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Spatial Planning
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Dear Sirs

Consultation on the Princes Risborough Expansion Supplementary Planning Document (SPD)

Thank you for the opportunity to respond on behalf of NHS Buckinghamshire CCG (BCCG) as a consultee to this SPD.

We note that following our previous comments on plans for Princes Risborough in 2017, and our feedback on the Wycombe Local Plan in general dated 8th August 2016 (attached), you have now proposed a plot of land that indicatively could be a site for a GP surgery that absorbs the new population resulting from the proposed Princes Risborough expansion of 2,500 homes.

Since our previous comments, BCCG has adopted a Primary Care Estates Strategy in April 2018. This states that BCCG will consider new build schemes to achieve rationalisation of historical estate to enhance service delivery and cost effectiveness. However, in the first instance, the CCG will work with practices so that they remain resilient and sustainable and thus the CCG will not support the establishment of new, small, single-handed GP practices. Instead, we have made clear that we will only fund new schemes that can cater for at least 10,000 population (5-6 GPs).

As the size of a new surgery to only cater for Princes Risborough expansion will be less than 10,000, and BCCG's financial pressures are such that additional floor space creates significant additional revenue pressures, its preferred option is to request that developer contributions are sought. This would provide funding for internal reconfiguration of the existing GP Surgery in Stratton Road (with possibly a small extension), to create additional clinical rooms within the existing building footprint to provide capacity for additional patients. Both practices in Princes Risborough (Cross Keys and Unity Health – formerly Wellington House) have also previously indicated that their requirement would be for additional patient

parking. Costs for both the modification works and car parking arrangements are not known yet, but we would expect the estimated total cost to not exceed £1,000,000 excluding VAT.

BCCG's least preferred option is to require developer contributions to provide a new surgery large enough to accommodate both the proposed expansion and current practice list for the Stratton Road Surgery – such developer contributions would be required that would enable the purchase of the land required for such a surgery, together with the build costs that would enable such a GP building, but with the recognition that the financial contribution for the building element would be limited to reflect the planned population expansion, in line with the tests that apply to Section 106 Contributions (i.e. “that they are fairly linked in size and kind and directly relate to the proposed development(s)”. It should be noted that the practice at Stratton Road currently has a lease in place until 2025 and therefore would not be able to relocate before the expiry of this lease.

Should you require any further information on this matter, please either contact myself [REDACTED] or Peter Redman, the CCG's Estates Development Manager [REDACTED]

Yours faithfully

[REDACTED]

Helen Delaitre
Associate Director Primary Care
NHS Buckinghamshire CCG



Encl: Letter to WDC re
Local Plan and IDP 5.