
From: LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>
Sent: 04 March 2025 11:30
To: _planningadvice
Cc: LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E)
Subject: FW: Consultation - H22-0077-25: Land off Broadgate
Attachments: S106 Tender H22-0077-25.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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 24 dwellings at Land off Broadgate, Weston Hills, Spalding.

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: Thursday, February 13, 2025 4:13 PM
To: LINC-SECTION106 (NHS LINCOLNSHIRE ICB - 71E) <licb.lincs-section106@nhs.net>
Subject: Consultation - H22-0077-25: Land off Broadgate

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: H22-0077-25

Type: FULL

Proposal: Rural exception site of 24 affordable homes

Location: Land off Broadgate Weston Hills

Applicant: Mr H, W, M & B Halgarth

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 **6th March 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:

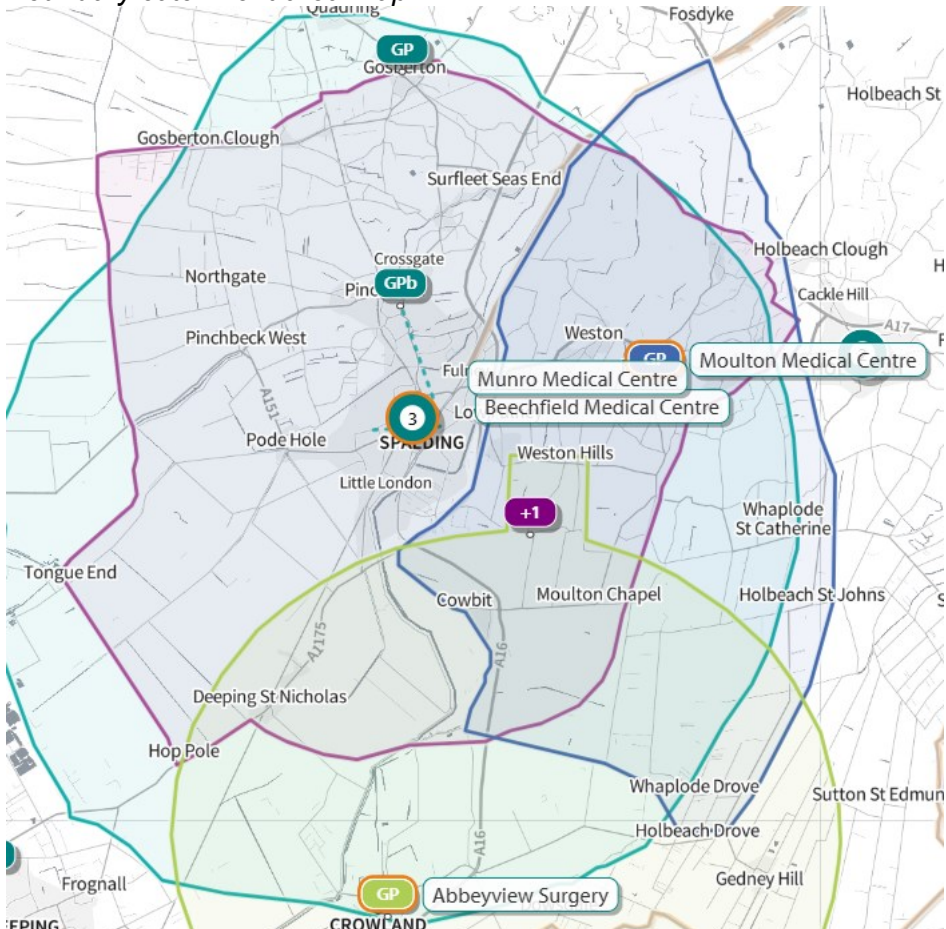
- i) inform the sender that you have received the message in error before deleting it; and
 - ii) do not disclose, copy or distribute information in this e-mail or take any action in relation to its content (to do so is strictly prohibited and may be unlawful).
- Thank you for your co-operation.

NHSmial is the secure email, collaboration and directory service available for all NHS staff in England. NHSmial is approved for exchanging patient data and other sensitive information with NHSmial and other accredited email services.

