Northstowe
Healthy New Town

Characteristics of the new village Cambourne and potential implications and forecasts for Northstowe

~ edited short version for website
omits sections on ethnicity, language and detail on health conditions ~

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Introduction

❖ The aim is to summarise work on the new town of Northstowe using data from the neighbouring new village of Cambourne. Both are close to Cambridge

❖ Northstowe is a new town intended to be 10,000 dwellings. The first (92) have been built in 2017

❖ Cambourne is a new village located nine miles to the south west of Northstowe

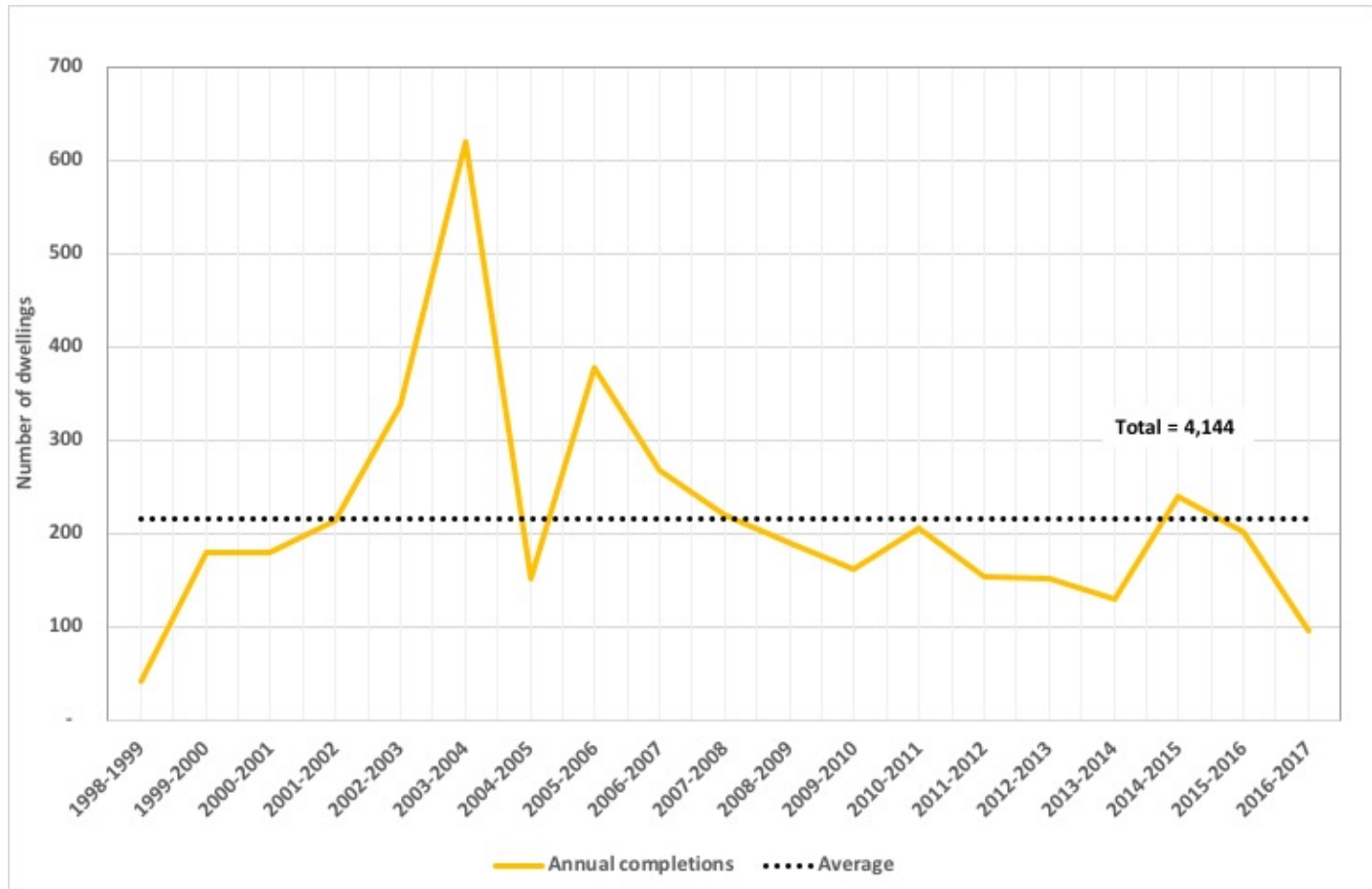❖ These slides support a fuller document

Northstowe and Cambourne
– located around nine miles apart
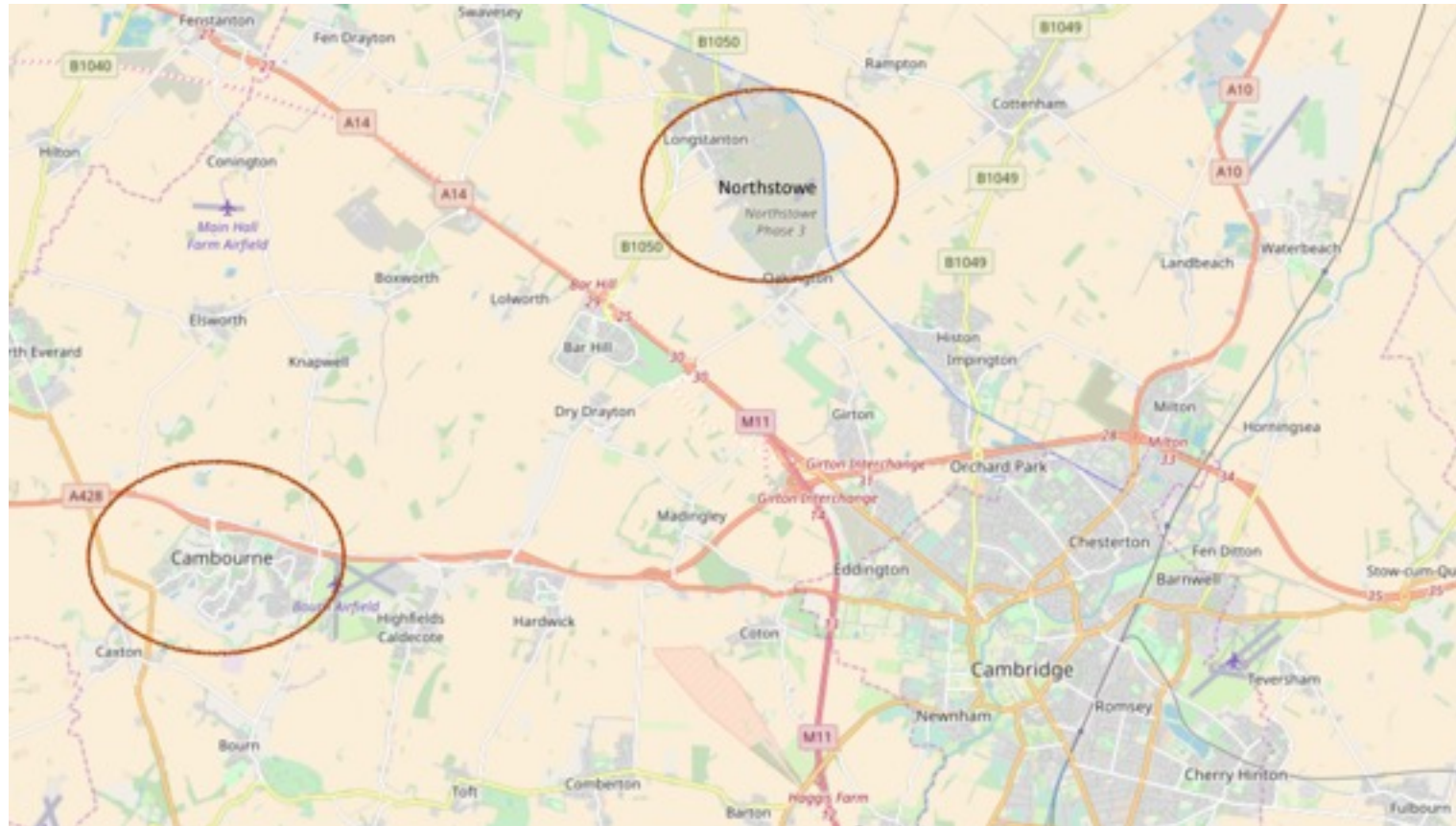
Development at Cambourne

