17656/26012)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serve these potential sites has excess capacity as of December 2022. However, consented and commenced sites that are also in the catchment of these surgeries, reduce that capacity to a certain degree.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>There are no planned healthcare infrastructure changes in the Honiton area at this time.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Honiton area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
551	3	234	23	119	1620	1345
£28,501	£10,035	£137,461	£28,357	£37,724	£92,087	£31,048

Town/Village	Ottery St Mary					
Maximum Dwellings	288	Maximum Population	639			
Developments			GP Surgeries			
Barrack Farm Land at Thorne Farm Land at Salston Barton Land at Bylands, Slade Road Land south of Strawberry Lane Gerway Farm			Coleridge Medical Centre (15157/16343)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serve these potential sites have an excess of capacity as of December 2022. However, these potential sites that are in the catchment of this surgery, reduce that infrastructure capacity considerably.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>There are no major plans to increase the infrastructure capacity at Coleridge Medical Centre at this time.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Ottery St Mary area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
194	2	128	14	68	875	895
£10,039	£6,569	£74,561	£16,811	£21,713	£49,294	£20,649

Town/Village	Seaton					
Maximum Dwellings	217		Maximum Population	482		
Developments			GP Surgeries			
Land at Barnards Hill Lane Land to the south of Harepath Hill Land off Harepath Road Land at Clay Common			Townsend House Medical Centre (4449/8737) Seaton & Colyton Medical Centre (7021/7657)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an excess of capacity as of December 2022. However, consented and commenced sites that are also in the catchment of these surgeries, may reduce that capacity.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Seaton area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
98	2	117	14	61	768	1044
£5,070	£8,801	£65,543	£17,503	£19,452	£43,148	£24,091

Town/Village	Sidmouth					
Maximum Dwellings	168	Maximum Population	373			
Developments			GP Surgeries			
Land south west of Woolbrook Road Land west of Two Bridges Road, Sidford Peak Coach House, (Numbers 1-3 Belfry Cottages), Cotmaton Road			Beacon Medical Centre	(7922/9688)		
			Sidmouth Health Centre	(6734/8235)		
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an excess infrastructure capacity as of December 2022. However, new development sites that are in the catchment of these surgeries, reduce that capacity.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Sidmouth area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
114	1	113	13	59	723	555
£5,913	£3,364	£66,552	£16,373	£18,874	£40,683	£12,817

Town/Village	Broadclyst					
Maximum Dwellings	175	Maximum Population	389			
Developments			GP Surgeries			
Land at Heathfield (Southeast of Woodbury View), Broadclyst Land west of Whimple Road, Broadclyst Land to east of Town End, Broadclyst			Broadclyst Surgery (branch surgery of Pinhoe Medical Practice) (3900/3002)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serve these potential sites has a capacity problem as of December 2022. Any new development site that are also in the catchment of this surgery, will add further capacity pressures.</p> <p>These sites, along with the Tithbarn Green and and the completion of the Younghayes development, the sites at Treasbeare, Cobden, Bluehayes and Grange and the proposed new settlement at Clyst St Mary, will add a further 4,970 dwellings and a increase the population by 11,000. This will greatly increase the capacity burden already being experienced by these surgeries.</p> <p>To mitigate this capacity issue, it is likely that a developer contribution for primary care will be requested for the potential site in this area.</p>						
Infrastructure Plans - Primary Care Response						
<p>Plans are also underway to extend the Pinhoe Surgery site’s patient capacity by adding extra consulting rooms. However it must be remembered that the Pinhoe surgery site will have been extended to its optimum size once these plans have been completed. Further expansion will not be possible in the future.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices along the Exeter/M5 corridor. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
103	1	72	7	39	491	224
£5,348	£3,588	£42,471	£8,752	£12,274	£28,005	£5,177

Town/Village	Budleigh Salterton					
Maximum Dwellings	152	Maximum Population	337			
Developments			GP Surgeries			
Land adjacent to Clyst Hayes Farmhouse Land at Barn Lane Budleigh Salterton Community Hospital			Budleigh Salterton Community Hospital (265/477) Budleigh Salterton Health Centre (3971/7142)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an excess of capacity as of December 2022. However, new development sites that are also in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Budleigh Salterton area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
56	1	82	10	39	518	428
£2,915	£2,985	£48,542	£12,757	£12,311	£29,322	£9,892

