

Porter, Karen

From: LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>
Sent: 17 February 2026 16:26
To: _planningadvice
Cc: LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E)
Subject: RE: Consultation - H14-0065-26: Land off Farnborough Close
Attachments: S106 Tender H14-0065-26.pdf

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Good Afternoon

Please find attached our application for a Section 106 contribution for 40 dwellings at Land off Farnborough Close, Pinchbeck, Spalding, PE11 5AF.

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

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 04 February 2026 09:58
To: LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>
Subject: Consultation - H14-0065-26: Land off Farnborough Close

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PLANNING CONSULTATION

Reference Number: H14-0065-26

Type: FULL

NHS Lincolnshire Integrated Care Board

Application Number: H14-0065-26

Location: Land off Farnborough Close, Pinchbeck, Spalding, PE11 5AF

Impact of new development on GP practice

The above development is proposing 40 dwellings 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 96.

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.

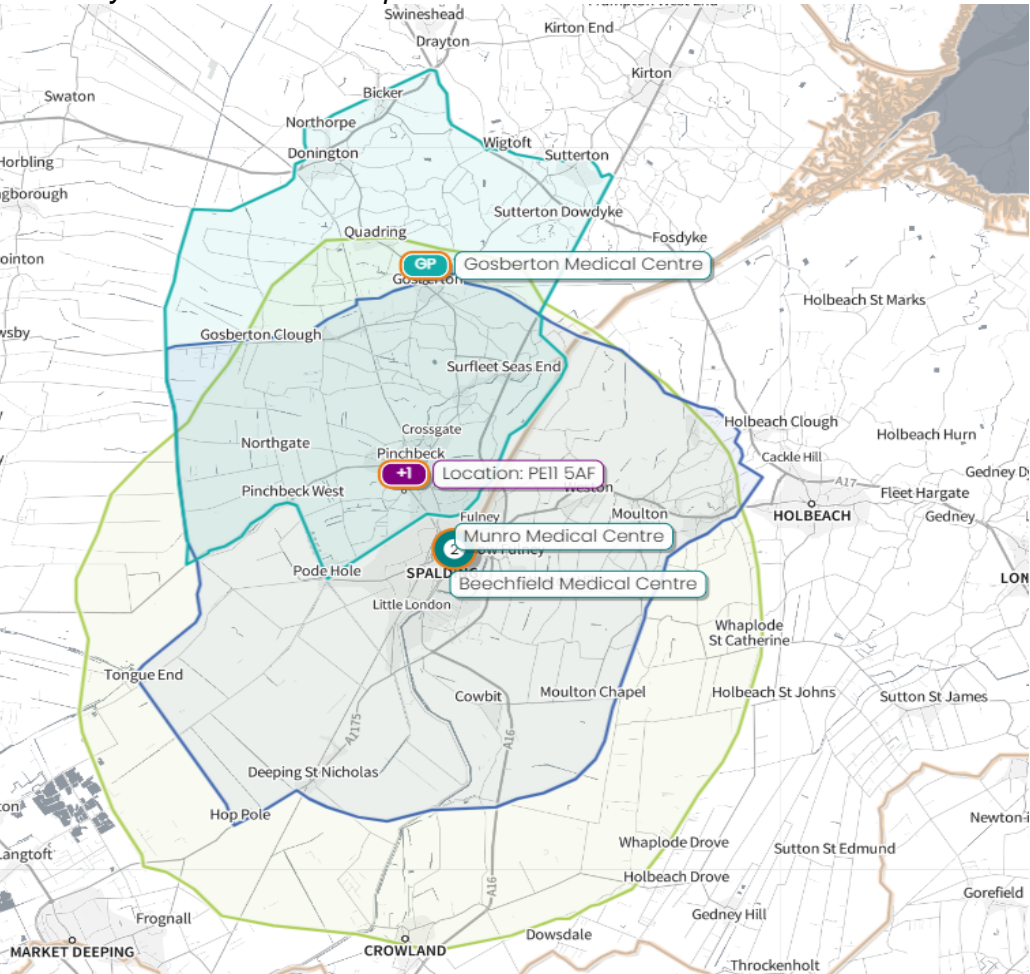
Consulting room GP

Proposed population	96
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.096 \times 5260 = 504.96$
Assume 100% patient use of room	505
Assume surgery open 50 weeks per year	$505 / 50 = 10.1$
Appointment duration	15 mins
Patient appointment time hrs per week	$10.1 \times 15/60 = 2.5$ hrs per week

Treatment room Practice Nurse

Proposed population	96
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.096 \times 5260 = 504.96$
Assume 20% patient use of room	101
Assume surgery open 50 weeks per year	$101/50 = 2.020$
Appointment duration	20 mins
Patient appointment time hrs per week	$2.020 \times 20/60 = 0.7$ hrs per week

Therefore, an increase in population of 96 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.

GP practice(s) most likely to be affected by the housing development	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. The development will impact Munro Medical Centre, Beechfield Medical Centre and Gosberton Medical Centre as the development is within their catchment area.
Issues to be addressed to ensure the development is acceptable	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. NHS Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 40 dwellings on Land off Farnborough Close, Pinchbeck, Spalding, PE11 5AF to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Spalding and South Lincolnshire Rural Primary Care Networks (PCNs) at Munro Medical Centre, Beechfield Medical Centre and/or Gosberton 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. <i>Boundary catchment area map</i> 

	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; • Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer. The Munro Medical Centre, Beechfield Medical Centre and Gosberton Medical Centre are within the LICB Spalding and South Lincolnshire Rural PCNs 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.					
Fairly and reasonably related in scale and kind to the development.		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
	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.					
Financial Contribution requested	The contribution requested for the development is £36,590.40 (£914.76 x 40 dwellings). 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.					

Trigger point	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. 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.
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NHS Lincolnshire Integrated Care Board
Date: 17th February 2026