



Hampshire and Isle of Wight

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27 September 2024

Dear Sir/Madam,

With Reference to: **Regulation 19 Local Plan consultation**

Thank you for sharing the Local Plan Regulation 19 consultation with NHS Hampshire and Isle of Wight Integrated Care Board (ICB). Our comments below are provided based on how primary care (access to GP services) is both supported and impacted by the proposed Local Plan.

During the Local Plan process the ICB has been engaged with the proposed site allocations and assessed the existing primary care infrastructure capacity. The ICB have advised that the GP practices within the Winchester City Council area are already operating beyond their patient capacities. The current primary care infrastructure capacity can support a maximum of 112,898 patients, however the number of patients registered exceeds 131,000, therefore there is insufficient capacity to accommodate the proposed developments.

The ICB supports the Local Plan vision (Page 19) which highlights the need for ongoing enhancement and sustainability of local communities to address the needs of the area. Access to health care services has an important role to play in ensuring that this vision is met, and we note the commitment that physical and social infrastructure will need to be provided to reinforce and maintain a strong sense of community and identity.

The vision also states that for the market and rural towns to remain attractive settlements then there is a need to underpin the resilience of local services and facilities.

The corresponding Living Well objective (Page 21, ii) follows on from the vision stating that the plan will deliver inclusive communities with a range of services and infrastructure in sustainable neighbourhoods, including community infrastructure.

Access to sustainable and accessible GP services are not only important to the local population but also a vital facility that is used by the whole community and will be a key component to the Local Plan Vision and Objectives.

As per the communications and engagements throughout the Local Plan process between Winchester City Council and the ICB, the NHS will be seeking contributions ensuring that there is sufficient primary care capacity to meet the needs of the proposed site allocations.

This is supported by **Strategic Policy SP2** (pages 23 and 24) which states:

In delivering the district's housing, employment and community requirements development proposals will be expected, where appropriate, to:

x. Undertake an assessment of the infrastructure and service capacity to serve new development and make arrangements in a timely manner for appropriate increases in infrastructure capacity or measures to mitigate impact.

Furthermore, **Strategic Policy D5** Masterplans (pages 99 and 100) also includes the following statements which supports the requirements for developers to mitigate the direct primary care impacts:

Any application for significant development on sites occupied by major landowners/users should be preceded by, and is expected to achieve the following objectives proportionate to the scale of the site and proposed development:

*x. Provide for appropriate employment provision and community facilities to serve the new development (e.g. local shops, community halls, schools and **health facilities**)*

The ICB acknowledges and supports the 'High Quality, Well-Designed Places and Living Well' chapter, specifically page 61 where it replicates the principles of the NNPF and section 5.8 which states that having access to services and facilities is a requirement of Living Well.

The ICB also supports the wider contexts within this chapter (page 67) which highlights the importance of planning for an ageing population and ensuring that your places are accessible to all and people living in our community have access to the services and facilities they need and opportunities to maintain their health and well-being and reduce social isolation.

The Local Plan continues this approach in the Local Shops, Facilities and Services chapter (page 293) where it stresses the vital role that health centres have in ensuring the vitality and viability of local communities.

Throughout the 'Development Allocations Winchester' chapters (page 306 onwards) the Plan includes the narrative highlighting the shortfalls in primary care capacity and the need for developers to liaise with the NHS to establish potential Section 106 contribution requests. Access to GP services is critical to the success of the objectives set out in the Local Plan, it is one of the few services that will be used by all occupants of new housing and their need is immediate. The ICB has reviewed the housing allocation policies and have commented as per Appendix A at the end of this response.

The ICB has submitted draft Infrastructure Delivery Plans and is committed to keeping these up to date on a regular basis to ensure that developers will be informed as to the projects and funding that will be required to make their applications acceptable in planning terms.

NHS Hampshire and Isle of Wight ICB look forward to working collaboratively with Winchester City Council to deliver the Winchester City Local Plan, ensuring healthcare infrastructure meets the needs of Winchester residents.

Regards



Head of Strategic Estates
NHS Hampshire and Isle of Wight Integrated Care Board (ICB)

Appendix A - Site Allocation Policies

Policy	Allocation	Policy Statement	ICB Comment
W1	Barton Farm Major Development Area	ii. The proposal should follow a sequence of development, in accordance with an approved phasing plan, with the timely provision of infrastructure and community facilities to the benefit of the new community at the earliest possible time, as set out in the Infrastructure Delivery Plan.	Support the current policy statements
W2	Sir John Moore Barracks	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to infrastructure
W3	St Peter's Car Park	xv. Create a permeable development and contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
W4	Land West of Courtenay Road	vi. Provide infrastructure needed to make the development acceptable in planning terms, including addressing any need for education provision (Primary and Secondary) to meet the needs of the development.	Support the current policy statements but would like to see Health added as per Education
W7	Central Winchester Regeneration	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to Health infrastructure as per the Education reference
W8	Station Approach Regeneration Area	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to Health infrastructure as per the Education reference
W9	Bar End Depot	xi. The proposals contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
SH1	Newlands (West of Waterlooville)	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to Health infrastructure as per the Education reference

Policy	Allocation	Policy Statement	ICB Comment
SH2	North Whiteley	ii. Provide for pre-school facilities, additional primary school places and a secondary school to accommodate the development, along with other physical and social infrastructure, including provision, as required, for primary health care in the locality to serve the new community;	Support the current policy statements
SH3	Whiteley Green	v. Contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
BW1	The Vineyard / Tangier Lane	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to infrastructure
BW3	Tollgate Sawmill	i. A medical and health facility in Use Class E(e) would also be acceptable should it be demonstrated that there is a local need for a relocated GP.	Support the current policy statements
BW4	Land north of Rareridge Lane	xiii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
NA1	The Dean	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to infrastructure
NA2	Sun Lane	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to infrastructure
NA3	Neighbourhood Plan Designated Area	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to infrastructure
CC1	Clayfield Park	vi. Contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
CC2	Colden Common Farm	xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements

Policy	Allocation	Policy Statement	ICB Comment
CC3	Land at Main Road	xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
CC4	Land adjoining 85 Church Lane	ix. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
DEN1	Neighbourhood Plan Designated Area	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to infrastructure
KW1	Cornerways & Merrydale	vii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
KW2	Land adjoining the Cart & Horses PH	xi. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
SW1	The Lakes	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to infrastructure
WK1	Winchester Road Housing and Open Space Allocation	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to infrastructure
WK5	Mill Lane	xiii. Contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
WK6	Land at Southwick Road/School Road	xiv. Contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
KN1	Ravenswood	x. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
OT1	Land east of Main Road	xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements

Policy	Allocation	Policy Statement	ICB Comment
SW01	Land at West Hill Road North	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to Health infrastructure as per the Education reference
SU01	Land at Brightlands	xviii. Contribute to infrastructure needed to make the development acceptable in planning terms.	Support the current policy statements
WC1	Morgans Yard	Whilst there is supporting text for healthcare infrastructure there is no inclusion within the policy that directly supports the need for sufficient healthcare infrastructure.	The policy needs an inclusion to contribute to infrastructure