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CITYCARE

NHS
North Lincolnshire
Clinical Commissioning Group



North Lincolnshire Council: Local Plan Housing and Primary Health Care Analysis

October 2021

Version 4 – 14/10/21

North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis

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North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis

Introduction

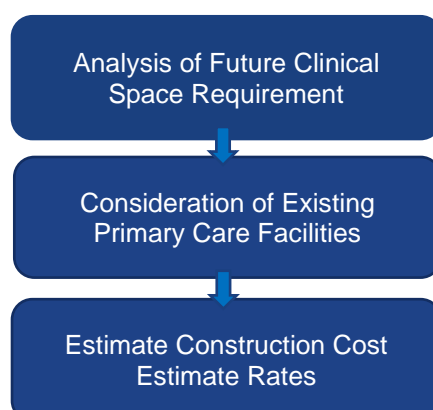
Citycare have been commissioned by North Lincolnshire Council to undertake a revised assessment of primary health care accommodation requirements for the region, based on the new Local Plan due to be adopted in 2022, which will cover the period of 2020 to 2038.

Citycare previously prepared an assessment of primary care accommodation impact based on the current Local Plan for the period 2017 to 2036, and prior to that developed the Clinical Commissioning Group's (CCG) Primary Care and Estate Strategy based on the Local Development Framework housing quanta.

The future clinical space requirements are developed using a range of factors, such as estimated population growth, proposed new housing quanta, healthcare resource availability and patient activity levels. The purpose of considering the future primary care accommodation requirements may help inform any negotiations around section 106 contributions towards health facilities.

Summary Methodology

In summary, our methodology follows the principle outlined below, in which the future clinical space requirement is calculated based on growth and activity increase estimations. This is followed by a review of the existing primary care estate to identify possible solutions for provision of any additional space required. The process concludes by applying high level construction cost rates to give an estimation of potential cost to provide the additional space required.



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Detailed Methodology

The methodology used to produce the future clinical room requirement is based on estimated population growth and increase in patient activity. New housing development allocations are considered as part of the growth calculation. The increase in housing unit numbers is applied to a multiplier of average number of people per household and average number of GP visits per annum. Primary health care resource is also factored into the analysis, considering availability of staff resource and clinical space.

The analysis of future clinical space generates the notional number of clinical rooms required to meet future demand, however the figures have to be considered practically in line with other considerations involved in operating the service. Therefore even if the additional accommodation is provided, this would require additional staff and increased running costs and often availability of staff resource is a concern, consequently the additional number of clinical rooms required should be considered in line with operational practicalities. In addition, any changes in post-pandemic working practices in terms of virtual consulting, along with extended GP hours and additional clinical staffing resource via the Primary Care Network groupings, may potentially have an impact on the future clinical room requirement. These elements highlight the importance of collaborative working between the public sector partners to consider all aspects in developing efficient estates solutions.

The clinical room requirement is broken down per locality area and an assumption is made where the space requirement is less than half a clinical room per locality, that new space is unlikely to be constructed to accommodate this due to it being such as a low level of space requirement. Instead it is assumed that operational changes and efficiencies would accommodate the additional space requirement. Existing primary care premises would be considered to accommodate the space requirements for less than half a room.

The existing primary care accommodation in each locality is identified in the maps whereby it is suggested that further feasibility can be undertaken in relation to these facilities to determine whether the additional space requirement could be provided at these buildings by potentially undertaking remodelling works and/or an extension.

In order to provide estimate cost indications of creating the extra space, the number of additional clinical rooms is converted into square metres, based on a standard clinical consult room size of 16 sqm (as per NHS best practice guidance: Health Building Note 11-01 Facilities for Primary and Community Care Services).

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It is important to note that extra clinical space provided will require extra support space, such as waiting areas, WCs, clean/dirty utilities etc. Therefore an average square metre rate for support space is applied to the clinical space requirement, which is based on 54 sqm per clinical room, giving a total of 70 sqm of space required per each additional clinical room.

A square metre cost rate is applied to the clinical room requirement to generate estimate costs of providing the required space in different project types including new build, extension or remodel. An estimate of which build type (new build/extension/remodel) may be suitable has been made for each locality area based on existing primary care accommodation and whether there is any opportunity/likelihood for new build. The cost rates are derived from the Building Cost Information Service (BCIS) from the Royal Institution of Chartered Surveyors (RICS) which are a set of standardised rates for the different types of building projects.

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Clinical Accommodation Requirement

Table 1: Clinical Accommodation Requirement by Development (alphabetically)

Table 1 shows the analysis output with the clinical room requirement for all proposed housing developments listed by individual site in alphabetical order.

