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112 Southampton Road
Eastleigh
Hampshire SO50 5PB

28 October 2022

Planning Department
Eastleigh Borough Council
Wessex House
Upper Market Street
EASTLEIGH
SO50 9YN

Planning Application No: F/22/93194

Proposal: 185 Dwellings & 71 bed care home

Location: The Ageas Bowl, Marshall Drive, West End

Thank you for your communication of 13 September 2022, in which you invite the ICB 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 dwellings will be new to the area, we make the Health Care planning assumption that this application will generate up to 626 additional residents (proposed number of dwellings at 3 persons per dwelling) including the care home beds.

The resulting growth in 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 on the level of additional demand 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 for the practices will be required.

The ICB 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.

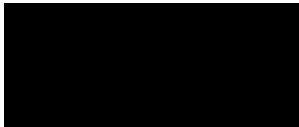
Please see below the NHS investment project that the ICB will consider should the application be granted by the Council.

The proposed contributions formula for developments under 2000 dwellings is:

No of dwellings (185) x 3 plus 71 care home beds divided by average list site (1800) x 16 (size of a consultation room) 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 the Clinical Commissioning Group will be looking for a contribution of £41,733 for planning gain for health.

Yours sincerely

A black rectangular box used to redact the signature of Helen Barnett.

Helen Barnett
Associate Director of Commissioning
South West Hampshire
Hampshire Integrated Care Board