



By Email Only

Fiona Bradley
Planning Services
Interim Support Team Leader South
Cambridgeshire District Council

East of England Ambulance Service NHS Trust
Hammond Road
Bedford
MK41 0RG

Date: 23 September 2022
Our Ref: 22/02771/OUT/ZM
Your Ref: 22/02771/OUT

Planning Application: 22/02771/OUT

Location: Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire

A hybrid planning application for:

- a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works.
- b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.

Dear Ms Bradley

1. Thank you for consulting East of England Ambulance Service NHS Trust (EEAST) on the above planning application.
2. Further to a review of the application details the following comments are made in regard to the provision of ambulance services.
3. Existing Healthcare including Emergency Ambulance Service Provision Proximate to the Planning Application Site
 - 3.1 The proposed development is likely to have an impact on the 2 emergency ambulance stations in Cambridge within the vicinity of the application site. EEAST are in a unique position that intersects health, transport and community safety and does not have capacity to accommodate the additional growth resulting from the proposed development to achieve nationally set blue light response times. NHS Digital AmbSYS 2021-22 data shows EEAST response times were at 18.01 minutes for Category 1 (life-threatening calls) compared to the mandated target of 90th centile no more than 15 minutes.

3.2 The proposed development will likely have an impact on NHS funding programme for the delivery of emergency ambulance provision within this area and specifically within the health catchment of the development. EEAST would therefore expect these impacts to be fully assessed and mitigated.

4. Assessment of Development Impact on Existing Healthcare and Ambulance Service Provision

4.1 The development and change of use from brownfield to housing would give rise to a need for improvements to capacity, in line with emerging Integrated Care System estates strategy which can be met by:

- Increasing the number of ambulances required to meet the expanded demand in order to maintain contractual response times to prevent the application of contractual fines
- Extending/refurbishment of existing ambulance station(s) within the locality to meet the increased demand or in certain instances support relocation to a more suitable location
- Provision of additional medical equipment to manage the increased number of incidents from the growing population in order to maintain mandated ambulance response times and treatment outcomes
- Recruiting, training and providing new equipment for additional Community First Responders (CFRs) to support the proposed development and the community as a whole
- Use of digital solutions.

4.2 Table 1 shows the population likely to be generated from the proposed development. The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £176,715.

Table 1 Capital Cost calculation of additional health services arising from the development proposal

Additional Population Growth	ICS Activity Rate ²	Ambulance Cost ³	Total
1,190 (425 dwellings) ¹	0.22	£675	£176.715

1 Calculated assuming 2.8 persons for each dwelling average household as agreed with South Cambridgeshire District Council

2 Calculated Cambridgeshire and Peterborough Census 2020 population (894,300) and 2021-22 EEAST emergency activity volume (193,898)

3 EEAST ambulance callout cost (2021)

4.3 Non-emergency patient transport services are commissioned by NHS Herts Integrated Care Board to take patients who meet set eligibility criteria from their usual place of residence to hospital for appointments (which may be provided in a hospital, diagnostic hub or primary care setting) in sufficient time for their appointment and then returned to their usual place of residence. As with emergency services, location and siting of PTS sites is important to meet the needs of the population.

4.4 The age profile is important for EEAST as well as the ICB, as people at both ends of the age spectrum consume a disproportionately large quantity of healthcare services and resource. Over 75s are most likely to have multiple long-term conditions and complex care needs. Analysis of EEAST activity from 2019/20 indicates residents aged 65 years and over account for over 1/3 (35%) of Category 1 ambulance activity and 52% of all activity. Those aged 2-18 years account for 15% of Category 1 activity and 8% of all activity.

4.5 EEAST notes from the Planning Statement the site is in Flood Zone 1 at low risk of flooding.

4.6 EEAST notes within the five-year period 24 incidents were recorded and road modifications are proposed as part of the application.

5 Conclusion

- 5.1 In its capacity as the healthcare provider, EEAST has identified the development will give rise to a need for additional emergency ambulance healthcare provision to mitigate impacts arising from the development.
- 5.2 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.
- 5.3 Assuming the above is considered in conjunction with the current application process, EEAST would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.
- 5.4 The terms set out above are those that EEAST deem appropriate having regard to the formulated needs arising from the development.
- 5.5 EEAST is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.
- 5.6 EEAST looks forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours sincerely
Zoë May



Head of Business Relationships

cc: Lucy MacLeod, Strategic Premises & Estates Manager for Primary Care,
Cambridgeshire & Peterborough Integrated Care System