Town/Village	Colyton					
Maximum Dwellings	49	Maximum Population	109			
Developments			GP Surgeries			
Land at Hillhead			The Colyton Health Centre (4171/7500)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serve this potential site has excess of infrastructure capacity as of December 2022. However, any new development site that is also in the catchment of these surgery, reduce that capacity considerably.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Colyton area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
29	0	17	3	12	162	133
£1,492	£364	£9,784	£3,426	£3,814	£9,093	£3,083

Town/Village	Lympstone					
Maximum Dwellings	197	Maximum Population	437			
Developments			GP Surgeries			
Little Paddocks, 22 Underhill Crescent, Lympstone Land at Meeting Lane, Lympstone Land north west of Strawberry Hill, Lympstone Land off Grange Close, Lympstone			Underhill Surgery (2026/1884)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serve these potential sites has a capacity problem as of December 2022. Added to this, there are other potential sites that are listed in the local plan review to the north of Exmouth and are also in the catchment of this surgery. This will add further infrastructure capacity pressures.</p> <p>To mitigate this capacity issue, a developer contribution for primary care will be requested for the potential sites in and around this area.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Lympstone/Exmouth area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
59	1	61	9	39	489	236
£3,036	£4,115	£36,052	£11,225	£12,484	£27,707	£5,459

Town/Village	Woodbury					
Maximum Dwellings	173	Maximum Population	384			
Developments			GP Surgeries			
Land at Gilbrook Land south of Broadway Land east of Town Lane Ford Farm			Woodbury Surgery (4764/4235)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serve these potential sites has an infrastructure capacity problem as of December 2022. Added to this, consented and commenced sites that are also in the catchment of this surgery, will add further capacity pressures.</p> <p>To mitigate this capacity issue, a developer contribution for primary care will be requested for the potential sites in and around this area.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Woodbury area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
51	1	54	8	35	429	207
£2,666	£3,614	£31,660	£9,857	£10,963	£24,332	£4,794

Town/Village	Broadhembury					
Maximum Dwellings	10	Maximum Population	22			
Developments			GP Surgeries			
Land opposite the Village Hall			Blackdown Practice (Dunkerswell Surgery) (1022/1635) Honiton Surgery (17656/26012)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an excess of capacity as of December 2022. However, consented and commenced sites that are also in the catchment of these surgeries, may reduce that capacity considerably.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Broadhembury area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
3	0	3	0	2	25	12
£154	£209	£1,830	£570	£634	£1,406	£277

Town/Village	Chardstock					
Maximum Dwellings	30	Maximum Population	67			
Developments			GP Surgeries			
Land off Green Land, Chardstock			Axminster Medical Practice (11022/12986) Restharrow Surgery (1377/1622)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an excess of capacity as of December 2022. However, any new development sites that are also in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Chardstock area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
5	0	6	1	4	59	48
£279		£3,479	£1,229	£1,215	£3,308	£1,109

Town/Village	Clyst St Mary					
Maximum Dwellings	102	Maximum Population	226			
Developments			GP Surgeries			
Land north of Sidmouth Road, Clyst St Mary			Topsham Surgery	(6693 / 6119)		
Land at Bishops Court Lane, Clyst St Mary (Sowt_09)			Hill Barton Surgery	(4323/3215)		
Land at Bishops Court Lane, Clyst St Mary (Sowt_11)			Glasshouse Surgery	(4693 /4291)		
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an infrastructure capacity problem as of December 2022. Added to this, consented and commenced sites that are also in the catchment of these surgeries, will add further capacity pressures.</p> <p>These sites, along with the planned sites in the eastern Exeter City area will generate an overall capacity shortfall on Topsham Surgery's main site as well as its branch surgery at Glasshouse. Hill Barton Surgery is already over infrastructure capacity.</p> <p>To mitigate this capacity issue, a developer contribution for primary care will be requested for this potential site.</p>						
Infrastructure Plans - Primary Care Response						
<p>Topsham surgery is extending the Glasshouse branch to increase clinic space and also have plans to increase the consulting rooms at the main surgery in Topsham.</p> <p>Hill Barton surgery is also undergoing plans to possibly reconfigure the surgery building to increase patient capacity.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Clyst St Mary area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
47	1	47	4	24	310	234
£2,466	£3,400	£27,792	£5,101	£7,680	£17,622	£5,401