| Development | Town | Housing Units | Clinical Room Requirement |
|---|--------------------|---------------|---------------------------|
| 13 High Street | Kirton in Lindsey | 6 | 0.02 |
| 22-24 Cole Street | Scunthorpe | 8 | 0.03 |
| 3a-8 Harris View | Epworth | 7 | 0.03 |
| 5 Northlands Road | Winterton | 5 | 0.02 |
| 50 The Riveter Henderson Avenue | Scunthorpe | 6 | 0.02 |
| 6 Market Place | Brigg | 14 | 0.05 |
| 68 High Street | Messingham | 7 | 0.03 |
| 7 Lakes Industrial Estate, Crowle Wharf Site 1 | Ealand | 17 | 0.06 |
| 7 Lakes Industrial Estate, Crowle Wharf Site 2 | Ealand | 9 | 0.03 |
| Belton Garden Centre, Sandtoft Road | Belton | 5 | 0.02 |
| Belwood Lodge, King Edward Street | Belton | 5 | 0.02 |
| Brook House Farm, Church Street | Hibaldstow | 14 | 0.05 |
| Brumby Resource Centre, East Common Lane | Scunthorpe | 40 | 0.15 |
| Coach and Horses Inn 86 - 88 High Street | Barton | 18 | 0.07 |
| Conway, Thornton Road | Goxhill | 6 | 0.02 |
| Falcon Cycles, Bridge Street - Phase 1 | Brigg | 67 | 0.25 |
| Falcon Cycles, Bridge Street - Phase 2 | Brigg | 20 | 0.08 |
| Former Ashby Market | Scunthorpe | 40 | 0.15 |
| Former Coal Yard Grange Lane South | Scunthorpe | 7 | 0.03 |
| Former Crosby Primary School, Frodingham Road | Scunthorpe | 19 | 0.07 |
| Former Magistrates Court, Corporation Road | Scunthorpe | 7 | 0.03 |
| Former Priors Lane Infants School | Scunthorpe | 21 | 0.08 |
| Former Rustys Car Garage | Scunthorpe | 10 | 0.04 |
| Former Sandfield House | Scunthorpe | 25 | 0.10 |
| Former Spencer Group Mill Lane | Barrow upon Humber | 40 | 0.15 |
| Glanford Park Football Stadium, Jack Brownsword Way | Scunthorpe | 160 | 0.61 |
| Gleadells Mill Station Road | Kirton in Lindsey | 27 | 0.10 |
| Island Carr | Brigg | 60 | 0.23 |
| Lakeside | Scunthorpe | 210 | 0.80 |
| Land adjacent 1 Belgrave Close | Belton | 5 | 0.02 |
| Land adjacent 28 North Street | Crowle | 8 | 0.03 |

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|---|--------------------|-----|------|
| Land adjacent to 17 Low Cross Street | Crowle | 9 | 0.03 |
| Land adjacent to Ivy House Farm, Main Street | Ealand | 21 | 0.08 |
| Land adjacent to Ridgeway House Mill Lane | Wrawby | 8 | 0.03 |
| Land Adjacent to Trent View Medical Centre, 45 Trent View | Keadby | 9 | 0.03 |
| Land Adjacent to White Swan Butts Road | Barton | 5 | 0.02 |
| Land at Risehome Spruce Lane | Ulceby | 8 | 0.03 |
| Land at 1-3 Cliff Gardens Phase 2 | Scunthorpe | 10 | 0.04 |
| Land at Bottesford Road | Scunthorpe | 10 | 0.04 |
| Land at Burnside | Broughton | 10 | 0.04 |
| Land at Burringham Road | Scunthorpe | 144 | 0.55 |
| Land at Dartmouth Road | Scunthorpe | 77 | 0.30 |
| Land at Field House | Haxey | 75 | 0.29 |
| Land at Field Lane | Wroot | 13 | 0.05 |
| Land at Former RAF | Kirton in Lindsey | 302 | 1.16 |
| Land at former South Leys School , Enderby Road Phase 1 | Scunthorpe | 120 | 0.46 |
| Land at former South Leys School , Enderby Road Phase 2 | Scunthorpe | 70 | 0.27 |
| Land at Horstead Avenue | Brigg | 20 | 0.08 |
| Land at Kettleby Lane | Wrawby | 6 | 0.02 |
| Land at King`s Road | Barnetby le Wold | 43 | 0.16 |
| Land at Lakeside Parkway | Scunthorpe | 34 | 0.13 |
| Land at School Road | South Killingholme | 21 | 0.08 |
| Land at the Council Depot, Station Road | Scunthorpe | 37 | 0.14 |
| Land at Top Road | Winterton | 110 | 0.42 |
| Land at Trent View House | Scunthorpe | 8 | 0.03 |
| Land at Western Avenue | Brigg | 186 | 0.71 |
| Land at Windsor Way | Barnetby Le Wold | 9 | 0.03 |
| Land east of Strathdee, Barrow Road | Goxhill | 9 | 0.03 |
| Land north of 6 Thornton Road | Goxhill | 8 | 0.03 |
| Land north of Atherton Way | Brigg | 149 | 0.57 |
| Land north of Ferry Road East | Barrow upon Humber | 9 | 0.03 |
| Land north of Front Street | Ulceby | 14 | 0.05 |
| Land North of Ings Road | Kirton in Lindsey | 79 | 0.30 |
| Land north of Wheelgates, Brigg Road | Hibaldstow | 5 | 0.02 |
| Land of King Edward Street | Belton | 11 | 0.04 |
| Land off Applefields | Wrawby | 22 | 0.08 |
| Land off Barrow Road | Barton | 225 | 0.86 |
| Land off Burringham Road (Roman Way) | Scunthorpe | 22 | 0.08 |

