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Sent via email
05 February 2019

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Planning Services
Havant Borough Council
Public Service Plaza
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PO9 2AX

Dear Sir/ Madam,

Response to Planning Application APP/18/01033 69 new homes, Land East of Castle Avenue, Havant

Thank you for your email of 2 November 2018 in which you invite the CCG to comment on the above planning application and offer any other observations on the proposed development.

Whilst we recognise that not all of the occupants of the proposed dwelling will be new to the area, we make the Heath Care planning assumption that this application will generate up to 165 additional residents (proposed no. of dwellings at 2.4 persons per dwelling).

This development falls within the practice boundaries of three separate GP practices; Emsworth Surgery, Homewell Practice and Staunton Surgery.

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.

Our estimate of the level of additional demand that will be placed on NHS primary care does not in our view warrant the commissioning of an additional GP surgery. The increased demand will be accommodated by the existing GP surgeries open to new registration requests from people living in the area of the proposed development, however additional capacity within the premises will be required.

The CCG considers that the application should be required to make an appropriate financial contribution to the capital 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 that we use is: 69 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 £11,040 for planning gain for health.

Yours sincerely,



Lisa Medway- Estates Project Manager

On behalf of:

Sara Tiller- Managing Director

South Eastern Clinical Commissioning Group