

## Sophia Nitschke

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**To:** Alison Wright  
**Subject:** RE: North East Cambridge application - application for 425 apartments - 22/02771/OUT

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**From:** Fiona Bradley <[Fiona.Bradley@greatercambridgeplanning.org](mailto:Fiona.Bradley@greatercambridgeplanning.org)>  
**Sent:** 15 September 2022 13:15  
**To:** Alison Wright <[alison.wright@bidwells.co.uk](mailto:alison.wright@bidwells.co.uk)>  
**Subject:** FW: North East Cambridge application - application for 425 apartments - 22/02771/OUT

Please see below.

**Fiona Bradley** | Interim Support Team Leader



**GREATER CAMBRIDGE  
SHARED PLANNING**

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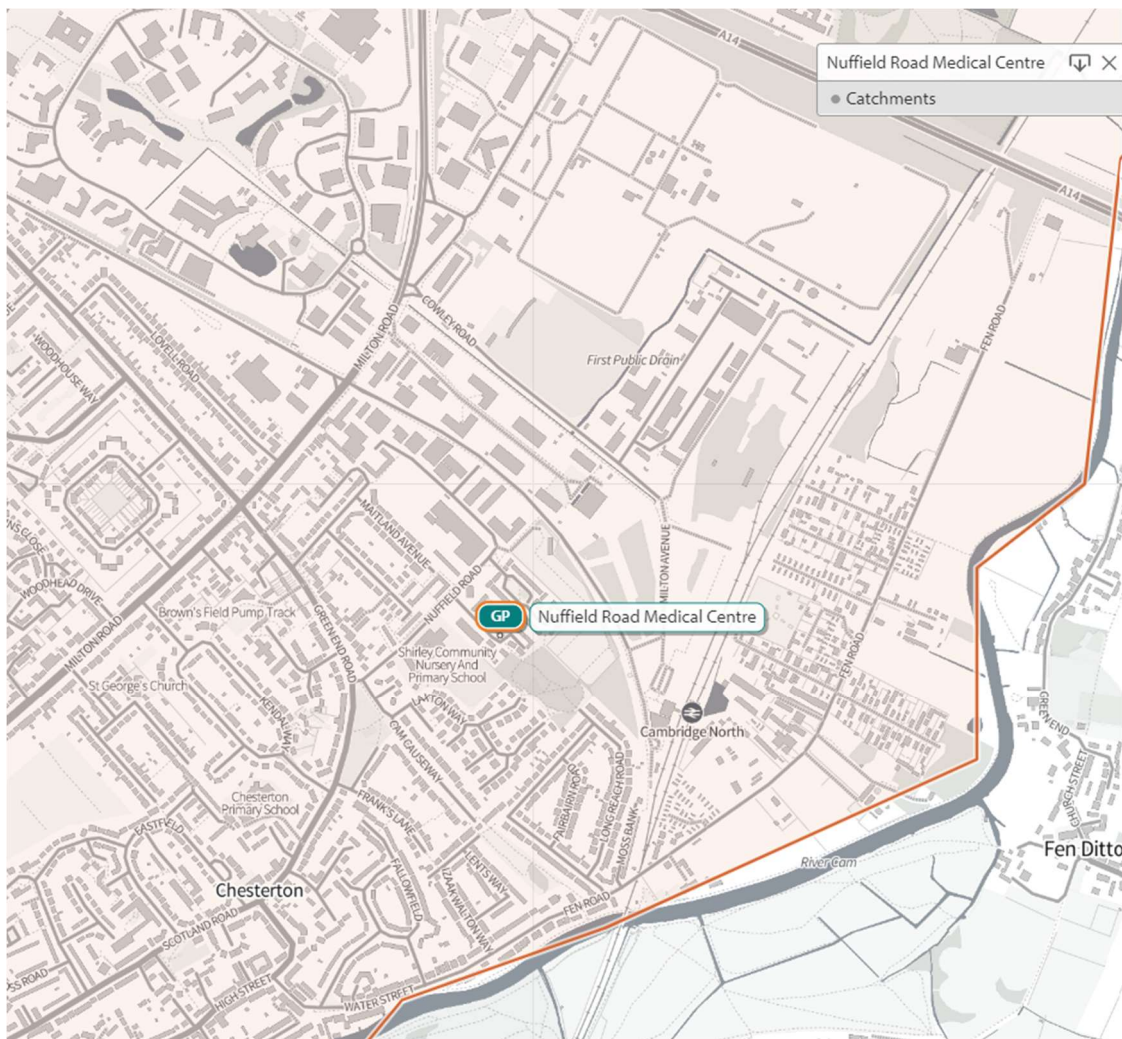
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**From:** MACLEOD, Lucy (NHS CAMBRIDGESHIRE AND PETERBOROUGH ICB - 06H) <[lucy.macleod4@nhs.net](mailto:lucy.macleod4@nhs.net)>  
**Sent:** 07 September 2022 13:57  
**To:** Fiona Bradley <[Fiona.Bradley@greatercambridgeplanning.org](mailto:Fiona.Bradley@greatercambridgeplanning.org)>  
**Cc:** Lesley McFarlane <[Lesley.McFarlane@scams.gov.uk](mailto:Lesley.McFarlane@scams.gov.uk)>; STONE, Jonathan (NHS CAMBRIDGESHIRE AND PETERBOROUGH ICB - 06H) <[j.stone@nhs.net](mailto:j.stone@nhs.net)>  
**Subject:** North East Cambridge application - application for 425 apartments - 22/02771/OUT

Dear Fiona,

Thank you for your time this morning it was very helpful to meet with you and to discuss the above application for 425 apartments in NE Cambridgeshire.

As advised having checked our tracking sheet Premises & Estates, Primary Care, NHS have no record of being consulted on this proposed development. Having reviewed the proposed location I can advise that this development would sit within the catchment area for Nuffield Road Medical Centre as shown on the map below:



Nuffield Road MC is of 843.3sqm net internal area (NIA) in size, this would indicate an estate capacity of 12,298 patients. As of August 2022, this practice list was 14,193 so would not have the estate capacity to support an additional 1,190 new residents as a result of this development without consideration of developer mitigation towards this potential new growth which would be calculated as £298,003\*. Should the application receive approval by the authority we would ask that the developer and planning officer consult with the NHS around phasing of this development as this would have implications on delivery pressure of primary care services in this area.

\* Calculations currently under review as currently based on Q1 2020 construction costs.

Kind regards,

*Lucy*

Lucy MacLeod  
Strategic Premises & Estates Manager for Primary Care

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