

**Porter, Karen**

---

**From:** LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>  
**Sent:** 30 July 2025 15:58  
**To:** \_planningadvice  
**Cc:** LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E)  
**Subject:** RE: Consultation - H09-0442-25: Land off Battlefields Lane South

**Caution:** This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

---

Good Afternoon

Apologies for the mistake. This relates to Land off Battlefields Lane South Holbeach indeed.

*Kind Regards*  
*Patrycja*

Patrycja Bienko  
**Section 106 Team**  
**NHS Lincolnshire Integrated Care Board**  
Email: [licb.lincs-section106@nhs.net](mailto:licb.lincs-section106@nhs.net)

---

**From:** \_planningadvice <planningadvice@sholland.gov.uk>  
**Sent:** 30 July 2025 13:35  
**To:** LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>  
**Subject:** RE: Consultation - H09-0442-25: Land off Battlefields Lane South

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.

Good Afternoon

Can I just check that this response is for Battlefields Lane as you have mentioned an Alford address in your email.

Many Thanks

---

**From:** LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <[licb.lincs-section106@nhs.net](mailto:licb.lincs-section106@nhs.net)>  
**Sent:** Wednesday, July 30, 2025 12:23 PM  
**To:** \_planningadvice <[planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)>  
**Cc:** LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <[licb.lincs-section106@nhs.net](mailto:licb.lincs-section106@nhs.net)>  
**Subject:** RE: Consultation - H09-0442-25: Land off Battlefields Lane South

**Caution:** This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to [Suspicious.Emails@pspsl.co.uk](mailto:Suspicious.Emails@pspsl.co.uk) and delete the email.

Good Afternoon

Please find attached our application for a Section 106 contribution for 158 Dwellings Comprising:- Full Application for the erection of 62 dwellings and Outline Application for the erection of approximately 96 dwellings at Land South of Tothby Lane, Alford.

Please can you confirm receipt of this email.

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

*Kind Regards*  
*Patrycja*

Patrycja Bienko  
**Section 106 Team**  
**NHS Lincolnshire Integrated Care Board**  
Email: [licb.lincs-section106@nhs.net](mailto:licb.lincs-section106@nhs.net)

---

**From:** [planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk) <[planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)>  
**Sent:** 10 July 2025 15:13  
**To:** LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <[licb.lincs-section106@nhs.net](mailto:licb.lincs-section106@nhs.net)>  
**Subject:** Consultation - H09-0442-25: Land off Battlefields Lane South

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.

## PLANNING CONSULTATION

**Reference Number:** H09-0442-25

**Type:** FULL

**Proposal:** Hybrid Application for 158 Dwellings Comprising:- Full Application for the Erection of 62 Dwellings, Associated Landscaping and Infrastructure and Outline Application for the Erection of Approximately 96 Dwellings (Some Matters Reserved)

**Location:** Land off Battlefields Lane South Holbeach

**Applicant:** Stirling Mortimer No 8 Fund UK Land Ltd & Circero Estates

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **31st July 2025** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Gillian Pinna-Morell** who is dealing with this application.

**Note:**

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.

\*\*\*\*\*  
\*\*\*\*\*

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](#)

South Holland District Council now has an official WhatsApp Channel – delivering timely updates and essential information straight to residents. Stay informed about local news, events, and services with the most current updates at your fingertips. Join us [here](#) today!

\*\*\*\*\*  
\*\*\*\*\*

The information contained in this email is confidential and intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and the content may be legally privileged. Any improper dissemination, forwarding, printing, or copying of this email is strictly prohibited. Emails sent from and received by employees of South Holland District Council may be monitored. They may also be disclosed to other people under legislation, particularly the Freedom of Information Act 2000, GDPR, the Data Protection Act 2018 and the Environmental Information Regulations 2004. If you have contacted the Council for a service any personal data you share will be used to help you access its services, or to answer your enquiry in line with our Privacy Policy. For full details of your rights please visit our website at [www.sholland.gov.uk](http://www.sholland.gov.uk). Unless this email relates to South Holland District Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council.



