

Estates Team
Stapleford Care Centre
Church Street
Stapleford
Nottingham

15 June 2020

Planning Development
Newark and Sherwood District Council

RESPONSE TO PLANNING APPLICATION REF 2020/00873

Land At Eakring Road, Bilsthorpe

Impact of new development on GP practice	The development is proposing 103 (A) dwellings which based on the average household size (in the Newark & Sherwood Council area) of 2.5 per dwelling, primary care health provision would result in an increased patient population of approx 257.5 (B) (2.3 x A).
GP practice most likely to be affected by growth and therefore directly related to the housing development	It is unlikely that NHS England or Nottingham and Nottinghamshire CCG would support a single handed GP development as the solution to sustainably meet the needs of the housing development and that the health contribution would ideally be invested in enhancing capacity/infrastructure with existing local practices. The practice that it is expected this development to be closest too is: <ul style="list-style-type: none"> • Bilsthorpe Surgery • Farnsfield Surgery • Major oak Surgery
Necessary to make the development acceptable in planning terms	All practices in the area are working at capacity and therefore in order to make this development acceptable from a health perspective the infrastructure will need to be developed to accommodate the increased population. Infrastructure financing in the form of S106 will therefore be required to ensure that there is adequate primary care health facilities in the area
Plans to address capacity issues	The practices are currently reviewing their options as to how they may accommodate the increased number of patients due to this housing development. It is likely that the plans will include either reconfiguration or extension of existing premises or a new build that this S106 contribution will contribute towards.

<p>Fairly and reasonably related in scale and kind to the development.</p>	<p>As a consequence and since the number of dwellings exceed 65, we would ask for £982 per dwelling for costs of Primary Health Care provision as set out in the Newark and Sherwood Developer Contributions and Planning Obligations, revised indexation 2016. Details of this could be provided to the developer upon planning consent being granted and the development starting and any uncommitted funding could be returned within an agreed expiry period.</p>
<p>Financial contribution requested</p>	<p>£101,146 (103 x £982 per dwelling)</p>
<p>Date of response:</p>	<p>15 June 2020</p>
<p>Name/position:</p>	<p>Sue Clarke Estates Officer <u>noweccg.estates@nhs.net</u></p>