

Public Document Pack



Please note that the following documents were published separately from the main agenda for this meeting of the Planning Committee to be held on Wednesday, 10th August 2022 at 5.30 pm in Committee Rooms 1 and 2, City Hall, Beaumont Fee, Lincoln, LN1 1DD.

3. Update Sheet (Pages 3 - 10)

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2022/0377/FUL – 68-70 Greetwell Close

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 31/07/2022 5:11 PM from Ms Catherine Waby (Not Available) on behalf of Lincoln Civic Trust.

Application Summary

Reference:	2022/0377/FUL
Address:	Greetwell Nursing Home 68-70 Greetwell Close Lincoln Lincolnshire LN2 4BA
Proposal:	Change of use from nursing home (use class C2) to 11 residential flats (use class C3), hard and soft landscaping and installation of bin store and cycle store.
Case Officer:	Lana Meddings

[Click for further information](#)

Comments Details

Comments: OBJECTION The committee feel that whilst this building is in need of renovation and that the principle of it being converted into apartments is acceptable, the number of apartments proposed is too great. The building would benefit from less volume and more quality. The facilities in the area are already difficult and with 11 apartments proposed (including 4 x 2 bed) and only 8 parking spaces, the provision is inadequate. This is a residential area but given its proximity to the Hospital, it becomes very sensitive and complicated. The increase of movement within the area and the increase refuse, noise etc. is unacceptable. We would also comment on the removal of trees and the contraction of green space surrounding the building in order to create the 8 proposed 8 parking spaces is equally extreme. We would ask that this application be rejected for further consideration. We judge this to be OVERDEVELOPMENT

Kind regards

RE: Consultation on Planning Application



LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>
To: Technical Team (City of Lincoln Council); Meddings, Lana (City of Lincoln Council)

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Idox CICO

[Some people who received this message don't often get email from licb.lincs-section106@nhs.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

WARNING: This email originated from outside of the organisation. Do not click links, open attachments or reply unless you are confident that the content is safe and do not share inappropriately.

Good Afternoon

Please find attached our application for a Section 106 contribution for 11 dwellings at Greetwell Nursing Home, Lincoln.

Please can you confirm receipt of this email.

If you require any further information, please do not hesitate to contact me.

Kind Regards
Emily

Emily Turk
S106 Administrator
NHS Lincolnshire Integrated Care Board
Tel: 07581 012664

NHS Lincolnshire Integrated Care Board
Application Number: 2022/0377/FUL
Location: Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln

<p>Impact of new development on GP practice</p>	<p>The above development is proposing 11 dwellings which, based on the average of ... people per dwelling for the City of Lincoln Council area, would result in an increase in patient population of 23.</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><u>1 BED</u></p> <p>Consulting room GP</p> <table border="1" data-bbox="448 875 1182 1211"> <tr><td>Proposed population</td><td>14</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.014 \times 5260 = 74$</td></tr> <tr><td>Assume 100% patient use of room</td><td>74</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$74/50 = 1.5$</td></tr> <tr><td>Appointment duration</td><td>15 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$1.5 \times 15/60 = 0.4$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse</p> <table border="1" data-bbox="448 1290 1182 1615"> <tr><td>Proposed population</td><td>14</td></tr> <tr><td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr><td>Anticipated annual contacts</td><td>$0.014 \times 5260 = 74$</td></tr> <tr><td>Assume 20% patient use of room</td><td>14.7</td></tr> <tr><td>Assume surgery open 50 weeks per year</td><td>$14.7/50 = 0.295$</td></tr> <tr><td>Appointment duration</td><td>20 mins</td></tr> <tr><td>Patient appointment time hrs per week</td><td>$0.295 \times 20/60 = 0.1$ hrs per week</td></tr> </table>	Proposed population	14	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.014 \times 5260 = 74$	Assume 100% patient use of room	74	Assume surgery open 50 weeks per year	$74/50 = 1.5$	Appointment duration	15 mins	Patient appointment time hrs per week	$1.5 \times 15/60 = 0.4$ hrs per week	Proposed population	14	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.014 \times 5260 = 74$	Assume 20% patient use of room	14.7	Assume surgery open 50 weeks per year	$14.7/50 = 0.295$	Appointment duration	20 mins	Patient appointment time hrs per week	$0.295 \times 20/60 = 0.1$ hrs per week
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¹ Source: Lincolnshire Research Observatory 2011 Census Data