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|--|--------------------|------|------|
| Land off Ferry Road | Barrow upon Humber | 54 | 0.21 |
| Land off Ferry Road/Chestnut Rise | Barrow upon Humber | 75 | 0.29 |
| Land off Fieldside | Crowle | 20 | 0.08 |
| Land off Howe Lane and Hawthorne Gardens | Goxhill | 84 | 0.32 |
| Land off Mill Lane | East Halton | 26 | 0.10 |
| Land off Mill Road | Crowle | 57 | 0.22 |
| Land off Scotter Road Messingham | Messingham | 25 | 0.10 |
| Land off Station Road | Ulceby | 90 | 0.34 |
| Land off the B1207 | Broughton | 84 | 0.32 |
| Land Rear Ashby Link, The Link | Scunthorpe | 10 | 0.04 |
| Land Rear of 38 & 40 Ville Road | Scunthorpe | 5 | 0.02 |
| Land rear of 50-72 Bellingham Road | Scunthorpe | 12 | 0.05 |
| Land rear of Church Lane | Ulceby | 10 | 0.04 |
| Land rear of new convenience store, off Church Lane | Ulceby | 9 | 0.03 |
| Land south of Ashby Turn Primary Care Centre, The Link | Scunthorpe | 18 | 0.07 |
| Land south of Coates Avenue | Winterton | 40 | 0.15 |
| Land south of Doncaster Road | Westwoodside | 26 | 0.10 |
| Land south of Main Street | Scawby | 24 | 0.09 |
| Land to the east of Fieldside | Crowle | 75 | 0.29 |
| Land to the rear of 13-19 Pasture Road | Barton | 16 | 0.06 |
| Land to the rear of North Street and Cemetery Road | Winterton | 135 | 0.52 |
| Land to the West of Station Road | Hibaldstow | 48 | 0.18 |
| Land west of Station Road | Kirton in Lindsey | 91 | 0.35 |
| Lincolnshire Lakes | Scunthorpe | 2150 | 8.20 |
| Methodist Church Frodingham Road | Scunthorpe | 14 | 0.05 |
| Moorwell Road | Scunthorpe | 200 | 0.77 |
| North of Spa Hill | Kirton in Lindsey | 20 | 0.08 |
| Old Railway Sidings, A18 from Althorpe to Guinness | Keadby | 14 | 0.05 |
| Orchid House, Howe Lane | Goxhill | 8 | 0.03 |
| Pasture Road South | Barton | 319 | 1.21 |
| Phoenix Parkway Phase 1 | Scunthorpe | 158 | 0.60 |
| Phoenix Parkway Phase 2 | Scunthorpe | 40 | 0.15 |
| Plot 29 Hebden Road | Scunthorpe | 14 | 0.05 |
| Silversides Lane | Brigg | 44 | 0.17 |
| Site of the Lilcas Warwick Road | Scunthorpe | 25 | 0.10 |
| The red Lion | Broughton | 6 | 0.02 |
| The Sycamores, Battle Green | Epworth | 5 | 0.02 |
| Victoria Road | Barnetby le Wold | 23 | 0.09 |

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|--------------------------|------------|-------------|--------------|
| west street | Scawby | 6 | 0.02 |
| Westgate Road | Belton | 23 | 0.09 |
| Willow Farm, East Street | Hibaldstow | 10 | 0.04 |
| Woods along Scotter Road | Scunthorpe | 36 | 0.14 |
| Wrawby Road Phase 1 | Brigg | 152 | 0.58 |
| Wrawby Road Phase 2 | Brigg | 333 | 1.28 |
| Yealand Flats | Epworth | 45 | 0.17 |
| Total | | 7490 | 28.58 |

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Table 2: Clinical Accommodation Requirement by Development (numerically)

Table 2 shows the analysis output with the clinical room requirement for all proposed housing developments listed by individual site in numerical order.

| Development | Town | Housing Units | Clinical Room Requirement |
|---|--------------------|---------------|---------------------------|
| Lincolnshire Lakes | Scunthorpe | 2150 | 8.20 |
| Wrawby Road Phase 2 | Brigg | 333 | 1.28 |
| Pasture Road South | Barton | 319 | 1.21 |
| Land at Former RAF | Kirton in Lindsey | 302 | 1.16 |
| Land off Barrow Road | Barton | 225 | 0.86 |
| Lakeside | Scunthorpe | 210 | 0.80 |
| Moorwell Road | Scunthorpe | 200 | 0.77 |
| Land at Western Avenue | Brigg | 186 | 0.71 |
| Glanford Park Football Stadium, Jack Brownsword Way | Scunthorpe | 160 | 0.61 |
| Phoenix Parkway Phase 1 | Scunthorpe | 158 | 0.60 |
| Wrawby Road Phase 1 | Brigg | 152 | 0.58 |
| Land north of Atherton Way | Brigg | 149 | 0.57 |
| Land at Burringham Road | Scunthorpe | 144 | 0.55 |
| Land to the rear of North Street and Cemetery Road | Winterton | 135 | 0.52 |
| Land at former South Leys School , Enderby Road Phase 1 | Scunthorpe | 120 | 0.46 |
| Land at Top Road | Winterton | 110 | 0.42 |
| Land west of Station Road | Kirton in Lindsey | 91 | 0.35 |
| Land off Station Road | Ulceby | 90 | 0.34 |
| Land off Howe Lane and Hawthorne Gardens | Goxhill | 84 | 0.32 |
| Land off the B1207 | Broughton | 84 | 0.32 |
| Land North of Ings Road | Kirton in Lindsey | 79 | 0.30 |
| Land at Dartmouth Road | Scunthorpe | 77 | 0.30 |
| Land at Field House | Haxey | 75 | 0.29 |
| Land off Ferry Road/Chestnut Rise | Barrow upon Humber | 75 | 0.29 |
| Land to the east of Fieldside | Crowle | 75 | 0.29 |
| Land at former South Leys School , Enderby Road Phase 2 | Scunthorpe | 70 | 0.27 |
| Falcon Cycles, Bridge Street - Phase 1 | Brigg | 67 | 0.25 |
| Island Carr | Brigg | 60 | 0.23 |
| Land off Mill Road | Crowle | 57 | 0.22 |
| Land off Ferry Road | Barrow upon Humber | 54 | 0.21 |
| Land to the West of Station Road | Hibaldstow | 48 | 0.18 |
| Yealand Flats | Epworth | 45 | 0.17 |
| Silversides Lane | Brigg | 44 | 0.17 |

