

**TOWN AND COUNTRY PLANNING ACT 1990**  
**(as amended)**

**Appeal by Fort Estates Limited**

**LAND AT CRABTREE FARM, HINCKLEY ROAD,  
BARWELL, LEICESTERSHIRE**

**HEALTHCARE MATTERS**  
**Healthcare Provision in Barwell**

**NHS Leicester, Leicestershire and Rutland  
Integrated Care Board (“ICB”)**

**HEALTHCARE MATTERS**

**Ben James Hunter**  
BA DipMS

**PINS Reference: 6002755/6002756/6002757/6002758**

**LPA Refs: 23/01175/FUL, 23/01177/FUL, 23/01184/FUL, and 23/01186/FUL**

**Date: 16<sup>TH</sup> April 2026**

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## 1 Introduction

1.1 My name is Ben James Hunter. My qualifications and experience are detailed in my Statement of Case in relation to education and healthcare matters dated 10<sup>th</sup> August 2025.

1.2 I am instructed to act for the Appellant in respect of this Hearing.

1.3 An action arose in the Hearing of 15<sup>th</sup> April 2026 in relation to healthcare. Specifically, this was to provide a source for the following statement that can be seen in paragraph 6.4 of my statement of case:

*It has been reported that demand at the Surgery was expected to grow from 6,400 Patients to over 11,000 Patients over the next five to ten years.*

1.4 The necessity of sourcing and expanding on this statement related to the lack of qualification from the Integrated Care Board regarding the size of the new Barwell Surgery. It was agreed between the parties that the source would be provided. This document completes that action.

## 2 Barwell Medical Centre

2.1 The source of the statement relating to Barwell Surgery's patient list expected to grow to 11,000 patients was a press release by G F Tomlinson<sup>1</sup>, who were the contractors responsible for constructing the new Surgery. This is shown below:

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<sup>1</sup> <https://gftomlinson.co.uk/works-progressing-on-new-3-6m-medical-centre-in-leicestershire/>

## Works progressing on new £3.6m medical centre in Leicestershire

**G F Tomlinson is progressing works on the new Barwell Medical Centre in Leicestershire.**

The new two-storey doctor's surgery, located off High Street, Barwell, will replace the existing centre on Jersey Way, which is at capacity and unable to meet the growing demand for its services from the local community.

Due for completion in June 2024, the new medical centre will provide modern healthcare facilities to many more local people, with demand expected to grow from its current 6,400 to 11,000 users over the next five to ten years.

The additional space at the new centre will allow it to provide a greater range of much-needed health services, including physiotherapy and mental health support.

The new L-shaped building will consist of 12 consulting rooms, a space for minor surgical procedures with recovery facilities, a health promotion area, as well as 52 car parking spaces and six cycle racks. The centre will be constructed to BREEAM Excellent standards, ensuring the long-term sustainability of the new Medical Centre.

Demolition works at the unused brownfield site have already taken place which saw the removal of a former vehicle workshop and warehouse.

2.2 However, in order to provide more clarity on the size of the new GP Surgery, I have referred to the planning application of the new GP Surgery<sup>2</sup>, which includes the Gross Internal Area of the new two-storey building within the planning application submission:

| Use Class                         | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| D1 - Non-residential institutions | 0                                                  | 0                                                                                   | 900                                                                                     | 900                                                                            |
| B1 (c) - Light industrial         | 432                                                | 432                                                                                 | 0                                                                                       | -432                                                                           |
| Total                             | 432                                                | 432                                                                                 | 900                                                                                     | 468                                                                            |

Table 1: GIA of the New Barwell Surgery (via HBBC Planning Portal)

2.3 As shown above, the GIA of the new Surgery is 900sqm. This is the size of the new building once the existing non-NHS related light residential unit was demolished.

<sup>2</sup> 21/00540/FUL

- 2.4 NHS endorsed benchmarks for GP space requirements are those contained within the NHS England Premises Principles of Best Practice Part 1 – Procurement & Development. This document provides explicit size and space standards (GIA per patient), including ratios such as 0.08–0.07sqm per patient depending on practice size (as shown in the table below). These standards continue to be referenced operationally by ICBs in the absence of any updated national guidance on GP space and standard and it is widely adopted by ICBs.

| No. of patients |         |        | Gross Internal Area (GIA) | GIA per patient    |
|-----------------|---------|--------|---------------------------|--------------------|
| 0               | -       | 2000   | 199m <sup>2</sup>         | 0.1m <sup>2</sup>  |
| 2001            | -       | 4000   | 333m <sup>2</sup>         | 0.08m <sup>2</sup> |
| 4001            | -       | 6000   | 500m <sup>2</sup>         | 0.08m <sup>2</sup> |
| 6001            | -       | 8000   | 667m <sup>2</sup>         | 0.08m <sup>2</sup> |
| 8001            | -       | 10,000 | 833m <sup>2</sup>         | 0.08m <sup>2</sup> |
| 10,001          | -       | 12,000 | 916m <sup>2</sup>         | 0.08m <sup>2</sup> |
| 12,001          | -       | 14,000 | 1000m <sup>2</sup>        | 0.07m <sup>2</sup> |
| 14,001          | -       | 16,000 | 1083m <sup>2</sup>        | 0.07m <sup>2</sup> |
| 16,001          | -       | 18,000 | 1167m <sup>2</sup>        | 0.06m <sup>2</sup> |
| 18,001          | Or over |        | 1250m <sup>2</sup>        | 0.06m <sup>2</sup> |

Table 2: the NHS England Premises Principles of Best Practice Part 1 – Procurement & Development

- 2.5 Based on the current Patient Roll (as reported by the ICB) of **7,700 Patients** (paragraph 10 of the ICB's submission at the Hearing) the standard would be 0.08sqm per Patient. Therefore, at 900sqm, the Surgery can accommodate the following number of Patients:

- 900sqm / 0.08sqm per patient = **11,250 Patients**

- 2.6 The figure above of 11,250 Patients broadly corresponds with the figure reported by the contractors (up to 11,000 Patients in the next five to ten years).

### 3 Healthcare Summary

- 3.1 I was asked to provide further evidence related to the size of new Barwell Medical Centre, and the source of the statement made in paragraph 6.4 of my statement of case.

- 3.2 As is discussed above, the source of the statement was the Contractors who were responsible for delivering the new GP Surgery infrastructure project in Barwell. Furthermore, the statement is confirmed by the details of the planning application in relation to the gross internal area of the new Surgery.
- 3.3 This was the only action arising from the Hearing.

Signed:



**Ben Hunter**

Associate Director – Education and Social Infrastructure  
EFM

16<sup>th</sup> April 2026