Number of dwellings built each year, Cambourne

❖ From a zero, i.e. no settlement / housing before start

South Cambridgeshire Planning Annual Monitoring Reports

Numbers of patients and dwellings in Cambourne from 2013

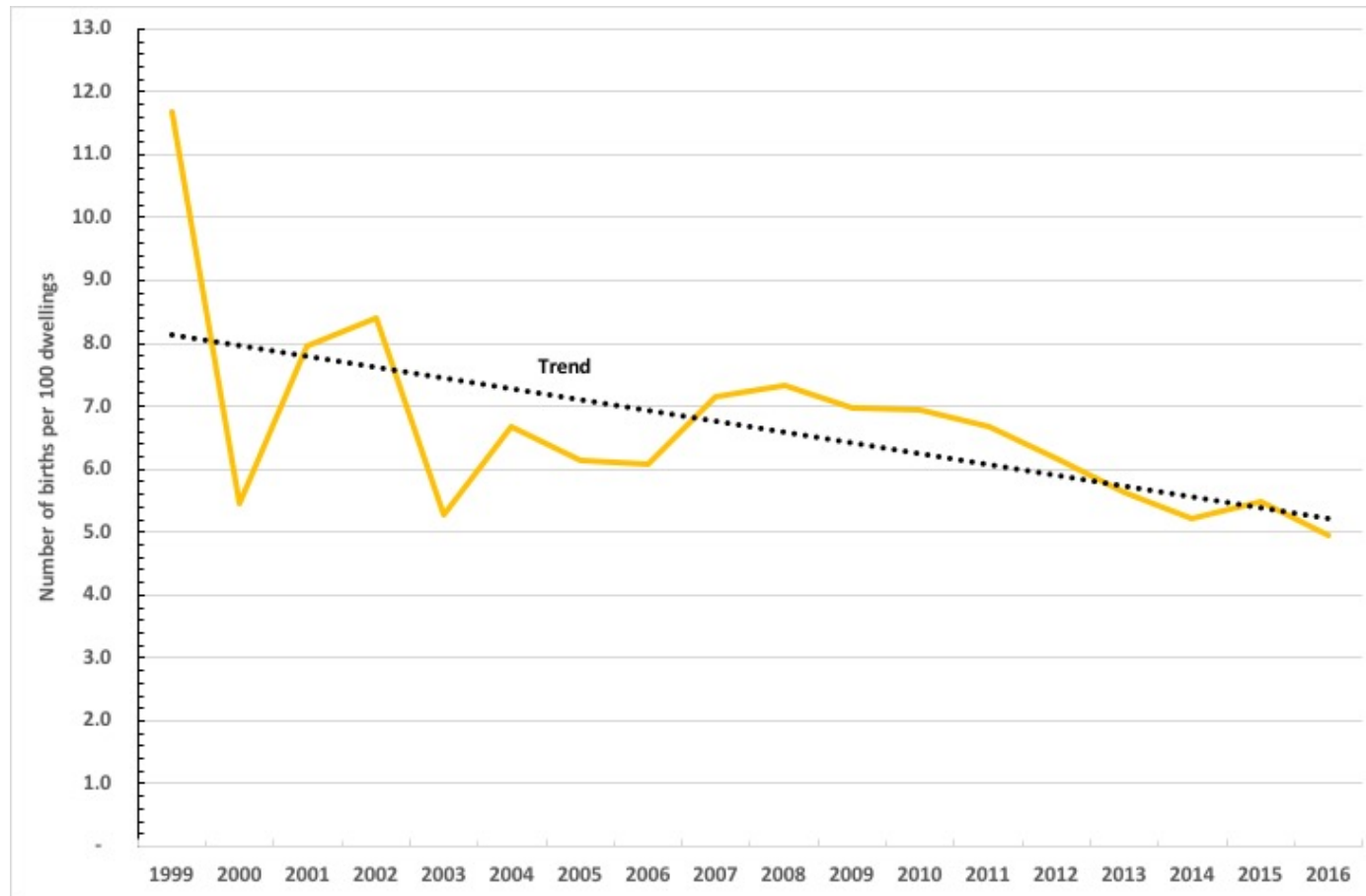| Year	Number of patients	Number of houses
2013	9,013	3,579
2014	9,459	3,818
2015	9,994	4,019
2016	10,593	4,114
2017	10,932	
2018	11,387	