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|--|--------------------|----|------|
| Land at King`s Road | Barnetby le Wold | 43 | 0.16 |
| Brumby Resource Centre, East Common Lane | Scunthorpe | 40 | 0.15 |
| Former Ashby Market | Scunthorpe | 40 | 0.15 |
| Former Spencer Group Mill Lane | Barrow upon Humber | 40 | 0.15 |
| Land south of Coates Avenue | Winterton | 40 | 0.15 |
| Phoenix Parkway Phase 2 | Scunthorpe | 40 | 0.15 |
| Land at the Council Depot, Station Road | Scunthorpe | 37 | 0.14 |
| Woods along Scotter Road | Scunthorpe | 36 | 0.14 |
| Land at Lakeside Parkway | Scunthorpe | 34 | 0.13 |
| Gleadells Mill Station Road | Kirton in Lindsey | 27 | 0.10 |
| Land off Mill Lane | East Halton | 26 | 0.10 |
| Land south of Doncaster Road | Westwoodside | 26 | 0.10 |
| Former Sandfield House | Scunthorpe | 25 | 0.10 |
| Land off Scotter Road Messingham | Messingham | 25 | 0.10 |
| Site of the Lilcas Warwick Road | Scunthorpe | 25 | 0.10 |
| Land south of Main Street | Scawby | 24 | 0.09 |
| Victoria Road | Barnetby le Wold | 23 | 0.09 |
| Westgate Road | Belton | 23 | 0.09 |
| Land off Applefields | Wrawby | 22 | 0.08 |
| Land off Burringham Road (Roman Way) | Scunthorpe | 22 | 0.08 |
| Former Priory Lane Infants School | Scunthorpe | 21 | 0.08 |
| Land adjacent to Ivy House Farm, Main Street | Ealand | 21 | 0.08 |
| Land at School Road | South Killingholme | 21 | 0.08 |
| Falcon Cycles, Bridge Street - Phase 2 | Brigg | 20 | 0.08 |
| Land at Horstead Avenue | Brigg | 20 | 0.08 |
| Land off Fieldside | Crowle | 20 | 0.08 |
| North of Spa Hill | Kirton in Lindsey | 20 | 0.08 |
| Former Crosby Primary School, Frodingham Road | Scunthorpe | 19 | 0.07 |
| Coach and Horses Inn 86 - 88 High Street | Barton | 18 | 0.07 |
| Land south of Ashby Turn Primary Care Centre, The Link | Scunthorpe | 18 | 0.07 |
| 7 Lakes Industrial Estate, Crowle Wharf Site 1 | Ealand | 17 | 0.06 |
| Land to the rear of 13-19 Pasture Road | Barton | 16 | 0.06 |
| 6 Market Place | Brigg | 14 | 0.05 |
| Brook House Farm, Church Street | Hibaldstow | 14 | 0.05 |
| Land north of Front Street | Ulceby | 14 | 0.05 |
| Methodist Church Frodingham Road | Scunthorpe | 14 | 0.05 |
| Old Railway Sidings, A18 from Althorpe to Gunness | Keadby | 14 | 0.05 |
| Plot 29 Hebden Road | Scunthorpe | 14 | 0.05 |
| Land at Field Lane | Wroot | 13 | 0.05 |

