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Sent by Email
12 March 2020

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Mr L Oliver
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
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PO9 2AX

Dear Mr Oliver

Response to APP/20/00015 108-110 Elm Grove, Hayling Island, PO11 9EN
Demolition of retail unit and associated outbuildings and construction of a 3 story building consisting of 1 retail unit with 4 one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing building consisting of 19 one bedroom and 20 two bedroom assisted living accommodation with associated car parking and external works to the rear.

Thank you for your letter dated 27th January 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: 43 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 £6880 of planning gain for health.

South Eastern Hampshire CCG identifies multiple practices (Waterside Medical Practice and The Elms Practice) could be impacted by this development in our CCG area as all the following practice boundaries cover this area. However, it is likely that Waterside Medical Practice 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