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

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 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

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

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: 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.

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](#)

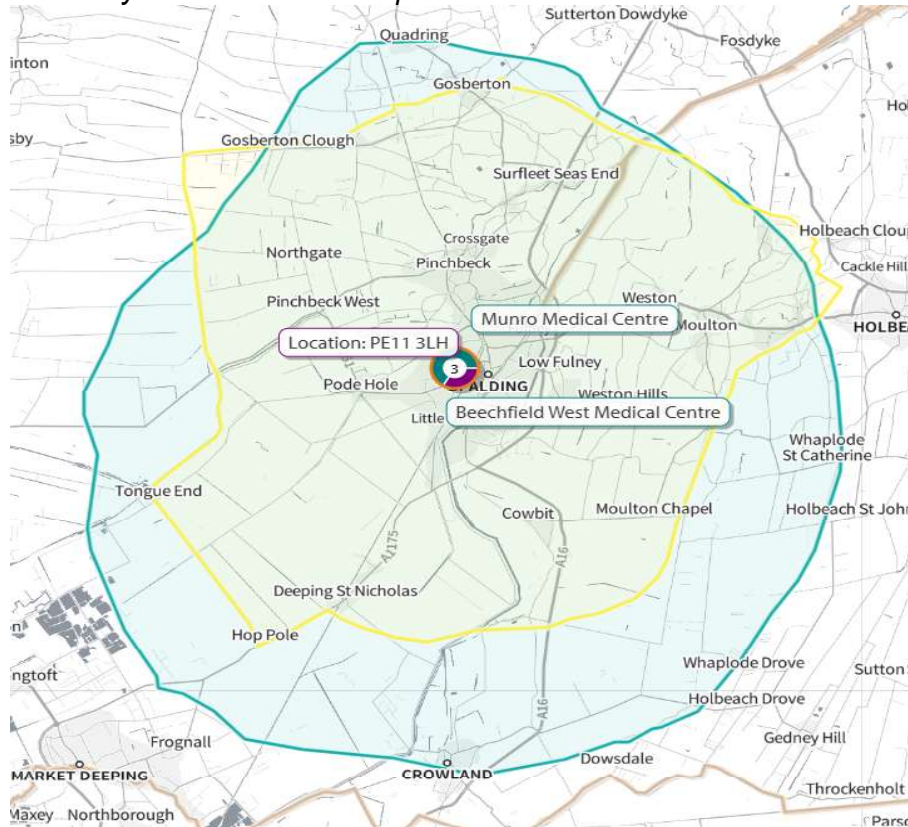
NHS Lincolnshire Integrated Care Board
Application Number: H16-0584-25 (Hybrid application)
Location: Land off Monks House Lane, Spalding, PE11 3LH

<p>Impact of new development on GP practice</p>	<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> <p>Consulting room GP (Full)</p> <table border="1"> <tr> <td>Proposed population</td><td>384</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.384 \times 5260 = 2019.84$</td></tr> <tr> <td>Assume 100% patient use of room</td><td>2020</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$2020 / 50 = 40.4$</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$40.4 \times 15/60 = 10.1$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse (Full)</p> <table border="1"> <tr> <td>Proposed population</td><td>384</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.384 \times 5260 = 2019.84$</td></tr> <tr> <td>Assume 20% patient use of room</td><td>404</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$8.079/50 = 20$</td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$20 \times 20/60 = 2.7$ hrs per week</td></tr> </table>	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	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
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																												
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																												

	<p>Consulting room GP (Outline)</p> <table border="1" data-bbox="395 327 1310 741"> <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>$0.658 \times 5260 = 3458.98$</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>$3459 / 50 = 69.2$</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$69.2 \times 15/60 = 17.3$ hrs per week</td></tr> </table> <p>Treatment room Practice Nurse (Outline)</p> <table border="1" data-bbox="395 846 1310 1252"> <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>$0.658 \times 5260 = 3458.98$</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>$692/50 = 13.836$</td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$13.836 \times 20/60 = 4.6$ 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
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																												
<p>GP practice(s) most likely to be affected by the housing development</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 Beechfield Medical Centre and Munro Medical Centre as the development is within their catchment area.</p>																												
<p>Issues to be addressed to ensure the development is acceptable</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 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"> 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. <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>					
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
	<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>					
Financial Contribution requested	<p>The contribution requested for the development is as follows: £146,361.60 (£914.76 x 160 dwellings). - Full £250,644.24 (£914.76 x 274 dwellings). - Outline 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>					
Trigger point	<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>					