Age of patients

Age (patients) at Cambourne (Monkfield) and (people) South Cambridgeshire
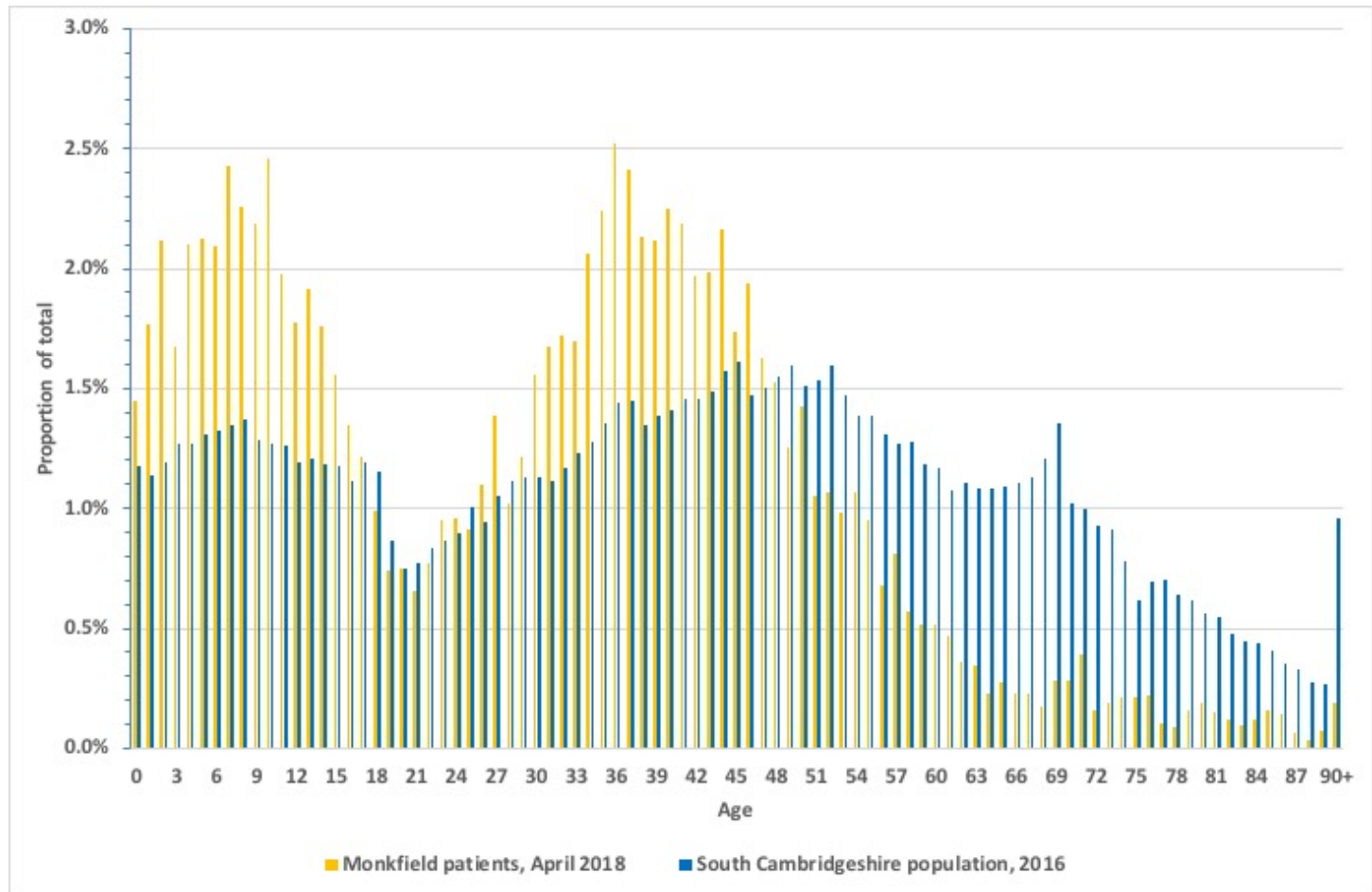
Monkfield Practice, NHS datahub, April 2018
Office for National Statistics, 2016 Mid Year Estimates

