

NHS Lincolnshire Clinical Commissioning Group
Application Number: H14-1218-21

Location: Land at Yews Farm, Spalding Road, Pinchbeck

<p>Impact of new development on GP practice</p>	<p>The above development is proposing 400 dwellings (100 – Full application, up to 300 – Outline application) which, based on the average of 2.4 people per dwelling for the South Holland District Council, would result in an increase in patient population of 960.</p> <p>The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.</p> <p>Consulting room GP (100 dwellings)</p> <table border="1"> <tr> <td>Proposed population</td><td>240</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.240 \times 5260 = 1262$</td></tr> <tr> <td>Assume 100% patient use of room</td><td>1262</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$1262/50 = 25.2$</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$25.2 \times 15/60 = 6.3$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse (100 dwellings)</p> <table border="1"> <tr> <td>Proposed population</td><td>240</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.240 \times 5260 = 1262$</td></tr> <tr> <td>Assume 20% patient use of room</td><td>252.5</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$252.5/50 = 5.05$</td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$5.05 \times 20/60 = 1.7$ hrs per week</td></tr> </table>	Proposed population	240	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.240 \times 5260 = 1262$	Assume 100% patient use of room	1262	Assume surgery open 50 weeks per year	$1262/50 = 25.2$	Appointment duration	15 mins	Patient appointment time hrs per week	$25.2 \times 15/60 = 6.3$ hrs per week	Proposed population	240	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.240 \times 5260 = 1262$	Assume 20% patient use of room	252.5	Assume surgery open 50 weeks per year	$252.5/50 = 5.05$	Appointment duration	20 mins	Patient appointment time hrs per week	$5.05 \times 20/60 = 1.7$ hrs per week
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	<p>Consulting room GP (300 dwellings)</p> <table border="1" data-bbox="392 324 1310 741"> <tr> <td>Proposed population</td><td>720</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.720 \times 5260 = 3787$</td></tr> <tr> <td>Assume 100% patient use of room</td><td>3787</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$3787/50 = 75.7$</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$75.7 \times 15/60 = 18.9$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse (300 dwellings)</p> <table border="1" data-bbox="392 844 1310 1249"> <tr> <td>Proposed population</td><td>720</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.720 \times 5260 = 3787$</td></tr> <tr> <td>Assume 20% patient use of room</td><td>757.4</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$757.4/50 = 15.149$</td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$15.149 \times 20/60 = 5$ hrs per week</td></tr> </table> <p>Therefore, an increase in population of 960 will place extra pressure on existing provisions, for example - extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.</p>	Proposed population	720	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.720 \times 5260 = 3787$	Assume 100% patient use of room	3787	Assume surgery open 50 weeks per year	$3787/50 = 75.7$	Appointment duration	15 mins	Patient appointment time hrs per week	$75.7 \times 15/60 = 18.9$ hrs per week	Proposed population	720	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.720 \times 5260 = 3787$	Assume 20% patient use of room	757.4	Assume surgery open 50 weeks per year	$757.4/50 = 15.149$	Appointment duration	20 mins	Patient appointment time hrs per week	$15.149 \times 20/60 = 5$ hrs per week
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<p>GP practice(s) most likely to be affected by the housing development</p>	<p>The development will impact Beechfield Medical Centre, Munro Medical Centre, The Spalding GP Surgery and Gosberton Medical Centre as the development is within their catchment areas.</p>																												
<p>Issues to be addressed to ensure the development is acceptable</p>	<p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>Lincolnshire Clinical Commissioning Group (LCCG) wishes for the Section 106 contribution from the development of 400 dwellings on Land at Yews Farm, Spalding Road, Pinchbeck to contribute to expansion in capacity through remodelling/changes to layout or extension to existing facilities at the Beechfield Medical Centre, Munro Medical Centre, The Spalding GP Surgery and Gosberton Medical Centre.</p>																												

	<p>The strategic direction both nationally through the development of Primary Care Networks (PCN) and locally through the Sustainability Transformation Plan is to provide primary care at scale, facilitating 100% patient population primary care and services delivered in the community in an integrated way. Included within the PCNs this is the introduction of additional roles to enhance the delivery of primary care, including a Clinical Pharmacist, Physiotherapist and Social Prescriber.</p> <p>Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), includes measures to:</p> <ul style="list-style-type: none"> • Improve out-of-hospital care, supporting primary medical and community health services; • Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025; • Support older people through more personalised care and stronger community and primary care services; • Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer. <p>Beechfield Medical Centre, Munro Medical Centre, The Spalding GP Surgery and Gosberton Medical Centre are within the Spalding & Market Deeping and South Lincolnshire (Rural), where the housing is being developed.</p>					
Fairly and reasonably related in scale and kind to the development.		Average list size per GP	Required m2	£ per m2	Total cost	£per person
	GP team	1,800	170	2,300	£391,000	217
	GP furnishings	1,800			£20,000	12
						229
	Contingency requirements @ 20%					46
	Total per resident					275
	Total per dwelling (resident x 2.4)					660
	<p>The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by 2.4 (the average number of persons per dwelling for South Holland District Council) to provide a funding per dwelling of £660.00.</p>					
Financial Contribution requested	<p>The contribution requested for the development is £264,000 (Full - £660 x 100 dwellings, Outline - £660 x 300 dwellings).</p> <p>This equates to:</p> <p>Full - £66,000 Outline - £198,000</p>					

	Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.
Trigger point	<p>In order to support the practice it is requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50% of the dwellings under this application. This will ensure the practices are not placed under undue pressure.</p> <p>To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.</p>

Adrian Audis
Locality Delivery Manager
Lincolnshire Clinical Commissioning Group
13th December 2021