	<p><u>2 BED</u></p> <p>Consulting room GP</p> <table border="1" data-bbox="448 311 1182 642"> <tr> <td>Proposed population</td> <td>9</td> </tr> <tr> <td>Access rate</td> <td>5260 per 1000 patients</td> </tr> <tr> <td>Anticipated annual contacts</td> <td>$0.009 \times 5260 = 48$</td> </tr> <tr> <td>Assume 100% patient use of room</td> <td>48</td> </tr> <tr> <td>Assume surgery open 50 weeks per year</td> <td>$48/50 = 1$</td> </tr> <tr> <td>Appointment duration</td> <td>15 mins</td> </tr> <tr> <td>Patient appointment time hrs per week</td> <td>$1 \times 15/60 = 0.2$ hrs per week</td> </tr> </table> <p>Treatment room Practice Nurse</p> <table border="1" data-bbox="448 725 1182 1052"> <tr> <td>Proposed population</td> <td>9</td> </tr> <tr> <td>Access rate</td> <td>5260 per 1000 patients</td> </tr> <tr> <td>Anticipated annual contacts</td> <td>$0.009 \times 5260 = 48$</td> </tr> <tr> <td>Assume 20% patient use of room</td> <td>9.7</td> </tr> <tr> <td>Assume surgery open 50 weeks per year</td> <td>$9.7/50 = 0.194$</td> </tr> <tr> <td>Appointment duration</td> <td>20 mins</td> </tr> <tr> <td>Patient appointment time hrs per week</td> <td>$0.194 \times 20/60 = 0.1$ hrs per week</td> </tr> </table> <p>Therefore an increase in population of 23 in the City of Lincoln Council area 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	9	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.009 \times 5260 = 48$	Assume 100% patient use of room	48	Assume surgery open 50 weeks per year	$48/50 = 1$	Appointment duration	15 mins	Patient appointment time hrs per week	$1 \times 15/60 = 0.2$ hrs per week	Proposed population	9	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.009 \times 5260 = 48$	Assume 20% patient use of room	9.7	Assume surgery open 50 weeks per year	$9.7/50 = 0.194$	Appointment duration	20 mins	Patient appointment time hrs per week	$0.194 \times 20/60 = 0.1$ hrs per week
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<p>GP practice(s) most likely to be affected by the housing development</p>	<p>Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity.</p> <p>The development will impact Abbey Medical Practice, Glebe Park Surgery, Minster Medical Practice, Lindum Medical Practice, Brayford Medical Practice, and the Heart of Lincoln Medical Group as the development is within their catchment area.</p>																												

