

02 September 2025

Local Planning Authority Engagement Team
NHS Hampshire and Isle of Wight Integrated Care Board
Omega House
112 Southampton Road
Eastleigh
SO50 5PB

By email to: tsdft.lpae-hiow@nhs.net
CC: Gary.Osmond@eastleigh.gov.uk

Dear Sir/Madam

RE: Representation received from NHS Hampshire and Isle of Wight Integrated Care Board in respect of Planning application ref. O/25/99534 (Land at Denhams Corner), dated 18th June 2025.

We write regarding the comments provided by the NHS Hampshire and Isle of Wight Integrated Care Board (ICB), in relation to the above mentioned planning application, and the financial contributions sought therein.

The applicants (Southern Strategic Land Two LLP; John Denham; Shirley George & Heather Baston) support and agree the principle of providing a financial contribution in support of primary care provision. It is recognised that the development proposed, will inevitably result in additional patients on the registers of local GP facilities. It is also accepted that where existing facilities are operating at capacity, such as the case is made here, appropriate mitigation must be secured. However, notwithstanding this, we challenge the assumptions made in relation to population growth as a result of the development proposed and this is discussed further below.

The Impact Created by the Proposed Development

The proposed development is for 150 dwellings. The NHS Hampshire and Isle of Wight ICB assumes an average household size of 2.35 and therefore conclude that the proposed development will create an estimated population of 353 new residents within the development.

In our view however, this does not take into consideration the number of affordable homes provided within the development (60) and the fact that these particular residents will already be living within the relevant NHS Hampshire and Isle of Wight ICB area. The 60 affordable homes provided within the site, will go to those who exist on the housing register or those with a local connection; it therefore follows that these individuals are already residing within the same NHS Hampshire and Isle of Wight ICB area. This should therefore be reflected within the overall contribution calculation. It is highly unlikely that the affordable homes will be allocated to individuals outside of the Local Authority area, due to the need for affordable homes being so acute in this area, as demonstrated below:

- As of 31 March 2024, there were 2,545 households on the Housing Register;
- 79 households on the register have expressed a specific preference for a home in Botley and 74 within Fair Oak and Horton Heath; and
- Temporary accommodation use is also high. As of March 2024, 33 households have been placed in such accommodation.

In summary, as can be seen from the above statistics, all 60 of the affordable homes are highly likely to be allocated to those already living in the local area. There is also a specific need locally to the site, which is more than the 60 just being provided on this site alone.

Mitigation Methodology Calculation

We agree the methodology for calculating the contribution, however to reflect the above and in our view, the calculation should be as follows:

1) Increased population from the development = 212 (less the affordable housing residents), calculated as such:

- a) No. of dwellings x Average occupancy rate = population increase
- b) $90 \text{ (open market dwellings)} \times 2.35 = 211.5 \text{ (rounded up to 212)}$

2) The new GP List size will be 19,485 calculated as such:

- a) Current GP patient list + Population increase (market dwellings only) = Expected patient list size
- b) $19,273 + 212 = 19,485$

3) Additional GP space required to support this development = 16.96m2, calculated as such:

- a) The expected m2 per patient, for this size practice = 0.080 m2
- b) Population increase x space requirement per patient = total space (m2) required
- c) $212 \times 0.080\text{m}^2 = 16.96\text{m}^2$

4) Total contribution required = £63,803.52

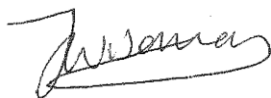
- a) Total space (m2) required x premises cost = final contribution calculation
- b) $16.96\text{m}^2 \times £3,762 = £63,803.52$

Conclusion

We consider the above calculation to be a maximum number, and reflective of the actual likely population increase generated as a result of the proposed development and appropriately considers those residents who will already be residing within the relevant NHS Hampshire and Isle of Wight ICB.

This is necessary in order to ensure that the obligation is necessary, fairly and reasonably related in scale and kind to the development proposed, as required by paragraph 58 of the NPPF.

Yours Sincerely



Jordan Wiseman
Associate

jordan@gillingsplanning.co.uk