\*\*\*\*\*  
\*\*\*\*\*

\*\*\*\*\*  
\*\*\*\*\*

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](#)

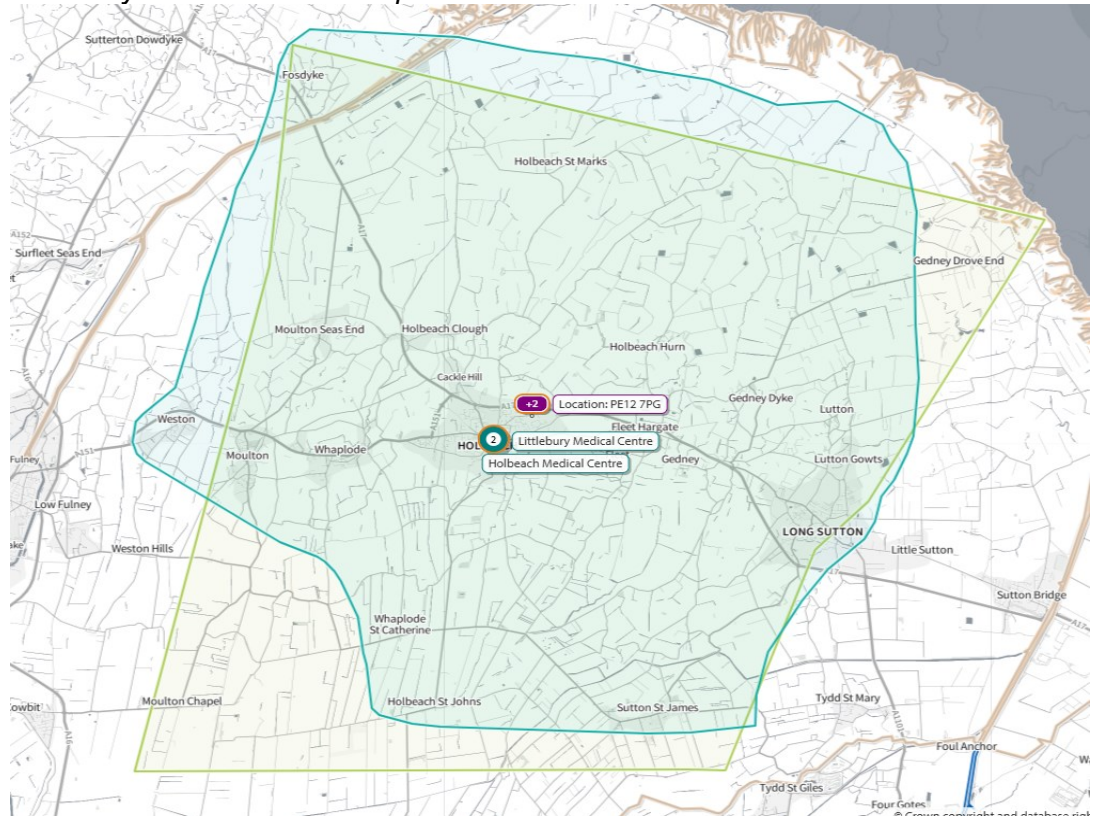
**NHS Lincolnshire Integrated Care Board**  
**Application Number: H09-0442-25 (Hybrid)**  
**Location: Land off Battlefields Lane, South Holbeach, Spalding, PE12 7PG**

<p><b>Impact of new development on GP practice</b></p>	<p>The above development is proposing 62 dwellings (full application) and 96 dwellings (outline application) (158 dwellings in total) which, based on the average of 2.4 people per dwelling for the South Holland District Council area, would result in an increase in patient population of 379 (in total).</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><b>Consulting room GP (Full)</b></p> <table border="1"> <tr> <td>Proposed population</td><td>149</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td><math>0.149 \times 5260 = 782.69</math></td></tr> <tr> <td>Assume 100% patient use of room</td><td>783</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td><math>783 / 50 = 15.7</math></td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td><math>15.7 \times 15/60 = 3.9</math> hrs per week</td></tr> </table> <p><b>Treatment room Practice Nurse (Full)</b></p> <table border="1"> <tr> <td>Proposed population</td><td>149</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td><math>0.149 \times 5260 = 782.69</math></td></tr> <tr> <td>Assume 20% patient use of room</td><td>157</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td><math>157/50 = 3.131</math></td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td><math>3.131 \times 20/60 = 1.0</math> hrs per week</td></tr> </table>	Proposed population	149	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.149 \times 5260 = 782.69$	Assume 100% patient use of room	783	Assume surgery open 50 weeks per year	$783 / 50 = 15.7$	Appointment duration	15 mins	Patient appointment time hrs per week	$15.7 \times 15/60 = 3.9$ hrs per week	Proposed population	149	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.149 \times 5260 = 782.69$	Assume 20% patient use of room	157	Assume surgery open 50 weeks per year	$157/50 = 3.131$	Appointment duration	20 mins	Patient appointment time hrs per week	$3.131 \times 20/60 = 1.0$ hrs per week
Proposed population	149																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.149 \times 5260 = 782.69$																												
Assume 100% patient use of room	783																												
Assume surgery open 50 weeks per year	$783 / 50 = 15.7$																												
Appointment duration	15 mins																												
Patient appointment time hrs per week	$15.7 \times 15/60 = 3.9$ hrs per week																												
Proposed population	149																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.149 \times 5260 = 782.69$																												
Assume 20% patient use of room	157																												
Assume surgery open 50 weeks per year	$157/50 = 3.131$																												
Appointment duration	20 mins																												
Patient appointment time hrs per week	$3.131 \times 20/60 = 1.0$ hrs per week																												