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| | | | |
|---|--------------------|----|------|
| Land rear of 50-72 Bellingham Road | Scunthorpe | 12 | 0.05 |
| Land of King Edward Street | Belton | 11 | 0.04 |
| Former Rustys Car Garage | Scunthorpe | 10 | 0.04 |
| Land at 1-3 Cliff Gardens Phase 2 | Scunthorpe | 10 | 0.04 |
| Land at Bottesford Road | Scunthorpe | 10 | 0.04 |
| Land at Burnside | Broughton | 10 | 0.04 |
| Land Rear Ashby Link, The Link | Scunthorpe | 10 | 0.04 |
| Land rear of Church Lane | Ulceby | 10 | 0.04 |
| Willow Farm, East Street | Hibaldstow | 10 | 0.04 |
| 7 Lakes Industrial Estate, Crowle Wharf Site 2 | Ealand | 9 | 0.03 |
| Land adjacent to 17 Low Cross Street | Crowle | 9 | 0.03 |
| Land Adjacent to Trent View Medical Centre, 45 Trent View | Keadby | 9 | 0.03 |
| Land at Windsor Way | Barnetby Le Wold | 9 | 0.03 |
| Land east of Strathdee, Barrow Road | Goxhill | 9 | 0.03 |
| Land north of Ferry Road East | Barrow upon Humber | 9 | 0.03 |
| Land rear of new convenience store, off Church Lane | Ulceby | 9 | 0.03 |
| 22-24 Cole Street | Scunthorpe | 8 | 0.03 |
| Land adjacent 28 North Street | Crowle | 8 | 0.03 |
| Land adjacent to Ridgeway House Mill Lane | Wrawby | 8 | 0.03 |
| Land at Risehome Spruce Lane | Ulceby | 8 | 0.03 |
| Land at Trent View House | Scunthorpe | 8 | 0.03 |
| Land north of 6 Thornton Road | Goxhill | 8 | 0.03 |
| Orchid House, Howe Lane | Goxhill | 8 | 0.03 |
| 3a-8 Harris View | Epworth | 7 | 0.03 |
| 68 High Street | Messingham | 7 | 0.03 |
| Former Coal Yard Grange Lane South | Scunthorpe | 7 | 0.03 |
| Former Magistrates Court, Corporation Road | Scunthorpe | 7 | 0.03 |
| 13 High Street | Kirton in Lindsey | 6 | 0.02 |
| 50 The Riveter Henderson Avenue | Scunthorpe | 6 | 0.02 |
| Conway, Thornton Road | Goxhill | 6 | 0.02 |
| Land at Kettleby Lane | Wrawby | 6 | 0.02 |
| The red Lion | Broughton | 6 | 0.02 |
| west street | Scawby | 6 | 0.02 |
| 5 Northlands Road | Winterton | 5 | 0.02 |
| Belton Garden Centre, Sandtoft Road | Belton | 5 | 0.02 |
| Belwood Lodge, King Edward Street | Belton | 5 | 0.02 |
| Land adjacent 1 Belgrave Close | Belton | 5 | 0.02 |
| Land Adjacent to White Swan Butts Road | Barton | 5 | 0.02 |
| Land north of Wheelgates, Brigg Road | Hibaldstow | 5 | 0.02 |

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|---------------------------------|------------|-------------|--------------|
| Land Rear of 38 & 40 Ville Road | Scunthorpe | 5 | 0.02 |
| The Sycamores, Battle Green | Epworth | 5 | 0.02 |
| Total | | 7490 | 28.58 |

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Table 3: Clinical Accommodation Requirement by Town/Village (alphabetically)

Table 3 shows the total clinical room requirement broken down in alphabetical order by town or village.

| Town/Village | Housing Units | Clinical Room Requirement |
|--------------------|---------------|---------------------------|
| Barnetby Le Wold | 75 | 0.28 |
| Barrow upon Humber | 178 | 0.68 |
| Barton upon Humber | 583 | 2.22 |
| Belton | 49 | 0.19 |
| Brigg | 1045 | 4 |
| Broughton | 100 | 0.38 |
| Crowle | 169 | 0.65 |
| Ealand | 47 | 0.17 |
| East Halton | 26 | 0.1 |
| Epworth | 57 | 0.22 |
| Goxhill | 115 | 0.43 |
| Haxey | 75 | 0.29 |
| Hibaldstow | 77 | 0.29 |
| Keadby | 23 | 0.08 |
| Kirton Lindsey | 525 | 2.01 |
| Messingham | 32 | 0.13 |
| Scawby | 30 | 0.11 |
| Scunthorpe | 3767 | 14.39 |
| South Killingholme | 21 | 0.08 |
| Ulceby | 131 | 0.49 |
| Westwoodside | 26 | 0.10 |
| Winterton | 290 | 1.11 |
| Wrawby | 36 | 0.13 |
| Wroot | 13 | 0.05 |
| Total | 7490 | 28.58 |

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Table 4: Clinical Accommodation Requirement by Town/Village (numerically)

Similar to Table 3, Table 4 shows the total clinical room requirement by town or village, but listed in numerical order from the highest to lowest clinical room requirement.

| Town/Village | Housing Units | Clinical Room Requirement |
|--------------------|---------------|---------------------------|
| Scunthorpe | 3767 | 14.39 |
| Brigg | 1045 | 4 |
| Barton upon Humber | 583 | 2.22 |
| Kirton Lindsey | 525 | 2.01 |
| Winterton | 290 | 1.11 |
| Barrow upon Humber | 178 | 0.68 |
| Crowle | 169 | 0.65 |
| Ulceby | 131 | 0.49 |
| Goxhill | 115 | 0.43 |
| Broughton | 100 | 0.38 |
| Hibaldstow | 77 | 0.29 |
| Barnetby Le Wold | 75 | 0.28 |
| Haxey | 75 | 0.29 |
| Epworth | 57 | 0.22 |
| Belton | 49 | 0.19 |
| Ealand | 47 | 0.17 |
| Wrawby | 36 | 0.13 |
| Messingham | 32 | 0.13 |
| Scawby | 30 | 0.11 |
| East Halton | 26 | 0.1 |
| Westwoodside | 26 | 0.10 |
| Keadby | 23 | 0.08 |
| South Killingholme | 21 | 0.08 |
| Wroot | 13 | 0.05 |
| Total | 7490 | 28.58 |

