

Commissioning House
CommCen Building 008
Fort Southwick
James Callaghan Drive
Fareham
Hampshire
PO17 6AR

Sent by Email
18 October 2022

Tel: 023 9228 2063
e-mail:
SEHCCG.Enquiries@nhs.net

Mr G Christie
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Mr G Christie,

Response to Proposed Development: Erection of a 64-bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking, and landscaping.

Site address: Land at Cowplain School, Hart Plain Avenue, Waterlooville

Thank you for your letter dated 07/10/22 with notification regarding the above redevelopment.

As an Integrated Care Board, 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 ICB 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 ICB will consider should the application be granted by the Council;



The proposed contributions formula for developments under 2000 dwellings is: 6 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 ICB will be looking for a contribution of £960.00 of planning gain for health.

South Eastern Hampshire ICB identifies multiple practice's (Oaks Healthcare, The Village Practice and Vine Medical Group) could be impacted by this development in our ICB area as all the following practice boundaries cover this area. However, it is likely that Oaks Healthcare 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 Integrated Care Board