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Sent by Email
22 July 2021

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

Dear Ms Wells

Response to APP/20/00441

Site Address: Land west of, Hulbert Road, Havant Proposed Development: Outline planning application with all matters reserved except access for the development of up to 100 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant.

Thank you for your letter dated 14th July 2021 with notification regarding the above redevelopment.

Due to the number of dwellings decreasing from 120 to 100 we have recalculated 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: 100 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 £16,000 of planning gain for health.

South Eastern Hampshire CCG identifies multiple practices (Vine Medical Group, Park Lane Medical Centre and Crookhorn Lane Surgery) could be impacted by this development in both our CCG area and neighbouring Portsmouth CCG areas as 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 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