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**BY EMAIL ONLY:**

23 January 2025

[PLee@tandridge.gov.uk](mailto:PLee@tandridge.gov.uk)

Dear Peter,

**Application Ref:** 2023/1281

**Address:** Nutfield Green Park, The Former Laporte Works, Nutfield Road, Nutfield,  
Surrey

Please find below NHS Surrey Heartlands Integrated Care Board (“ICB”) response to the above planning application.

**NHS Surrey Heartlands ICB**

NHS Surrey Heartlands serves over one million people across Elmbridge, Epsom and Ewell, Guildford, Mole Valley, Reigate and Banstead, Runnymede, Spelthorne, Tandridge, Waverley and Woking. This represents about 90% of the total Surrey population. NHS Surrey Heartlands is the statutory NHS organisation responsible for developing a plan for meeting the population’s health needs, managing the NHS budget and arranging for the provision of health services in the Surrey Heartlands area.

NHS Surrey Heartlands commissions (plans, designs and purchases) many of the health services that local people use, including medicines, hospital care, urgent and emergency services, mental health care, GP services and many community services. In the future, we will also take on some areas of commissioning that currently sit with NHS England, such as dentistry, community pharmacy and general ophthalmology (eye care services).

Importantly, NHS Surrey Heartlands works with a range of other healthcare partners, including local government, other health organisations and the voluntary, community and faith sector as part of the wider Surrey Heartlands Health and Care Partnership (also known as the Integrated Care System, or ICS). This wider partnership is responsible for taking collective responsibility for the health and wellbeing of the local population. This includes working alongside partners to make decisions about health services based on feedback from healthcare providers, patients, carers and the wider public to ensure the services that are planned and bought are shaped by the views of the local population. NHS Surrey Heartlands and its partners are therefore well placed to help identify the implications of future developments and plan policies on health care services in the local area.

## Primary Healthcare needs arising from the development

The proposed development is located on the A25, east of Redhill, west of Blenchingly and on the outskirts of Nutfield. The Planning Statement (October 2023) outlines that the proposed development is resulting in upto 166 residential units, upto 70 care home beds, upto 41 extra care facility beds and upto 1,500sqm Class E(e), F2 flexible floorspace including health and care community floorspace.

The proposed development will result in additional persons from a range of age bands. We note that the provision of specialist accommodation for older people can include a high level of personalised care and support, however Care homes rely on health infrastructure in the local area and generally require additional primary care services. This additional level of primary care service provision is crucial to avoiding unnecessary hospital admissions, therefore local practices having the infrastructure capacity to accommodate the additional workforce and related resources needed to support care homes is key. It is accepted that older patients place a higher demand on practices as evidenced by practices weighting patient demographics.

The ICB note that the applicant's Social Infrastructure Assessment (October 2023) outlines that the existing supply of GP facilities to be sufficient to accommodate the additional demand generated by the proposed development. The ICB note that the assessment only considers the GP to patient ratio, which lends itself to revenue funding, not capital funding. The ICB do not seek revenue funding, instead seeking capital funding towards physical infrastructure. The current proposals make no measures to mitigate the impact of the patients expected to come forward from the residential units, care homes and extra care facility beds on primary healthcare in the area. This development will therefore have an impact on local healthcare infrastructure.

To establish the impact of the proposed development we have reviewed the financial viability assessment and planning documentation, to establish the unit type mix and affordable housing breakdown. We note that the unit type mix was provided by the applicant and is outlined in table 1 below.

Unit type mix	
<b>1B</b>	10%
<b>2B</b>	27%
<b>3B</b>	39%
<b>4B</b>	25%

Table 1: Unit type mix provided by applicant

As there was no affordable housing breakdown in the planning documentation and the financial viability assessment does not specify the affordable units we have adopted a policy compliant affordable breakdown for the 166 units, based on housing data confirmed by Tandridge Council. We provide a summary in tables below:

<b>1 Bedroom</b>	<b>Number of units</b>
<b>Affordable Flat</b>	1
<b>Market Flat</b>	2

<b>2 Bedroom</b>	<b>Number of units</b>
<b>Affordable Flat</b>	3
<b>Market Flat</b>	6

Affordable House	4
Market House	9

Affordable House	11
Market House	25

3 Bedroom	Number of units
Affordable Flat	4
Market Flat	10
Affordable House	15
Market House	35

4 Bedroom	Number of units
Affordable Flat	2
Market Flat	6
Affordable House	10
Market House	23

We have assumed the 41 retirement units and the 70-bed care home will be private. Should updated data be provided, we would seek to revise the SidM modelling to reflect this data.

### Primary healthcare financial capital contribution

The ICB have considered mitigation options and identified that a financial contribution in lieu aligns best with the ICB's estate strategy. A financial contribution in lieu is therefore being sought to mitigate the impact of the proposed development. Please see enclosed SidM Report which establishes the required capital contribution of £215,466 to mitigate the impacts of the proposed development on primary care.

When considering the impact of new homes and increased patient numbers, the ICB has considered infrastructure needs at both individual practices and Primary Care Networks (PCN) levels. This planning application falls within the Redhill Phoenix and Care Collaborative (Redhill) PCNs. The closest GP premises affected are Holmhurst Medical Centre, Woodlands Road Medical Practice, Hawthorns Surgery, and The House Partnership practice. Mitigation measures may need to occur at a combination of these sites.

### S106 Wording

We propose the following wording be incorporated into the S106 agreement associated with this development.

"Health Care Contribution": means the sum of £215,466 (Two hundred and fifteen thousand four hundred and sixty six pounds) payable as a financial contribution to be used specifically towards the provision of health care facilities within the Redhill Phoenix or Care Collaborative (Redhill) Primary Care Networks or successor bodies.

### Community Healthcare

The ICB note that the proposed development includes the provision for 1500sqm Class E(e), F2 flexible floorspace including health and care community floorspace. The ICB note that the provision of health and community floorspace in this location could align with the estates strategy related to community healthcare space. The ICB would therefore like to explore this option with the Council and the applicant, to ensure affordability.

## Conclusion

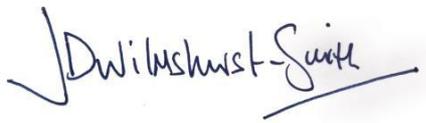
The ICB considers it necessary for measures to be put in place so the impacts to local healthcare as a direct result of this development is addressed. The level of contribution is reasonable in scale and kind because it is based on the size and nature of the development.

If left unmitigated, it would not help support with delivery of the ICB's estates strategy, and the proposal could be considered unsustainable development.

Please do not hesitate to contact me should you have any questions.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in blue ink that reads "Jules Wilmshurst-Smith". The signature is written in a cursive style with a horizontal line underneath.

**Jules Wilmshurst-Smith | Head of Estates**

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jules.wilmshurst-smith@nhs.net

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