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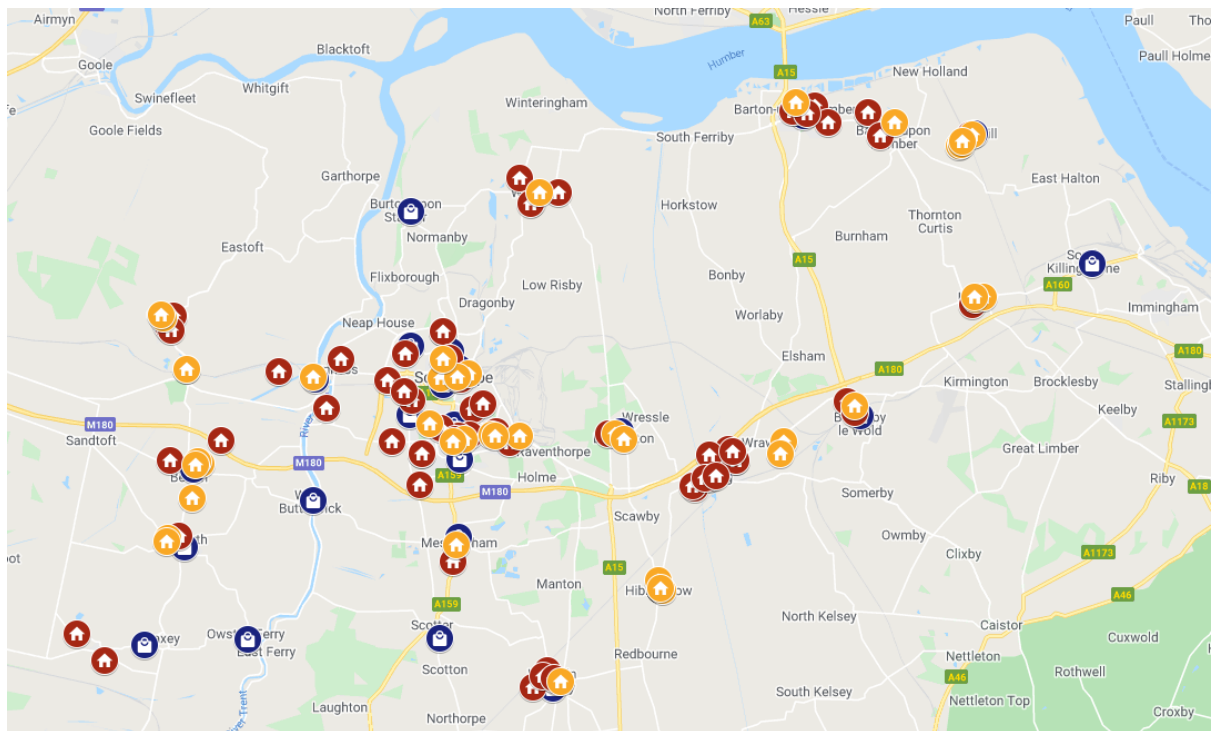
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Mapping

The series of maps show the proposed housing development sites and the existing primary care facilities, firstly for the whole region, followed by zoomed in versions of the locality areas. The purpose of visually mapping this information is to display the greatest impact on primary care facilities and which ones are proposed for further feasibility.

Map 1 – North Lincolnshire

The full North Lincolnshire region is shown in Map 1, with the housing developments marked in red and the existing primary care accommodation in blue. All development sites are shown on Map 1 and these are broken down by geographical area on the following maps.






-  Proposed housing developments – 0.5 of a clinical room requirement and greater
-  Proposed housing developments – less than 0.5 clinical room requirement
-  Existing Primary Care accommodation

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Map 2 – Scunthorpe

Scunthorpe has the highest clinical room requirement of 14.39 rooms, which is to be expected with it being the main town in the North Lincolnshire area, with a significant amount of new housing planned. The main housing development site is Lincolnshire Lakes with 2150 units, along with several other developments with over 100 units planned at each site.



-  Proposed housing developments – 0.5 of a clinical room requirement and greater
-  Proposed housing developments – less than 0.5 clinical room requirement
-  Existing Primary Care accommodation

Feasibility work is underway to consider the greatest impact of new housing development for the western area of Scunthorpe to identify the best estates solution to accommodate the additional space requirement, which specifically considers whether capacity could potentially be provided at the following surgeries:

- Keadby Surgery – Trent View Practice
- Skippingdale Surgery – Trent View Practice
- West Common Lane Medical Centre – West Common Lane Teaching Practice

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Map 3 – Brigg

Brigg has a combined requirement for 4 clinical rooms which has increased slightly since the previous analysis. The GP Surgeries in the town of Brigg are:

- Riverside Surgery
- Bridge Street Surgery



Riverside Surgery has recently undergone expansion and reconfiguration works. It is a large building located on a good sized plot, with good parking. Further feasibility is recommended to consider the space requirement and capacity at Riverside in more detail. The Bridge Street Surgery is a 3 story terraced building with no scope to expand and no parking.

- Proposed housing developments – 0.5 of a clinical room requirement and greater
- Proposed housing developments – less than 0.5 clinical room requirement
- Existing Primary Care accommodation

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Map 4 – Barton upon Humber

Barton upon Humber has a combined requirement for 2.22 clinical rooms which has reduced since the previous analysis. There are two GP surgeries in Barton:

- West Town Surgery
- Central Surgery

West Town Surgery is recommended for further feasibility, due it potentially having some capacity for possible reconfiguration. Central Surgery is not recommended for feasibility because it is significantly confined by a very tight site in the town centre where there is no space for expansion and very limited parking.



