

Proposed Medical Centre – Layout and Potential Usage (Indicative Only)

1. This Note has been prepared by Savills to support the development proposals by Woking Football Club and Goldev Woking at Land South of Kingfield Road and East of Westfield Avenue (ref: PLAN/2019/1176), 'the Proposal'.
2. As a part of the Proposal, a Medical Centre has been proposed within the structure of the new stadium. This has been offered not only to meet the general practitioner needs of the new residents of the proposed development but to potentially offer a range of additional and complementary medical services that could also serve the requirements of the wider local community. At this stage, all options are indicative.
3. As per the *Interim Healthcare Estate Requirement Report* prepared by Primary Care Surveyors that was submitted as a part of the application the estimated population of the development is 1,887 residents. The same report advises that the normal target is for a ratio of 1,800 patients per GP.
4. The *Interim Healthcare Estate Requirement Report* also advises that the area of the proposed medical centre could provide capacity for sufficient GPs to serve 14,000 patients. With a benchmark ratio of 1,800 patients per GP, this means that the medical centre could house up to 8 GPs.
5. In such a scenario, the centre would be laid out to provide a range of consulting rooms, waiting areas, reception spaces and access routes.
6. Assessment of current local medical facilities, including provision of GP surgeries, is ongoing and further discussions will need to be held with the Clinical Commissioning Group with regard to their requirements for all supporting clinical services. It is expected that such consideration would relate not only to current requirements but also planning and preparing for future demands. This means not only patient numbers per se but the range of services that an evolving population may need.
7. The outcome of such discussions will be one part of concluding the final form of the medical centre and the range of services provided within it.
8. In this context, a purpose-built facility of the scale proposed for the stadium could offer a range of options. This could allow not only for a GP facility to serve the capacity created by the associated residential development but also supplementary capacity for existing local residents. Or, the space could be partly utilised for other supporting clinical services and facilities to meet ongoing needs locally.
9. In this scenario, the proposed floorspace for the medical centre could be subdivided to serve a range of different occupiers and tenants. The inherent flexibility of the proposed space is such that it could be utilised concurrently by a range of complementary users and services; it is not limited to being occupied in full by a single medical practice or provider.
10. All options noted here are indicative only at this stage. Further detail of the internal layout of the medical centre and the range of services within it would be provided via an appropriate management plan which can be secured via planning condition.