Trends in births – per 100 dwellings 1999 - 2016

(Cambourne Parish)

Prevalence of key health conditions:

using Quality Outcomes Framework measures

Summary of prevalence in Cambourne, **C**ambs. and **P**eterborough **C**CG and England

❖ Cambourne has a higher prevalence for:
  ➢ Asthma
  ➢ Depression
❖ There are some conditions where the prevalence in Cambourne is becoming slightly closer to the CP CCG and England levels:
  ➢ Coronary heart disease
  ➢ Diabetes mellitus
❖ Where the prevalence in Cambourne is lower than that for England and the gap has grown larger:
  ➢ Hypertension
  ➢ Obesity
  ➢ Cancer
  ➢ Chronic kidney disease
  ➢ Palliative care
  ➢ Dementia

Monkfield Practice – workforce, NHS funding, appointments and Quality and Outcomes Framework

Number of patients and GPs at Monkfield, 2012 – 2017

Year	Number of patients	GP headcount	GP (full time equivalent)	Ratio of patients to GP (full time equivalent)
2012	8,817	5	4.6	1,917
2013	9,055	6	5.6	1,617
2014	9,568	7	6.6	1,450
2015	10,386	4	3.7	2,807
2016	10,850	Not available	Not available	Not available
2017	11,186	6	5.2	2,151

Number of nurses at Monkfield, 2013 – 2017

Year	Number of patients	Nurses (full time equivalent)	Ratio of patients to nurses (full time equivalent)
2013	9,055	3.6	2,534
2014	9,568	3.1	3,054
2015	10,386	2.9	3,557
2016	10,850	Not available	Not available
2017	11,186	4.7	2,377