For more information and to find out how you can switch visit [Joining NHSmial - NHSmial Support](#)

NHS Lincolnshire Integrated Care Board
Application Number: H22-0077-25
Location: Land off Broadgate, Weston Hills, Spalding

Impact of new development on GP practice	The above development is proposing 24 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 58. 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"> <tr> <td>Proposed population</td><td>58</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.058 \times 5260 = 302.98$</td></tr> <tr> <td>Assume 100% patient use of room</td><td>303</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$303 / 50 = 6.1$</td></tr> <tr> <td>Appointment duration</td><td>15 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$6.1 \times 15/60 = 1.5$ hrs per week</td></tr> </table> Treatment room Practice Nurse <table border="1"> <tr> <td>Proposed population</td><td>58</td></tr> <tr> <td>Access rate</td><td>5260 per 1000 patients</td></tr> <tr> <td>Anticipated annual contacts</td><td>$0.058 \times 5260 = 302.98$</td></tr> <tr> <td>Assume 20% patient use of room</td><td>61</td></tr> <tr> <td>Assume surgery open 50 weeks per year</td><td>$61/50 = 1.212$</td></tr> <tr> <td>Appointment duration</td><td>20 mins</td></tr> <tr> <td>Patient appointment time hrs per week</td><td>$1.212 \times 20/60 = 0.4$ hrs per week</td></tr> </table> Therefore, an increase in population of 58 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.	Proposed population	58	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.058 \times 5260 = 302.98$	Assume 100% patient use of room	303	Assume surgery open 50 weeks per year	$303 / 50 = 6.1$	Appointment duration	15 mins	Patient appointment time hrs per week	$6.1 \times 15/60 = 1.5$ hrs per week	Proposed population	58	Access rate	5260 per 1000 patients	Anticipated annual contacts	$0.058 \times 5260 = 302.98$	Assume 20% patient use of room	61	Assume surgery open 50 weeks per year	$61/50 = 1.212$	Appointment duration	20 mins	Patient appointment time hrs per week	$1.212 \times 20/60 = 0.4$ hrs per week
Proposed population	58																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.058 \times 5260 = 302.98$																												
Assume 100% patient use of room	303																												
Assume surgery open 50 weeks per year	$303 / 50 = 6.1$																												
Appointment duration	15 mins																												
Patient appointment time hrs per week	$6.1 \times 15/60 = 1.5$ hrs per week																												
Proposed population	58																												
Access rate	5260 per 1000 patients																												
Anticipated annual contacts	$0.058 \times 5260 = 302.98$																												
Assume 20% patient use of room	61																												
Assume surgery open 50 weeks per year	$61/50 = 1.212$																												
Appointment duration	20 mins																												
Patient appointment time hrs per week	$1.212 \times 20/60 = 0.4$ hrs per week																												

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, Munro Medical Centre, Moulton Medical Centre and Abbeyview Surgery 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 24 dwellings on Land off Broadgate, Weston Hills, Spalding to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Spalding and South Lincolnshire Rural PCNs at Beechfield Medical Centre, Munro Medical Centre, Moulton Medical Centre and/or Abbeyview Surgery. 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 map displays the Spalding area with various GP practices and medical centres marked. The practices include Gosberton GP, GPb (Gosberton), GP (Moulton), and GP (Abbeyview Surgery). Medical centres shown are Beechfield Medical Centre, Munro Medical Centre, Moulton Medical Centre, and Moulton Chapel. The map also shows the A16 and A17 roads, and the Spalding town center. The catchment area for the development is highlighted in a light blue/purple color, covering the area around the development site (marked with a '3' in a circle) and extending to the surrounding villages and towns.

	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, Munro Medical Centre, Moulton Medical Centre, Abbeyview Surgery are within the LICB Spalding and 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.					
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					275
	Total per dwelling (resident x 2.4)					660
	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 £275 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 £660 .					
Financial Contribution requested	The contribution requested for the development is £15,840.00 (£660 x 24 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.
----------------------	--

NHS Lincolnshire Integrated Care Board
Date: 4th March 2025