-  Proposed housing developments – 0.5 of a clinical room requirement and greater
-  Proposed housing developments – less than 0.5 clinical room requirement
-  Existing Primary Care accommodation

North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis




Map 5 – Kirton in Lindsey

Kirton in Lindsey has a requirement for 2.01 clinical rooms, which has increased very slightly since the previous analysis. There is one GP Surgery in Kirton:

- Kirton Lindsey Surgery - Kirton Lindsey and Scotter Practice

Feasibility work is underway for Kirton in Lindsey to investigate whether the Kirton Surgery could be reconfigured and expanded slightly to accommodate the additional space requirement.



-  Proposed housing developments – 0.5 of a clinical room requirement and greater
-  Proposed housing developments – less than 0.5 clinical room requirement
-  Existing Primary Care accommodation

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Map 6 – Winterton

Winterton has a requirement of 1.11 clinical rooms, which has increased slightly since the previous analysis. There is one GP surgery in Winterton:

- Winterton Medical Practice

The Winterton Surgery is recommended for further feasibility due to it having scope for potential remodelling, with a good amount of parking, and it is the village's only surgery.



-  Proposed housing developments – 0.5 of a clinical room requirement and greater
-  Proposed housing developments – less than 0.5 clinical room requirement
-  Existing Primary Care accommodation

North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis




Map 7 – Barrow upon Humber

Barrow has a requirement of 0.68 of a clinical room. Barrow upon Humber does not have a GP surgery in the village, the nearest Practices are:

- West Town Surgery, Barton upon Humber
- Central Surgery, Barton upon Humber
- The Village Surgery, (Central Surgery), Goxhill

It is recommended that the clinical room requirement for Barrow is fed into the feasibility work for Barton upon Humber, considering capacity at West Town Surgery, combined with some consultation with Central Surgery in relation to their branch surgery at Goxhill.



-  Proposed housing developments – 0.5 of a clinical room requirement and greater
-  Proposed housing developments – less than 0.5 clinical room requirement
-  Existing Primary Care accommodation

North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis




Map 8 – Crowle

Crowle has a requirement of 0.65 of a clinical room. There is one GP surgery in Crowle:

- Crowle Medical Centre – Trent View Practice

The clinical space requirement of 0.65 of a room may be manageable by the local Practice, as often when the requirement is around half a clinical room, there may be efficiencies that could be made to accommodate this demand, rather than looking at the creation of additional space. Therefore it is recommended that further feasibility work is carried out in conjunction with Crowle Medical Centre to consider the best option for accommodating the additional demand.



-  Proposed housing developments – 0.5 of a clinical room requirement and greater
-  Proposed housing developments – less than 0.5 clinical room requirement
-  Existing Primary Care accommodation

North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis

Cost Estimates

Standardised construction rates from BCIS (table 5) have been used to provide a high level cost estimate (table 6) to provide the additional future clinical space. Please note these costs are indicative only, would be subject to full and proper feasibility and pricing and the following assumptions have been made:

Assumptions:

- Clinical room size is based on NHS Health Building Note 11-01 Facilities for Primary and Community Care Services which recommends consult/examination rooms should be 16 sqm.
- Support space per clinical room is based on 54 sqm taken as an average from primary care accommodation data
- Total allowance of 70 sqm per each additional clinical room
- SQM rate includes VAT – NHS include VAT in budgets due to limited recoverability.
- SQM rate includes an allowance for professional fees, contingency, fixtures, furnishings & equipment and IT.
- External works are excluded from the building rates; assume £200/sqm for hard landscaping & car parking.
- Abnormal costs are excluded from the building rates.

In addition please note that these high level cost indications are for the capital element only and provision of additional space will be subject to increased operational costs and potentially additional staff at the various facilities. The requirement may be impacted by proposed digital consulting proposals and extended GP hours. Further discussions with NHS North Lincolnshire CCG would be required to establish the consequences of this.

Table 5 – BCIS Rates

The BCIS rates used to determine the high level cost estimation are the health centre rates noted below.

| BCIS Rates | £ / Sqm |
|------------|---------|
| New Build | £4,081 |
| Extension | £3,033 |
| Remodel | £2,367 |

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Table 6 – Cost Estimates

| Locality Area | Clinical Room Requirement (no. of rooms) | Clinical Room with Support Space SQM | Total Estimate Cost (blended sqm rates as per suggested build type) |
|--------------------|--|--------------------------------------|---|
| Scunthorpe | 15.43 | 1080.1 | £3,512,917.24 |
| Brigg | 4.01 | 280.7 | £739,195.38 |
| Barton | 2.23 | 156.1 | £390,281.22 |
| Kirton | 1.83 | 128.1 | £337,338.54 |
| Winterton | 1.09 | 76.3 | £200,928.42 |
| Barrow upon Humber | 0.68 | 47.6 | £119,009.52 |
| Crowle | 0.65 | 45.5 | £116,789.40 |
| Total | 25.92 | 1814.4 | £5,416,459.72 |

The cost estimates in Table 6 above summarise the estimated build cost to provide the additional clinical space required as a result of the additional new housing in each locality area

The total estimate cost is derived from a blend of the BCIS rates noted in table 5, for which an assumption has been made for each locality area, to suggest what build type may be required from either new build, extension or remodel. This is based on the existing primary care accommodation and is a high level review to suggest whether the existing surgery buildings may have capacity for an extension or remodel, or whether there may be the opportunity for a new build facility. A proportionate percentage has been applied to the suggested build type to derive the blended rate.