# Appointments at Monkfield, January 2018
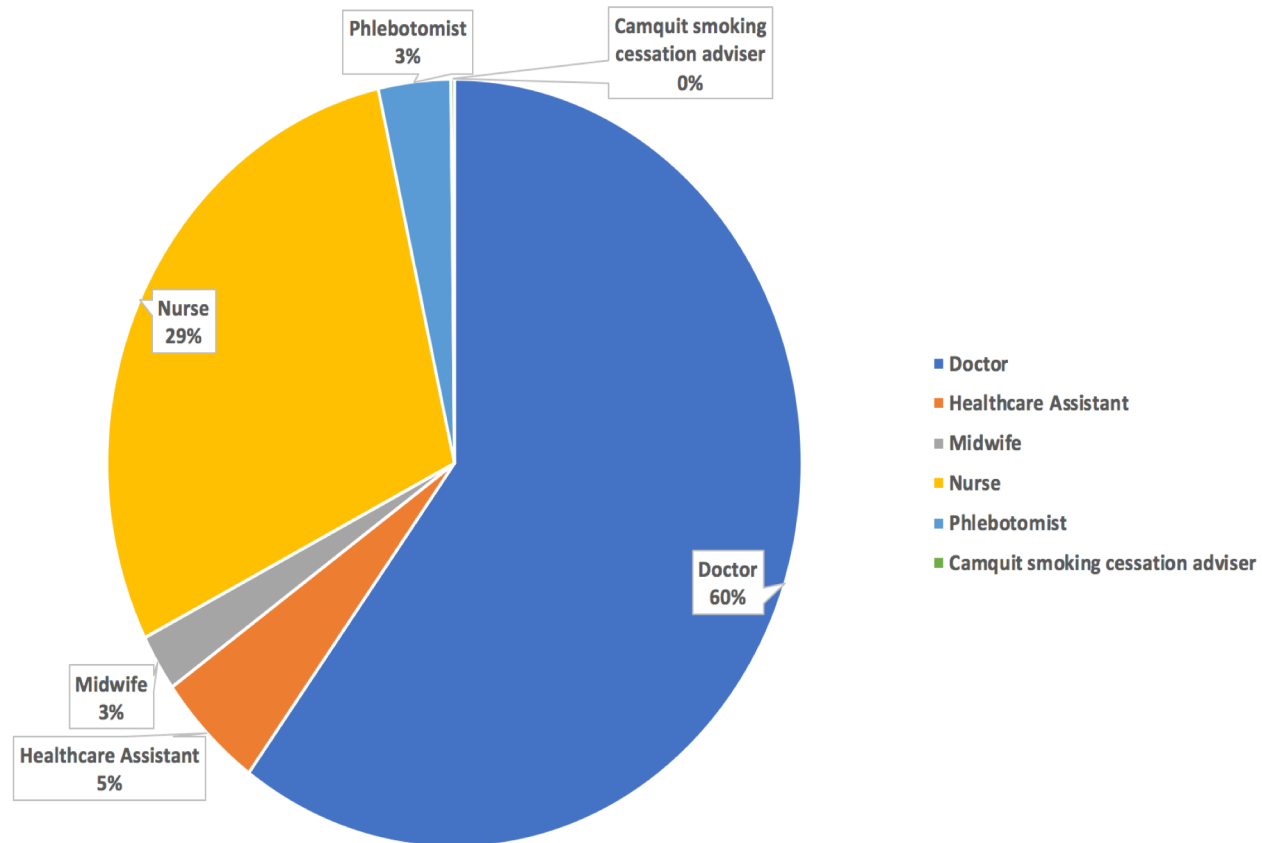
Forecasts of number of patients, GPs, nurses and administrative staff at Northstowe

Forecasting housebuilding at Northstowe

❖ Nathaniel Lichfield & Partners have reviewed the housebuilding at 70 "large sites". Concludes "*The annual average build-rate for the largest sites … is circa 161 dwellings per annum*"

❖ For Northstowe the Local Plan forecasts 3,535 dwellings by 2030/31 with a remaining 5,965 dwellings after this. The 2017 South Cambs. Annual Monitoring Report has 250 completions each year from 2021

❖ An alternative forecast is being considered by the Cambridgeshire and Peterborough Sustainability and Transformation Partnership (STP) and Homes England. By 2030/31 these might have annual completions at Northstowe of around 430 a year from 2021 onwards