	<p><b>Consulting room GP (Outline)</b></p> <table border="1" data-bbox="391 324 1308 739"> <tr> <td>Proposed population</td><td>230</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td><math>0.230 \times 5260 = 1211.90</math></td></tr> <tr> <td>Assume 100% patient use of room</td><td>1212</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td><math>1212 / 50 = 24.2</math></td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td><math>24.2 \times 15/60 = 6.1</math> hrs per week</td></tr> </table> <p><b>Treatment room Practice Nurse (Outline)</b></p> <table border="1" data-bbox="391 840 1308 1254"> <tr> <td>Proposed population</td><td>230</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td><math>0.230 \times 5260 = 1211.90</math></td></tr> <tr> <td>Assume 20% patient use of room</td><td>242</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td><math>242/50 = 4.848</math></td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td><math>4.848 \times 20/60 = 1.6</math> hrs per week</td></tr> </table> <p>Therefore, an increase in population of 379 in the South Holland District 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	230	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.230 \times 5260 = 1211.90$	Assume 100% patient use of room	1212	Assume surgery open 50 weeks per year	$1212 / 50 = 24.2$	Appointment duration	15 mins	Patient appointment time hrs per week	$24.2 \times 15/60 = 6.1$ hrs per week	Proposed population	230	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.230 \times 5260 = 1211.90$	Assume 20% patient use of room	242	Assume surgery open 50 weeks per year	$242/50 = 4.848$	Appointment duration	20 mins	Patient appointment time hrs per week	$4.848 \times 20/60 = 1.6$ hrs per week
Proposed population	230																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.230 \times 5260 = 1211.90$																												
Assume 100% patient use of room	1212																												
Assume surgery open 50 weeks per year	$1212 / 50 = 24.2$																												
Appointment duration	15 mins																												
Patient appointment time hrs per week	$24.2 \times 15/60 = 6.1$ hrs per week																												
Proposed population	230																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.230 \times 5260 = 1211.90$																												
Assume 20% patient use of room	242																												
Assume surgery open 50 weeks per year	$242/50 = 4.848$																												
Appointment duration	20 mins																												
Patient appointment time hrs per week	$4.848 \times 20/60 = 1.6$ hrs per week																												
<p><b>GP practice(s) most likely to be affected by the housing development</b></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 Holbeach Medical Centre and Littlebury Medical Centre, as the development is within their catchment area.</p>																												
<p><b>Issues to be addressed to ensure the development is acceptable</b></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>NHS Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 158 dwellings on Land off Battlefields Lane, South Holbeach, Spalding, PE12 7PG to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the</p>																												

South Lincolnshire Rural Primary Care Network (PCN) at Holbeach Medical Centre and/or Littlebury Medical Centre. 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.

*Boundary catchment area map*



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.

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:

- 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;

	<ul style="list-style-type: none"> <li>Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer.</li> </ul> <p>The Holbeach Medical Centre and Littlebury Medical Centre are within the LICB South Lincolnshire Rural 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>					
<b>Fairly and reasonably related in scale and kind to the development.</b>		Average list size per GP	Required m2	£ per m2	Total cost	£per person
	GP team	1,800	170	2,300	£391,000	217
	GP furnishings	1,800			£20,000	12
						229
	Contingency requirements @ 20%					46
	Total per resident (including 38.6% uplift)					381.15
	Total per dwelling (resident x 2.4)					914.76
	<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 £381.15 per patient is determined. This figure is multiplied by 2.4 (the average number of persons per dwelling for South Holland District Council) to provide a funding per dwelling of £914.76 .</p>					
<b>Financial Contribution requested</b>	<p>The contribution requested for the development is as follows:</p> <p>£56,715.12 (£914.76 x 62 dwellings). - Full  £87,816.96 (£914.76 x 96 dwellings). - Outline  The contribution requested for the development in total is £144,532.08.</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>					
<b>Trigger point</b>	<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>					