



Hampshire and Isle of Wight

Eastleigh Borough Council

Planning Department
Eastleigh House
Upper Market St
Eastleigh
SO50 9YN

planning@eastleigh.gov.uk

Local Planning Authority Engagement Team

NHS Hampshire and Isle of Wight Integrated
Care Board
Omega House
112 Southampton Road
Eastleigh
SO50 5PB
Phone: 0300 561 2561

Email: tsdft.lpae-hiow@nhs.net

www.hantsiow.icb.nhs.uk

14 October 2025

Re: Planning Application O/25/99534 – Land at Denhams Corner

Dear Gary,

We write further to the applicant's submission of 2 September 2025, which challenges the basis of the NHS Hampshire and Isle of Wight ICB's request for primary care infrastructure mitigation in respect of the above planning application.

The applicant contends that the contribution should be calculated only on the open market dwellings, on the basis that residents of affordable housing would already reside locally and would not therefore generate additional demand.

The ICB must respectfully rebut this position for the following reasons:

1. GP Catchments vs Local Authority Boundaries

GP practices serve patients within defined but relatively small catchment areas, often covering only a handful of wards or neighbourhoods. In contrast, affordable housing allocations are drawn from the Local Authority's housing register, which operates across the entire district or borough. It is therefore highly likely that many new residents moving into affordable housing units will relocate across GP catchment boundaries. This creates new registrations at local practices and an increase in demand for primary care services.

2. Healthcare Impact of All Residents

All residents—whether occupying affordable or market housing—create demand on local GP services. To exclude affordable housing would underestimate the impact, leaving the development insufficiently mitigated and placing additional strain on already overstretched local practices.

3. Compliance with Policy

The ICB's methodology, which applies to 100% of dwellings, ensures that contributions

are necessary, directly related to the development, and fairly and reasonably related in scale and kind, as required by paragraph 58 of the NPPF.

4. **Longfield Avenue Appeal (APP/A1720/W/24/3347627)**

The recent Secretary of State decision at Longfield Avenue is directly relevant. While the appeal was allowed overall, the Inspector and Secretary of State considered and rejected the identical argument advanced by the appellant regarding affordable housing. At paragraph 11.30, the Inspector concluded that:

- Affordable housing allocations apply across a wider electoral division, not just the immediate locality.
- It cannot be assumed that affordable housing residents would remain with existing GP practices.
- A reduction in the number of dwellings used to calculate the impact was not justified.

This represents a clear and authoritative finding in favour of the ICB's methodology, notwithstanding the appellant's robust challenge.

The ICB therefore maintains that contributions must be calculated on the basis of **all dwellings within the scheme**, consistent with the findings of the Inspector and Secretary of State in APP/A1720/W/24/3347627.

We respectfully request that the Local Planning Authority take full account of this recent decision and ensure that the primary care impact of the entire development is appropriately mitigated.

Yours sincerely,



Janine Pickering
Senior Estates Manager
**NHS Hampshire and Isle of Wight
Integrated Care Board (ICB)**