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Forecasts of housebuilding in Northstowe
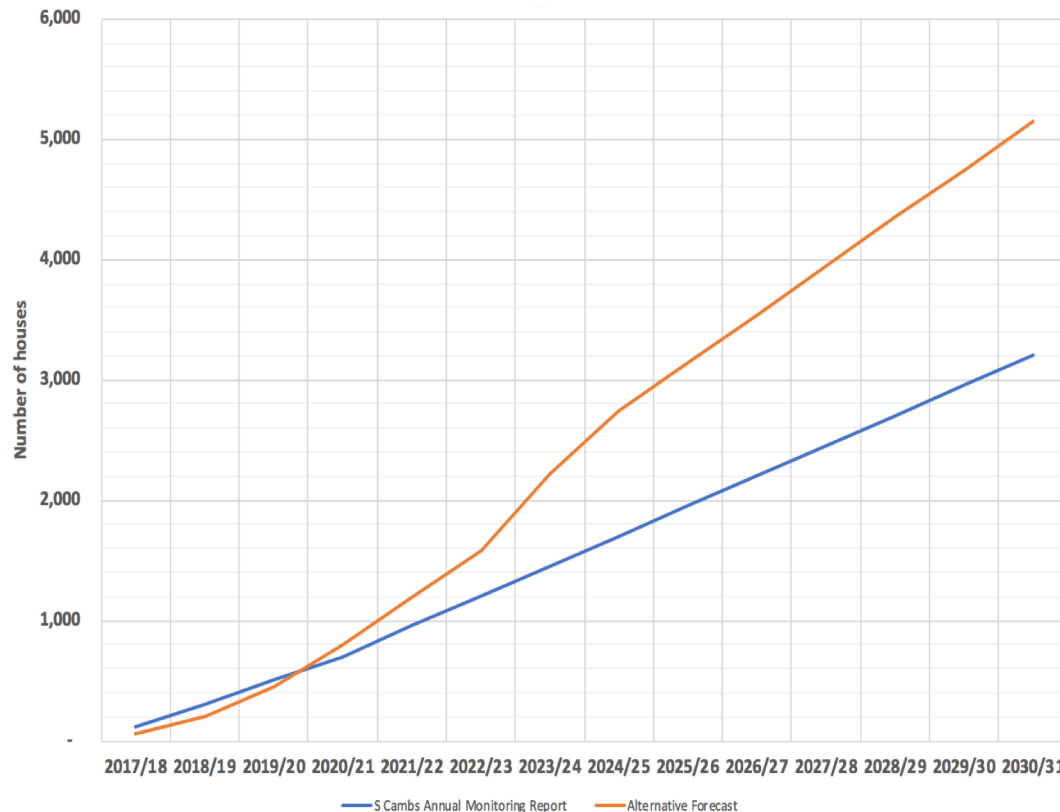
Northstowe is assumed to come to 10,000 houses. How quickly they might be built can vary greatly

Numbers of registered patients in a dwelling

Area	Date	Number of patients	Dwellings	Patients per dwelling
Cambourne	2012	8,817	3,450	2.56
Cambourne	2013	9,055	3,579	2.53
Cambourne	2014	9,568	3,818	2.51
Cambourne	2015	10,386	4,019	2.58
Cambourne	2016	10,850	4,114	2.64
Central Cambourne	2018, January	1,209	548	2.20
Great Cambourne	2018, January	3,686	1,323	2.80
Lower Cambourne	2018, January	2,252	895	2.50
Upper Cambourne	2018, January	4,151	1,590	2.60
Newark and Sherwood	N/A			2.30
Maximum				2.80
Average				2.52
Minimum				2.20

Forecasts of patients in Northstowe

Forecasts of the potential number of patients from the completion of 10,000 dwellings at Northstowe are between 22,000 and 28,000 patients.

The average patient / dwelling ratio forecasts 25,200 patients to be in a new settlement of 10,000 dwellings.

The differences in **when** these might be needed comes from differences on how quickly the houses might be built.

