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**From:** LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>  
**Sent:** 18 July 2025 11:40  
**To:** \_planningadvice  
**Cc:** LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E)  
**Subject:** RE: Consultation - H16-0584-25: Land off Monks House Lane  
**Attachments:** S106 Tender H16-0584-25.pdf

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Good Morning

Please find attached our application for a Section 106 contribution for 160 dwellings (full application) and up to 274 dwellings (outline application) on Land off Monks House Lane, Spalding, PE11 3LH.

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)

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**From:** planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>  
**Sent:** 01 July 2025 17:14  
**To:** LINCS-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>  
**Subject:** Consultation - H16-0584-25: Land off Monks House Lane

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## PLANNING CONSULTATION

**Reference Number:** **H16-0584-25**

**Type:** **FULL**

**Proposal:** Hybrid application: Full planning application for the erection of 160 dwellings and associated infrastructure, demolition of existing buildings and outline planning application for the erection of up to 274 dwellings.

Location: Land off Monks House Lane Spalding

Applicant: Seagate Homes

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 **22nd 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 **Mark Niland** 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.

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**NHS Lincolnshire Integrated Care Board**  
**Application Number: H16-0584-25 (Hybrid application)**  
**Location: Land off Monks House Lane, Spalding, PE11 3LH**

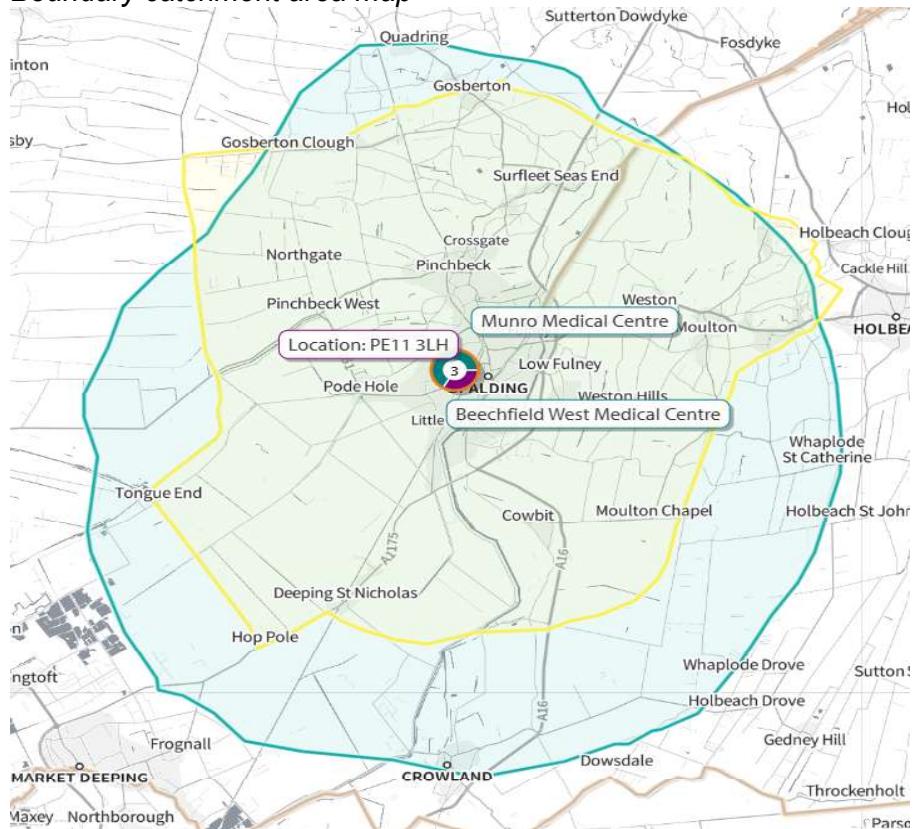
<b>Impact of new development on GP practice</b>	<p>The above development is proposing 160 dwellings (full application) and up to 274 dwellings (outline application) (434 dwellings in total) which, based on the average of 2.4 people per dwelling for the South Holland District Council area, would result in an increase in patient population of 1042 (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>
<b>Consulting room GP (Full)</b>	
Proposed population	384
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.384 \times 5260 = 2019.84$
Assume 100% patient use of room	2020
Assume surgery open 50 weeks per year	$2020 / 50 = 40.4$
Appointment duration	15 mins
Patient appointment time hrs per week	$40.4 \times 15 / 60 = 10.1$ hrs per week
<b>Treatment room Practice Nurse (Full)</b>	
Proposed population	384
Access rate	5260 per 1000 patients
Anticipated annual contacts	$0.384 \times 5260 = 2019.84$
Assume 20% patient use of room	404
Assume surgery open 50 weeks per year	$8.079 / 50 = 20$
Appointment duration	20 mins
Patient appointment time hrs per week	$20 \times 20 / 60 = 2.7$ hrs per week