North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis

Sample Calculation: Section 106 Contribution

Calculation Methodology

Whilst the formulae used to determine potential Section 106 contributions is completely at the discretion of the Local Authority, a sample is set out below which shows how primary healthcare accommodation requirements could be converted into a simple calculation, based on analysis of future requirements and standardised BCIS building rates for health centre accommodation.

The sample calculation looks at the capital element of providing the additional health accommodation, for locality areas with a space requirement of more than half a clinical room. Typically the revenue element would be accounted for in health service budgets as an all in cost per patient per annum, however it may be that an allowance is made for the catch-up of migration of patients between regional areas.

All proposed and committed development sites are included in this calculation to provide a dwelling rate which reflects the amount of proposed development for the North Lincolnshire area, however, due to the nature of some sites already being committed, many do not have a Section 106 allocation. The committed development sites have not been removed from the calculation as this would result in an unrealistic inflated rate per dwelling.

This calculation provides a rule of thumb to consider possible contribution requests, which will be negotiated as part of the planning application stage, on a case by case basis, and the calculation for securing these contributions will be identified within emerging Developer Contributions Supplementary Planning documentation.

Where developer contributions are secured towards new GP infrastructure, but do not cover the full cost, any shortfalls in funding will need to be managed by health partners including GPs and CCGs with due consideration to available resources in the relevant accounting period.

The Local Authority and NHS North Lincolnshire Clinical Commissioning Group (CCG) will continue to review significant planning applications on a case by case basis to understand any potential impact on health care accommodation requirements, and to give due consideration to any political or sensitive issues relating to the health centre provision.

North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis

Sample Calculation

The sample calculation uses a proposed rate per dwelling based on the estimated build cost of the additional accommodation, divided by the total number of proposed new housing units for North Lincolnshire, as set out in the Local Plan.

Proposed Rate per Dwelling

| | |
|--------------------------------------|---------------|
| Estimate build cost | £5,416,459.72 |
| Proposed number of new housing units | ÷ <u>7490</u> |
| Rate per dwelling | = £723.16 |

Sample Section 106 Parameters & Calculation

| | |
|--------------------|--|
| Threshold: | 10 dwellings or more per development |
| Locality areas: | Areas with greatest health care impact including; Scunthorpe; Brigg, Barton, Kirton, Winterton, Barrow and Crowle |
| Rate per dwelling: | £723.16 |
| Calculation: | Proposed number of dwellings in development x dwelling rate £723.16 = proposed level of Section 106 contribution for health |

North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis

Comparison

An analysis of primary care impact was carried out in June 2019 in line with the current Local Plan housing development quanta for the period 2017 to 2036. This revised analysis is based on the new Local Plan, which is expected to be published in 2022, for the period 2020 to 2038.

The table below shows the comparison of the analysis, between the two sets of Local Plan data, for the locality areas with half a clinical room requirement or greater, which shows the revised requirement remains similar, with the exception of Broughton no longer showing a requirement of over half a clinical room, which is due to the Riverside surgery in Broughton having recently had an extension to increase capacity.

Table 7: Comparison of the 2021 and 2019 Analysis

| 2021 | | | |
|---------------|----------------------|-----------------------|----------------------|
| Locality Area | No. of Housing Units | No. of Clinical Rooms | Estimate Cost |
| Scunthorpe | 3767 | 14.39 | £3,512,917.24 |
| Brigg | 1045 | 4 | £739,195.38 |
| Barton | 583 | 2.22 | £390,281.22 |
| Kirton | 525 | 2.01 | £337,338.54 |
| Winterton | 290 | 1.11 | £200,928.42 |
| Barrow | 178 | 0.68 | £119,009.52 |
| Crowle | 169 | 0.65 | £116,789.40 |
| Total | 6557 | 25.06 | £5,416,459.72 |

| 2019 | | | |
|---------------|----------------------|-----------------------|----------------------|
| Locality Area | No. of Housing Units | No. of Clinical Rooms | Estimate Cost |
| Scunthorpe | 4264 | 14.52 | £2,633,492.40 |
| Barton | 1111 | 3.78 | £672,242.76 |
| Brigg | 1007 | 3.43 | £618,065.42 |
| Kirton | 518 | 1.76 | £325,420.48 |
| Broughton | 310 | 1.06 | £195,991.88 |
| Winterton | 218 | 0.74 | £129,862.60 |
| Crowle | 184 | 0.63 | £110,558.70 |
| Barrow | 151 | 0.51 | £93,698.22 |
| Total | 7763 | 26.43 | £4,779,332.46 |

North Lincolnshire Council Local Plan Housing and Primary Health Care Analysis

Conclusion

The assessment of primary health care accommodation requirements for North Lincolnshire concludes that there are seven locality areas with a notable requirement for additional clinical space to meet with future demand. Prioritisation of the five areas with the highest demand is recommended as they require more than one clinical room each.

There are existing primary care facilities in the majority of the seven locality areas identified with the highest future demand, or very close by in neighbouring villages. It is recommended that these existing GP surgeries are subject to further feasibility, which in some cases is underway, to determine whether they could be adapted either by an extension or remodelling works, to accommodate the additional clinical space required to meet future demand.

Finally it is suggested that the Authority and the CCG continue to jointly consider the impact on health care on a case by case basis for housing planning applications, to determine an appropriate level of contribution.

Contact Details

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