

Our Ref: AH/FODD/051225a

NHS Gloucestershire
Shirehall
Westgate Street
Gloucester
GL1 2TG

5TH December 2025

Emma Hughes
Principal Planning Officer
Forest of Dean District Council
Planning Department
High Street
Coleford
Glos,
GL16 8HG

Sent via email only

Dear Emma

**Re: NHS Gloucestershire health infrastructure requirements relating to
P0672/25/OUT: land North of Carisbrook Road, Mitcheldean, Gloucestershire.
Erection of up to 180 dwellings**

1. Background & context

NHS Gloucestershire Integrated Care Board (GICB) is responsible for planning and buying services to meet the health needs of local people and, in October 2025, serves 698,858 registered patients. It has delegated authority from NHS England, for the commissioning of primary care services (general medical services. This includes consideration of practice requests related to their premises requirements to deliver these services as set out in national regulations - The National Health Service (General Medical Services Premises Costs) Directions 2024. [The National Health Service \(General Medical Services - Premises Costs\) Directions 2024](https://publishing.service.gov.uk/government/publications/the-national-health-service-general-medical-services-premises-costs-directions-2024) (publishing.service.gov.uk)

It is generally accepted that new housing developments should contribute to the costs of the new infrastructure required to support them and related to the development, and fairly and reasonably related in scale and kind to the development. To confirm, GICB is seeking a development contribution towards the capital infrastructure costs of construction, resulting from the increased population from these 180 dwellings. A breakdown and rationale for the request is now provided.

2. Determination of infrastructure need

2.1 Existing primary care infrastructure

In respect of the planning application, one practice, namely Mitcheldean Surgery, with a current registered list size of 7,242 patients, will cover this housing development.

2.2 Population growth calculation

GICB uses an average household figures based on ONS data as recommended by NHS England guidance <https://www.gov.uk/government/publications/new-homes-fact-sheet-4-new-homes-and-healthcare-facilities/fact-sheet-4-new-homes-and-healthcare-facilities> . GICB has then aligned with ONS based local data in the overview section at <https://www.gloucestershire.gov.uk/inform/population/household-projections/> GICB has used the countywide future 2043 figure, of 2.19 per household. For 180 homes, this is calculated at 394 people.

2.3 Additional primary care infrastructure

GICB uses an established methodology regarding overall floorspace requirements in each building for each individual practice, which is consistently applied. This equates to 83.33m² gross internal area (GIA) per 1,000 patients up to 10,000 patients and then over 10,000 patients, 41.66m² GIA per 1,000 patients. This is applied to all proposed developments as set out in the GICB Premises Development & Delivery Plan <https://www.nhsglos.nhs.uk/about-us/who-we-are-and-what-we-do/publications/#link-other>. This is also in line with previous national guidance and modelling. <https://www.healthyrurbandevelopment.nhs.uk/wp-content/uploads/2013/03/GuidanceNotes-2009.pdf> and included in NHS space guidelines.

In respect of the practice's existing list size, the current cumulative size core allowance equates to 604m². Whilst the current actual sizing equates to 524m². There is a current overall shortfall amounting to 80m² GIA and is already too small for the current population served.

In respect of the estimated 394 people resulting from this development, as the list size is below 10,000 patients, the infrastructure requirements for patients is calculated at 83.33m² GIA per 1,000 patients including planning, circulation & engineering. Total additional primary care infrastructure is calculated at 32.83m² GIA. This will need to be incorporated by reconfiguring and/ or extending the existing building.

3 Development contribution

The financial contribution is based on latest capital costs and all appropriate fees and is calculated at £182,166.

4. Conclusions

There is not sufficient existing healthcare capacity locally to accommodate the 394 residents calculated to be generated by this planning application. Mitigation is required in the form of a financial contribution of £182,166 towards the capital cost of delivering the additional capacity at Mitcheldean surgery.

With best wishes

Yours sincerely



Andrew Hughes
Associate Director of major projects

cc:
Helen Goodey, Director of Primary Care & Place, GICB
Practice Manager, Mitcheldean Surgery.