Town/Village	Dunkeswell					
Maximum Dwellings	43	Maximum Population	95			
Developments			GP Surgeries			
Broomfields, Dunkeswell			Honiton Surgery	(17656/26012)		
			Dunkeswell Surgery	(1022/1635)		
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an excess of capacity as of December 2022. However, consented and commenced and any new development sites that are also in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Dunkeswell area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
29	0	13	4	9	97	80
£1,491		£7,569	£4,448	£2,899	£5,479	£1,843

Town/Village	Exton					
Maximum Dwellings	50		Maximum Population	111		
Developments			GP Surgeries			
Land west of Oaklands			Topsham Surgery	(6693/6119)		
Land north and east of Exton Farm			Woodbury Surgery	(4764/4235)		
			Underhill Surgery	(2026/1884)		
			Dunkeswell Surgery	(1022/1635)		
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an infrastructure capacity problem as of December 2022. Added to this, consented and commenced sites and new development sites that are also in the catchment of these surgeries, will add further capacity pressures.</p> <p>These sites, along with the planned sites in the eastern Exeter City area will generate an overall capacity shortfall on Topsham Surgery's main site as well as its branch surgery at Glasshouse. Woodbury Surgery is already over infrastructure capacity. Underhill surgery at Lymington is also over its infrastructure capacity limit.</p> <p>To mitigate this capacity issue, a developer contribution for primary care will be requested for the potential sites in and around this area.</p>						
Infrastructure Plans - Primary Care Response						
<p>Topsham surgery has plans to add further consulting rooms at the main surgery to increase patient capacity.</p> <p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Exton area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
15	1	16	2	10	124	60
£771	£1,044	£9,150	£2,849	£3,169	£7,032	£1,386

Town/Village	Feniton					
Maximum Dwellings	42		Maximum Population	93		
Developments			GP Surgeries			
Land and buildings at Burland Mead			Honiton Surgery (17656/26012) Coleridge Medical Practice (15157/16343)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve this potential site has an excess of capacity as of December 2022. However, any new development sites that are also in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development site would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Feniton area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
34	0	15	2	8	123	106
£1,792		£9,028	£2,294	£2,551	£6,917	£2,457

Town/Village	Hawkchurch					
Maximum Dwellings	38	Maximum Population	84			
Developments			GP Surgeries			
Norton Store, Hawkchurch			Axminster Medical Practice (11022/12986)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serves this potential site has an excess of infrastructure capacity as of December 2022. However, any new development site that is in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development site would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Hawkchurch area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
7	0	7	2	5	74	61
£353		£4,407	£1,557	£1,539	£4,191	£1,405

Town/Village	Kilmington					
Maximum Dwellings	52	Maximum Population	115			
Developments			GP Surgeries			
Land east of George Lane Land to the west and south west of the Old Inn Land to the east of and off Whitford Road, between Ashes Farm and The Beacon Chapel			Axminster Medical Practice (11022/12986)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an excess of infrastructure capacity as of December 2022. However, any new development sites that are in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development site would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Kilmington area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
23	0	22	3	14	148	176
£1,169	£1,445	£13,091	£3,515	£4,419	£8,292	£4,068

Town/Village	Musbury					
Maximum Dwellings	25	Maximum Population	56			
Developments			GP Surgeries			
Baxter's Farm			Axminster Medical Practice	(11022/12986)		
Churchpath Field			The Colyton Health Centre	(1703/1857)		
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an excess of infrastructure capacity as of December 2022. However, any new development sites that are in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Musbury area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
11	0	11	1	7	71	85
£562	£694	£6,294	£1,690	£2,125	£3,987	£1,956

Town/Village	Otterton					
Maximum Dwellings	23		Maximum Population	51		
Developments			GP Surgeries			
Land east of Hayes Close Land adjacent to the North Star Land at Hayes Lane			Church Hall Surgery (4171/7500) Budleigh Salterton Health Centre (3971/7142) Budleigh Salterton Community Hospital (265/477)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve these potential sites have an excess of infrastructure capacity as of December 2022. However, any new development sites that are in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Otterton area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
9	0	13	2	6	78	65
£441	£452	£7,345	£1,930	£1,863	£4,437	£1,497