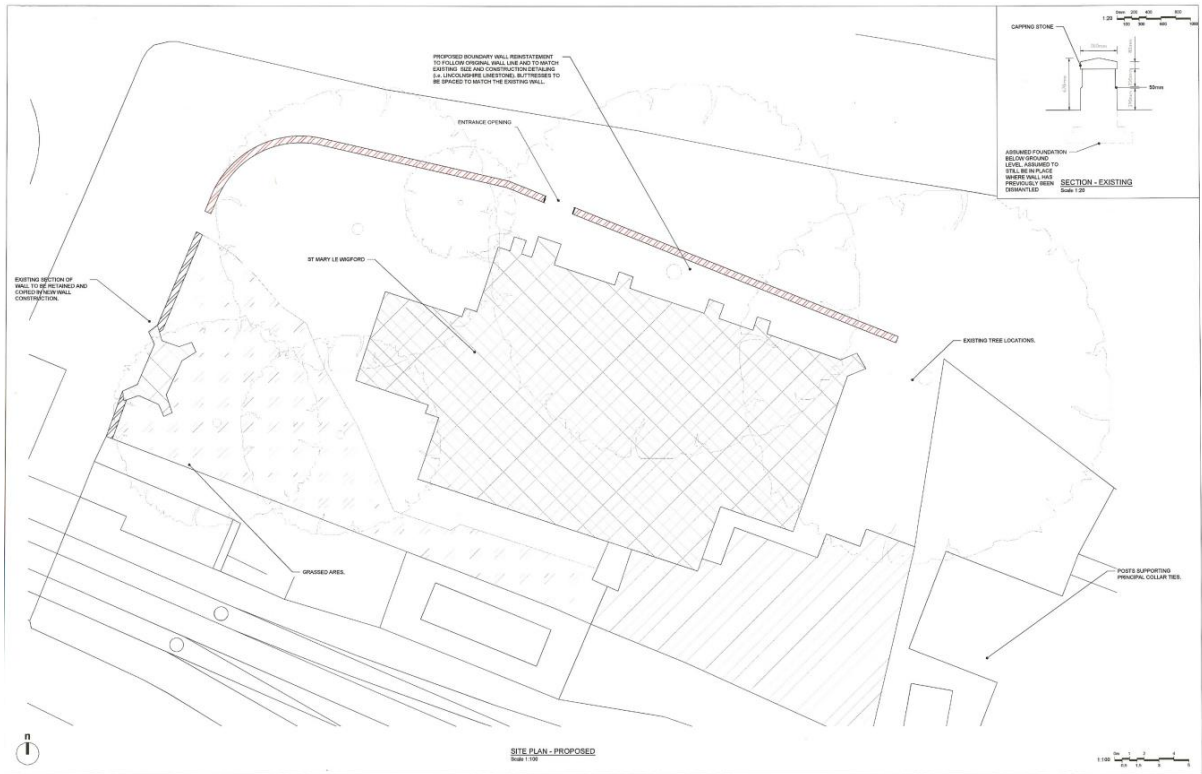
<p>Issues to be addressed to ensure the development is acceptable</p>	<p>This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands.</p> <p>Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 11 dwellings on Greetwell Nursing Home, 68-70 Greetwell Close, Lincoln to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the IMP Primary Care Network (PCN) at Abbey Medical Practice, Glebe Park Surgery, Minster Medical Practice and Lindum Medical Practice. Alternatively, the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.</p> <p>The strategic direction both nationally through the development of PCNs 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>The Abbey Medical Practice, Glebe Park Surgery, Minster Medical Practice and Lindum Medical Practice is within the LICB IMP PCN where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development.</p>						
<p>Fairly and reasonably related in scale and kind to the development.</p>		<p>Average list size per GP</p>	<p>Required m2</p>	<p>£ per m2</p>	<p>Total cost</p>	<p>£per person</p>	
	<p>GP team</p>	<p>1,800</p>	<p>170</p>	<p>2,300</p>	<p>£391,000</p>	<p>217</p>	
	<p>GP furnishings</p>	<p>1,800</p>			<p>£20,000</p>	<p>12</p>	
							<p>229</p>
	<p>Contingency requirements @ 20%</p>						<p>46</p>
	<p>Total per resident</p>						<p>275</p>
	<p>Total per dwelling (resident x 2) for the 1 bed apartment</p>						<p>550</p>
	<p>Total per dwelling (resident x 2.3) for the 2-bed apartment</p>						<p>632.50</p>

	<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 (1 bed apartment) and 2.3 (2 bed apartment) (the average number of persons per dwelling for City of Lincoln Council) to provide a funding per dwelling of £550 (1 bed apartment) and a funding per dwelling of £632.50 (2 bed apartment).</p>
Financial Contribution requested	<p>The contribution requested for the development is £6,380 broken down as follows:</p> <p>1 bed apartment The contribution requested for the development is £3,850 (£550 x 7 dwellings).</p> <p>2 bed apartments The contribution requested for the development is £2,530 (£632.50 x 4 dwellings).</p> <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.</p>
Trigger point	<p>After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it's requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. 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>

Lincolnshire Integrated Care Board
28th July 2022

St Mary Le Wigford

Revised layout plan



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