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

Dear Mr Oliver,

**Reference: APP/18/00450 Proposed Development for the Land at Forty Acre Farm,
Havant Road, Havant**

Proposed Development: Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings.

Thank you for your letter of 15th June 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 can make a planning assumption that this application will generate up to 768 additional residents (proposed no. of dwellings at 2.4 persons per dwelling) plus the additional 66 residents of the care home totalling 834 residents.

The resulting growth in the local 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 is: 834 No. of dwellings x 2.4 divided by average list size of a GP practice (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 £55,600 of planning gain for health.

South Eastern Hampshire CCG identifies multiple practices could be impacted by this development in both our CCG area, and neighbouring Portsmouth CCG areas. 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,



Andrew Wood
Chief Finance Officer
Fareham and Gosport & South Eastern Hampshire Clinical Commissioning Groups