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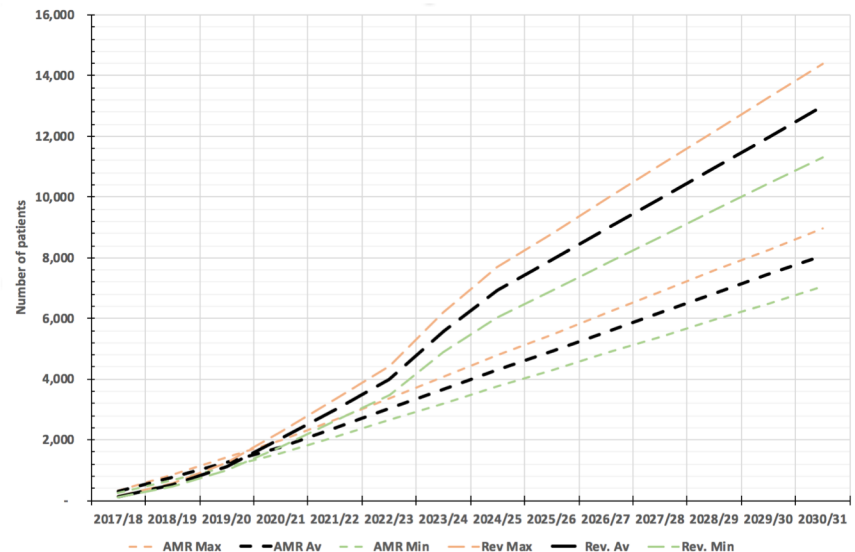
Forecasts of GPs in Northstowe

The number of patients gives the number of GPs possible for 10,000 dwellings at Northstowe. The range is between 12.6 and 17.3. The average between all four forecasts used, based on Monkfield, is 14.5 GPs.

The differences in when these might be needed comes from differences on how quickly the houses might be built.
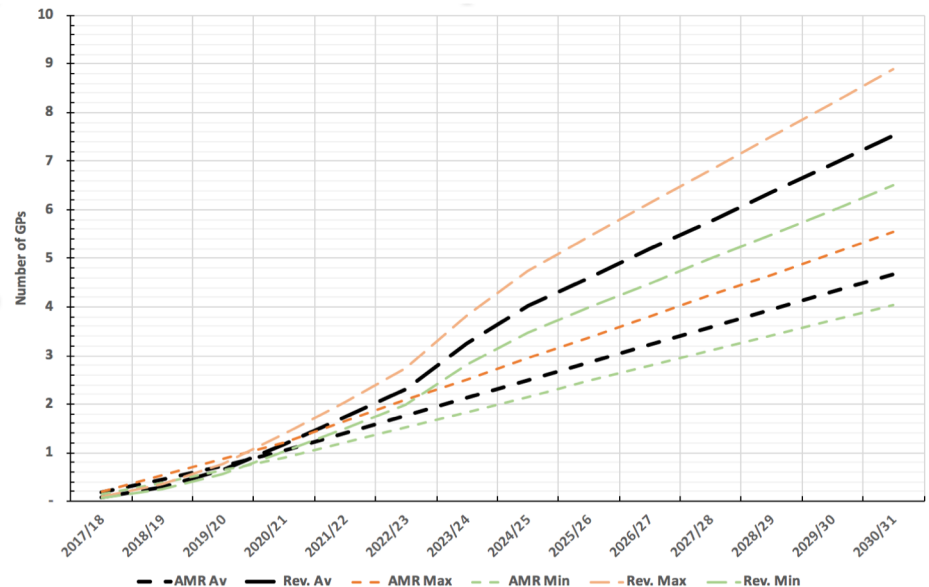
Forecast of nurses and "administrative staff" in Northstowe

❖ The ratios of the number of nurses to number of patients can be applied to the potential 25,000 patients in Northstowe. The high and low ratios give forecasts of between 7 and 10.5 nursing staff.

❖ The number of administrative staff at Monkfield is related to the number of patients at Monkfield gives a range of between one full time equivalent (fte) member for staff for 1,151 patients to one for 974 patients.

❖ This gives forecasts of between 22 and 26 administrative staff.

❖ As previously noted, when the demand might be there depends greatly on how many houses are built each year

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These slides accompany a fuller report which has sources and references for data

~ end ~