<sup>1</sup> Source: Lincolnshire Research Observatory 2011 Census Data

	<p><b>Consulting room GP (Outline)</b></p> <table border="1" data-bbox="387 323 1298 743"> <tr> <td>Proposed population</td><td>658</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td><math>0.658 \times 5260 = 3458.98</math></td></tr> <tr> <td>Assume 100% patient use of room</td><td>3459</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td><math>3459 / 50 = 69.2</math></td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td><math>69.2 \times 15 / 60 = 17.3</math> hrs per week</td></tr> </table> <p><b>Treatment room Practice Nurse (Outline)</b></p> <table border="1" data-bbox="387 848 1298 1253"> <tr> <td>Proposed population</td><td>658</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td><math>0.658 \times 5260 = 3458.98</math></td></tr> <tr> <td>Assume 20% patient use of room</td><td>692</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td><math>692 / 50 = 13.836</math></td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td><math>13.836 \times 20 / 60 = 4.6</math> hrs per week</td></tr> </table> <p>Therefore, an increase in population of 1042 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	658	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.658 \times 5260 = 3458.98$	Assume 100% patient use of room	3459	Assume surgery open 50 weeks per year	$3459 / 50 = 69.2$	Appointment duration	15 mins	Patient appointment time hrs per week	$69.2 \times 15 / 60 = 17.3$ hrs per week	Proposed population	658	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.658 \times 5260 = 3458.98$	Assume 20% patient use of room	692	Assume surgery open 50 weeks per year	$692 / 50 = 13.836$	Appointment duration	20 mins	Patient appointment time hrs per week	$13.836 \times 20 / 60 = 4.6$ hrs per week
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<b>GP practice(s) most likely to be affected by the housing development</b>	<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 Beechfield Medical Centre and Munro Medical Centre as the development is within their catchment area.</p>																												
<b>Issues to be addressed to ensure the development is acceptable</b>	<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 1042 dwellings on Land off Monks House Lane, Spalding, PE11 3LH to contribute to the expansion in capacity through</p>																												

remodelling/changes to layout or extension to existing facilities within the Spalding Primary Care Networks (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.

*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;

	<ul style="list-style-type: none"> <li>• Support older people through more personalised care and stronger community and primary care services;</li> <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 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.</p>																																										
<b>Fairly and reasonably related in scale and kind to the development.</b>	<table border="1"> <thead> <tr> <th></th><th>Average list size per GP</th><th>Required m2</th><th>£ per m2</th><th>Total cost</th><th>£ per person</th></tr> </thead> <tbody> <tr> <td>GP team</td><td>1,800</td><td>170</td><td>2,300</td><td>£391,000</td><td>217</td></tr> <tr> <td>GP furnishings</td><td>1,800</td><td></td><td></td><td>£20,000</td><td>12</td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td>229</td></tr> <tr> <td>Contingency requirements @ 20%</td><td></td><td></td><td></td><td></td><td>46</td></tr> <tr> <td>Total per resident (including 38.6% uplift)</td><td></td><td></td><td></td><td></td><td>381.15</td></tr> <tr> <td>Total per dwelling (resident x 2.4)</td><td></td><td></td><td></td><td></td><td>914.76</td></tr> </tbody> </table> <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>		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
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<b>Financial Contribution requested</b>	<p>The contribution requested for the development is as follows:</p> <p>£146,361.60 (£914.76 x 160 dwellings). - Full</p> <p>£250,644.24 (£914.76 x 274 dwellings). - Outline</p> <p>The contribution requested for the development in total is £397,005.84.</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>																																										