
From: LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>
Sent: 29 June 2026 10:30
To: _planningadvice
Cc: LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E)
Subject: RE: Consultation - H16-0552-26: Land off Shakespeare Way
Attachments: S106 Tender H16-0552-26.pdf

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Good Morning

Please find attached our application for a Section 106 contribution for a 77-bed care home at Land off Shakespeare Way, Holland Park, Spalding.

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 Team

NHS Lincolnshire Integrated Care Board

licb.lincs-section106@nhs.net

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Sent: 12 June 2026 09:14
To: LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>
Subject: Consultation - H16-0552-26: Land off Shakespeare Way

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PLANNING CONSULTATION

Reference Number: H16-0552-26

Type: FULL

Proposal: Erection of a 3-storey care home development with associated car parking, amenity space and ancillary structures

Location: Land off Shakespeare Way Holland Park

Applicant: Country Court Care Ltd.

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 **3rd July 2026** 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 **Mark Niland** who is dealing with this application.

Note:

In the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of the written representation procedure, any representations made during this application will be sent to the Secretary of State and there may not be any further opportunity for you to comment at appeal stage.

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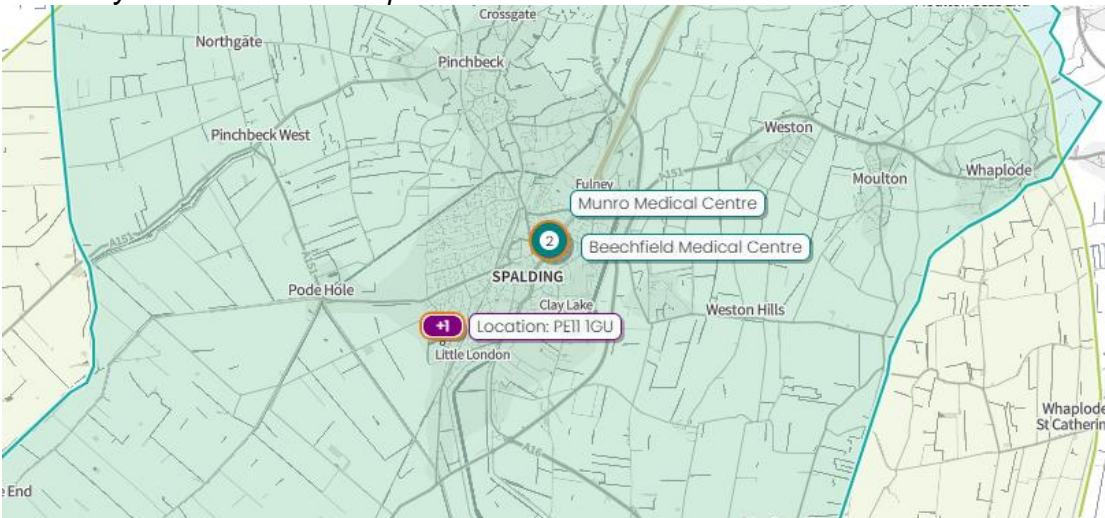
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NHS Lincolnshire Integrated Care Board

Application Number: H16-0552-26

Location: Land off Shakespeare Way, Holland Park, Spalding, PE11 1GU

Impact of new development on GP practice	The above development is proposing a 77-bed care home which, using the Carr-Hill multiplier for single occupancy care homes of 1.43 would result in an increase in a weighted patient population of 110 patients. The Carr-Hill multiplier was generated as a result of studies investigating the relative workload generated by patients in nursing and residential homes. These studies gathered information on the frequency and duration of consultations carried out and found that overall, patients in these environments generate more workload than patients with otherwise similar characteristics who are not in nursing and residential homes. As such, the Carr-Hill multiplier is routinely used to calculate the workload factor that should be applied to patients in care facilities. 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 <table border="1" data-bbox="392 1077 1310 1491"> <tr> <td>Proposed population</td><td>110.11</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.110 \times 5260 = 579.18$</td></tr> <tr> <td>Assume 100% patient use of room</td><td>579</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$579 / 50 = 11.6$</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$11.6 \times 15/60 = 2.9$ hrs per week</td></tr> </table> Treatment room Practice Nurse <table border="1" data-bbox="392 1597 1310 1993"> <tr> <td>Proposed population</td><td>110.11</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.110 \times 5260 = 579.18$</td></tr> <tr> <td>Assume 20% patient use of room</td><td>116</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$116 / 50 = 2.317$</td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$2.317 \times 20/60 = 0.8$ hrs per week</td></tr> </table>	Proposed population	110.11	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.110 \times 5260 = 579.18$	Assume 100% patient use of room	579	Assume surgery open 50 weeks per year	$579 / 50 = 11.6$	Appointment duration	15 mins	Patient appointment time hrs per week	$11.6 \times 15/60 = 2.9$ hrs per week	Proposed population	110.11	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.110 \times 5260 = 579.18$	Assume 20% patient use of room	116	Assume surgery open 50 weeks per year	$116 / 50 = 2.317$	Appointment duration	20 mins	Patient appointment time hrs per week	$2.317 \times 20/60 = 0.8$ hrs per week
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	Therefore, an increase in a weighted population of 110 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 Beechfield Medical Centre and Munro 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 77-bed care home on Land off Shakespeare Way, Holland Park, Spalding, PE11 1GU to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Spalding Primary Care Network (PCN) at Beechfield Medical Centre and/or Munro 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 funding will be used to support the practice where the care home is aligned, once it is nearing completion. The Lincolnshire Integrated Care Board may need the flexibility to utilise the funding at neighbouring practices which cover the area in order to create the capacity. 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 Beechfield Medical Centre and Munro Medical Centre are within the LICB Spalding 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.					
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 41.6% uplift)					392.583
	Total per dwelling (resident x 1.43)					561.39
	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 £392.583 per patient is determined. This figure is multiplied by 1.43 (the average number of persons per single bed occupancy for South Holland District Council) to provide a funding per single bed occupancy of £561.39.					
Financial Contribution requested	The contribution requested for the development is £43,227.03 (£561.39 x 77 single bed occupancy). 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
29th June 2026