

[REDACTED]

From: ESTATESENQUIRIES (NHS DERBY AND DERBYSHIRE ICB - 15M)
[REDACTED]
Sent: 23 September 2025 16:55
To: Planning (HPBC)
Subject: RE: Rev Plans General External Consultaion 21 Days - App ref HPK/2024/0481
Attachments: DDICB S106 funding - HPK-2024-0481 Glossopdale Community College, Glossop.docx

Categories: [REDACTED]

Good afternoon,

We have no further comments and stand by our original request for S106 funding - please see attached.

Many thanks

Rebecca Else (she/her)
Primary Care Manager
NHS Derby and Derbyshire Integrated Care Board / Joined Up Care Derbyshire

Scarsdale Nightingale Close, Off Newbold Road, Chesterfield S41 7PF

[REDACTED]
[REDACTED]
Future planned annual leave –
20th October - 3rd November
24th November – 25th November
22nd Decemeber – 5th January 2026

-----Original Message-----

From: Planning (HPBC) <planning@highpeak.gov.uk>
Sent: 01 September 2025 12:42
To: ESTATESENQUIRIES (NHS DERBY AND DERBYSHIRE ICB - 15M) <ddicb.estatesenquiries@nhs.net>
Subject: Rev Plans General External Consultaion 21 Days - App ref HPK/2024/0481

This message originated from outside of NHSmail. Please do not click links or open attachments unless you recognise the sender and know the content is safe.

Please find attached document

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

RESPONSE TO PLANNING APPLICATION REF: **HPK/2024/0481**

Proposed residential development of circa **110 dwellings**

Location: Glossopdale Community College Lower Site Talbot Road, Glossop

Impact of new development on GP practice	The development is proposing 110 (A) dwellings which based on the average household size of 2.5 per dwelling and assuming 100% of the new population would come into this area for primary care health provision would result in an increased patient population of approx 275(B) (2.5 x A). The calculation below shows the likely impact of the new population in terms of number of additional consultations. This is based on the Dept. of Health calculation in HBN11-01: Facilities for Primary and Community Care Services. Consulting room <table border="1"> <tr> <td>Number of Dwellings</td><td>A 110</td></tr> <tr> <td>Proposed population</td><td>B 275</td></tr> <tr> <td>Access rate (per patient per year)</td><td>5.26</td></tr> <tr> <td>Anticipated annual contacts</td><td>1447</td></tr> <tr> <td>Assume 100% patient use of room</td><td>1447</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>29 contacts per week</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time per week</td><td>7.2 hours</td></tr> </table> Treatment room <table border="1"> <tr> <td>Anticipated annual contacts</td><td>1447</td></tr> <tr> <td>Assume 20% patients use room</td><td>289</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>6 contacts per week</td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time per week</td><td>1.9 hours</td></tr> </table>	Number of Dwellings	A 110	Proposed population	B 275	Access rate (per patient per year)	5.26	Anticipated annual contacts	1447	Assume 100% patient use of room	1447	Assume surgery open 50 weeks per year	29 contacts per week	Appointment duration	15 mins	Patient appointment time per week	7.2 hours	Anticipated annual contacts	1447	Assume 20% patients use room	289	Assume surgery open 50 weeks per year	6 contacts per week	Appointment duration	20 mins	Patient appointment time per week	1.9 hours
Number of Dwellings	A 110																										
Proposed population	B 275																										
Access rate (per patient per year)	5.26																										
Anticipated annual contacts	1447																										
Assume 100% patient use of room	1447																										
Assume surgery open 50 weeks per year	29 contacts per week																										
Appointment duration	15 mins																										
Patient appointment time per week	7.2 hours																										
Anticipated annual contacts	1447																										
Assume 20% patients use room	289																										
Assume surgery open 50 weeks per year	6 contacts per week																										
Appointment duration	20 mins																										
Patient appointment time per week	1.9 hours																										

GP practice most likely to be affected by growth and therefore directly related to the housing development	It is unlikely that NHS England or NHS Derby and Derbyshire 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 closest practices to this development are; • Cottage Lane Surgery • Howard Street Medical Practice • Simmondley Medical Practice • Howard Street Medical Practice • Lambgates Health Centre																			
Necessary to make the development acceptable in planning terms	We would like to discuss the potential for S106 funding to be used to provide additional capacity at any practice in the vicinity of the development, which may be through the extension of internal reconfigurations at one of more existing site.																			
Plans to address capacity issues	The amount requested is proportionate to the scale of the housing development proposed.																			
Fairly and reasonably related in scale and kind to the development.	The indicative size of the premises requirements has been calculated based on current typical sizes of new surgery projects factoring in a range of list sizes recognising economies of scale in larger practices. The cost per sq m has been identified by a quantity surveyor experienced in health care projects. This is the cost of providing additional accommodation for 275(B) patients: <table border="1"> <tr> <td>(B) Additional patients to be accommodated</td><td>x</td><td>(D) Standard area m²/person Based on total list size of approx. 0.08 m²</td><td>x</td><td>(E) Cost of extension including fees £/m² £ 5,000*</td><td>=</td><td>Total cost (B) x (D) x (E) £110,000</td></tr> <tr> <td>275</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table> *Update 2024 in line with increase build costs.						(B) Additional patients to be accommodated	x	(D) Standard area m ² /person Based on total list size of approx. 0.08 m ²	x	(E) Cost of extension including fees £/m ² £ 5,000*	=	Total cost (B) x (D) x (E) £110,000	275						
(B) Additional patients to be accommodated	x	(D) Standard area m ² /person Based on total list size of approx. 0.08 m ²	x	(E) Cost of extension including fees £/m ² £ 5,000*	=	Total cost (B) x (D) x (E) £110,000														
275																				
Financial contribution requested	£110,000																			

Date of response:

24.2.25



Derby and Derbyshire
Integrated Care Board

Scarsdale
Nightingale Close
Off Newbold Road
Chesterfield
S41 7PF

Tel: 01246 514082

www.derbyandderbyshireicb.nhs.uk

Name/position:	Jean Wilson Senior Primary Care Manager
-----------------------	--

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

This message may contain confidential information. If you are not the intended recipient please:

- i) inform the sender that you have received the message in error before deleting it; and
- ii) do not disclose, copy or distribute information in this e-mail or take any action in relation to its content (to do so is strictly prohibited and may be unlawful).

Thank you for your co-operation.

NHS.net Connect is the secure email, collaboration and directory service available for all NHS staff in England. NHS.net Connect is approved for exchanging patient data and other sensitive information with NHS.net Connect and other accredited email services.

For more information and to find out how you can switch visit [Joining NHS.net Connect – NHS.net Connect Support](https://support.nhs.net/article-categories/joining-nhsmail/)<<https://support.nhs.net/article-categories/joining-nhsmail/>>