Town/Village	Sidbury					
Maximum Dwellings	38		Maximum Population	84		
Developments			GP Surgeries			
Land South of Furzehill, Sidbury			Church Hall Surgery	(4171/7500)		
			Sidmouth Health Centre	(6734/8235)		
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve this potential site have an excess of infrastructure capacity as of December 2022. However, any new development sites that are in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development site would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Sidbury area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
20	0	20	2	10	126	97
£1,035	£589	£11,654	£2,867	£3,305	£7,124	£2,244

Town/Village	Tipton St John					
Maximum Dwellings	45	Maximum Population	100			
Developments			GP Surgeries			
Land South of Otter Close Tipton St John			Coleridge Medical Centre	(15157/16343)		
			Beacon Medical Practice	(7922/9688)		
			Sidmouth Health Centre	(6734/8235)		
NHS Devon ICB - Primary Care Response						
<p>The GP surgeries that serve this potential site have an excess of infrastructure capacity as of December 2022. However, any new development sites that are in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development site would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the Tipton St John area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
30	0	20	2	11	136	137
£1,569	£1,026	£11,650	£2,627	£3,393	£7,702	£3,226

Town/Village	West Hill					
Maximum Dwellings	57	Maximum Population	127			
Developments			GP Surgeries			
Land at Westhayes/Hayes End Land adjoining Wind Mill Lane Land north and east of Eastfield			Coleridge Medical Centre (15157/16343)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serve these potential sites have an excess of infrastructure capacity as of December 2022. However, any new development sites that are in the catchment of these surgeries, reduce that capacity considerably.</p> <p>The proposed development sites would not immediately trigger a requirement for s106 contributions to be requested. However, conditions may change and the NHS would therefore reserve the right to pursue s106 contributions if required to do so..</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practices in the West Hill area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
32	0	18	3	14	170	128
£1,643	£755	£10,387	£3,616	£4,391	£9,583	£2,583

Town/Village	Whimble					
Maximum Dwellings	33	Maximum Population	73			
Developments			GP Surgeries			
Land at Station Road			Sandfords Surgery (1304/1231)			
NHS Devon ICB - Primary Care Response						
<p>The GP surgery that serve this potential site has an Infrastructure capacity problem as of December 2022. Added to this, any new development sits that is in the catchment of this surgery, will add further capacity pressures.</p> <p>To mitigate this capacity issue, a developer contribution for primary care will be requested for the potential site in the Whimble area.</p>						
Infrastructure Plans - Primary Care Response						
<p>Further Primary Care infrastructure planning is taking place through the Primary Care Network Estates Toolkit workstream. This could possibly identify infrastructure needs for the GP practice in the Whimble area. The toolkit centres around developing an estate strategy. Its purpose is to support PCNs in delivering expanded services and new ways of integrated working.</p>						
Forecasted Additional Healthcare Activities						
A&E Attendances	Critical Care	Non-Elective Admissions	Elective Admissions	Day Case (Elective)	Outpatient Appointments	Community Nursing
16	0	11	2	6	77	72
£809	£328	£6,695	£1,956	£1,966	£4,321	£1,662

Royal Devon University Healthcare NHS foundation Trust (RDUH)

Strategic infrastructure plans overview

December 2022

Key leads: Chris Tidman , Zahara Hyde, Paul Honey

Context

The Trust is progressing a clinical services strategy that meets the key principles of the wider strategic aims and ensures that the estate provision is aligned with the integrated service capacity requirements and supports the integrated Trust models of care. A number of key principles are underlined;

1. Urgent care services are configured in a way that promotes integrated working between services and facilitates efficient transitions between services.
2. Elective services are configured to minimise any disruption to service operations by emergency activity.
3. Services that do not need to be located on a site identified as a hot acute are relocated to an elective / day treatment centre or provided in the community.
4. Patient facing clinical services are provided in an environment that is high quality and conducive to a patient's prompt recovery.
5. Support services are provided in an estate which is a high-quality working environment which will assist the Trust in the recruitment and retention of staff.
6. The community estate across the integrated Trust is better utilised to promote greater integration of health and wellbeing services that are focused on areas of need.

Key infrastructure plans

Major elements of our infrastructure developments planning include:

- Urgent & emergency care reconfiguration at acute sites
- Surgical theatre reconfiguration and expansion
- Investment in medical equipment and imaging
- Digital enablement and capability

These points aim to provide a high-level summary of plans at a point in time. They are not exhaustive and are subject to change.