

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

**Sent by Email**  
22 December 2022

Tel: 023 9228 2063  
e-mail:

[SEHCCG.Enquiries@nhs.net](mailto:SEHCCG.Enquiries@nhs.net)

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

Dear Ms Wells,

**Response to APP/22/01072, Site Address: 81C London Road, Waterlooville, PO7 7EL.**

**Proposed Development:** Demolition of existing building for the construction of 15No. flats with two Class E (Commercial, Business and Service) units on ground floor with bin and cycle store

Thank you for your letter dated 14<sup>th</sup> December 2022 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: 15 No. of dwellings x 2.4 divided by average list size (1800) x 16 (size of a consultation room (m<sup>2</sup>) 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 £2,400.00 of planning gain for health.

South Eastern Hampshire ICB identifies multiple practices (Vine Medical Group, The Village Practice, Oaks Healthcare, Homewell.Curlew Practice) could be impacted by this development in our ICB areas 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](mailto:SEHCCG.Enquiries@nhs.net).

Yours sincerely,



Lisa Medway- Estates Project Manager

On behalf of:  
Sara Tiller  
Managing Director  
South Eastern Hampshire Integrated Care Board