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Sent by Email
21 August 2020

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Ms L Wells
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Ms Wells

Response to APP/20/00441

Site Address: Land west of, Hulbert Road, Havant

Proposed Development: Outline planning application with all matters reserved except access for the development of up to 120 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant

Thank you for your letter dated 11th August 2020 with notification regarding the above redevelopment.

As a Clinical Commissioning Group we have a specific interest in new residential developments and how the increased population would directly affect local healthcare provision. We are especially interested in the types of residential properties being built to help us plan for the future.

The resulting growth in the locality population will inevitably seek registration with a local GP surgery and place additional pressure on existing NHS services; NHS services in primary, community and secondary care settings.

The increased demand would be accommodated by the existing GP surgeries open to new registration requests from people living in the area of the proposed development; however additional workforce and building capacity within the premises will be required.

The CCG considers that the application should be required to make an appropriate financial contribution to the provision of capital and revenue investment that the NHS will make in this regard.

Please see below the NHS investment projection that the CCG will consider should the application be granted by the Council;

The proposed contributions formula for developments under 2000 dwellings is: 120 No. of dwellings x 2.4 divided by average list size (1800) x 16 (size of a consultation room (m²) x £375 (cost of rent and other additional expenses with regard to premises) x 20 (number of years expected on a lease)

This means that South Eastern Hampshire CCG will be looking for a contribution of £19,200 of planning gain for health.

South Eastern Hampshire CCG identifies multiple practices (Vine Medical Group, Park Lane Medical Centre and Crookhorn Lane Surgery) could be impacted by this development in both our CCG area and neighbouring Portsmouth CCG areas as all the following practice boundaries cover this area. However, it is likely that Vine Medical Group will be the preferred practice for new patient registrations due to their close proximity to the development. Therefore we request that funding be made available from developer contributions to enable those practices impacted, to make suitable building adaptations to facilitate this growth.

If you have any questions relating to this request please direct them, in the first instance, to Lisa Medway through our enquiries email address: SEHCCG.Enquiries@nhs.net.

Yours sincerely,



Lisa Medway- Estates Project Manager

On behalf of:
Sara Tiller
Managing Director
South Eastern Hampshire Clinical Commissioning Group