

**From:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)  
**Sent:** 19 July 2024 08:06  
**To:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)  
**Subject:** FW: Pending applications in FM&M (East Hants)  
**Importance:** High

Please note my normal working hours are Mon to Fri 07:35 to 16:15  
Every other Monday is a non-working day

So, re capacity at Boundaries and Watercress of "837 patients." - there's 950 patients from the pending applications, so we are close to limit of being able to collect specifically for those surgeries? I just want to keep on top of it all because there's applications and pre-apps still coming in, but also the pending application at Boundaries has an issue about parking which we need to see if it can be resolved. The outcome of that needs to be taken into account too.

\_\_\_\_\_

Thanks ever so much

[REDACTED].

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**From:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Sent:** 16 July 2024 09:32  
**To:** [REDACTED] <[REDACTED]>; [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>; LPAE-HIOW (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Cc:** [REDACTED] (NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V) <[REDACTED]>; [REDACTED] (NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V) <[REDACTED]>; [REDACTED] <[REDACTED]>; LPAE-HIOW (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Subject:** RE: Pending applications in FM&M (East Hants)

Morning [REDACTED],

I have created a table based upon the planning applications provided (see below) which hopefully explains the rationale for why there was a request for one application but not the others.

All but one of the applications we have reviewed only affect Boundaries and Watercress, and whilst Boundaries is over capacity, there is capacity at Watercress, and combined there is sufficient to accommodate the additional patients from each application. I have also looked at the approved applications and added in the additional patients from these (consented and commenced) and the result is still the same, there is sufficient combined capacity.

At present the total capacity for Boundaries and Watercress combined allows for an additional 1,072 patients and if we account for the 'consented and commenced' this drops to 837 patients.

For 58788/002 it was assessed that the patients could also register at Alresford Surgery (also over capacity) and the combined assessment for the three surgeries shows there is insufficient capacity for the application.

We understand that this approach ensures that the ICB requests are CIL compliant and where there is no capacity this supports the ICB contribution requests.

Very happy to discuss the ICB approach via Teams to see if there is a better or different way to assess.

Current Applications				2.24	
			Dwellings	Patients	LPAE S106
55318/001	Outline	Land East of Cawk House, Stoney Lane, Medstead, Alton	70	157	NFA
27000/005	Full	Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP	53	119	NFA
20252/004	Outline	Land at 103 and to the rear of 97 to 105, Blackberry Lane, Four Marks	35	78	NFA
58788/002	Outline	Land west Longbourn Way, Four Marks	95	213	Requested
52254	Outline	Land North East of Belford House, Lymington Bottom, Four Marks, Alton	95	213	NFA
30800/013		Land Rear of, 131 Winchester Road, Four Marks, Alton	22	49	NFA
25256/050		Land to the rear of Blackenbury Gardens and Boyneswood Close, Medstead	54	121	NFA
29550/037		Belford House, 93 Lymington Bottom, Four Marks - Detached <b>care home</b> with associated landscaping and car parking			
Totals			424	950	
Approved Applications (Consented and Commenced)				2.24	
			Dwellings	Patients	LPAE S106
56082/004	Outline	Mount Royal, 46 Lymington Bottom, Four Marks, Alton, GU34 5AH	60	134	NFA
25256/049		Land to the rear of Brackenbury Gardens and, Boyneswood Close	45	101	NFA
Totals			105	235	

██████████ | Associate Director of LPA Engagement

NHS Cornwall ICB

NHS Devon ICB

NHS Somerset ICB

NHS Hampshire & Isle of Wight ICB

Email [REDACTED]

Please note my normal working hours are Mon to Fri 07:35 to 16:15

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**From:** [REDACTED] <[REDACTED]>  
**Sent:** Monday, July 15, 2024 1:06 PM  
**To:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>; [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>; LPAE-HIOW (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Cc:** [REDACTED] (NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V) <[REDACTED]>; [REDACTED] (NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V) <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Subject:** Re: Pending applications in FM&M (East Hants)

Hello, further to this - as the CIL report is now published, and hopefully all agreed on Thursday, there will be two established projects in the local area.

Just wondering if you had had any thoughts re below? We expect the applications to keep coming.

Thanks, [REDACTED].

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**From:** [REDACTED] <[REDACTED]>  
**Sent:** 02 July 2024 11:18  
**To:** [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Cc:** [REDACTED] (NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V) <[REDACTED]>; [REDACTED] (NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V) <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Subject:** Pending applications in FM&M (East Hants)

Hello, hope all is well with you. Below is a list of pending applications in Four Marks and Medstead, and to note a recent approval and refusal. I see from the email below you are not seeking contributions for Land Rear of, 131 Winchester Road, Four Marks.

Is it that there remains a very small amount of capacity, so that application is fine, but 95 homes (58788/002) isn't and requires a contribution? I'm just wondering how close we are now to saying all

applications in this area will require a contribution? And being consistent? We have specific projects, with CIL funding etc.

Happy to chat if helps. [REDACTED] when do we next have a conversation? Know we are seeing Clanfield developer next week, but do we have a further meeting scheduled?

Thanks, [REDACTED].

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55318/001 Outline - Land East of Cawk House, Stoney Lane, Medstead, Alton - 70 homes

27000/005 Full - Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP - 53 homes

20252/004 Outline - Land at 103 and to the rear of 97 to 105, Blackberry Lane, Four Marks - up to 35 homes

58788/002 Outline - Land west Longbourn Way, Four Marks - up to 95 homes

52254 Outline - Land North East of Belford House, Lymington Bottom, Four Marks, Alton - up to 95 homes

30800/013 - Land Rear of, 131 Winchester Road, Four Marks, Alton - 22 homes (application below)

25256/050 - Land to the rear of Blackenbury Gardens and Boyneswood Close, Medstead - up to 54 homes (note 43 homes already approved here, so this is a net increase of 11 homes)

29550/037 - Belford House, 93 Lymington Bottom, Four Marks - Detached care home with associated landscaping and car parking

## Approved

56082/004 Outline - Mount Royal, 46 Lymington Bottom, Four Marks, Alton, GU34 5AH - up to 60 homes - **APPROVED** on appeal April 2024

## Refused

60040 - Land east of Lanark Cottage, Alton Lane, Four Marks - 10 homes, refused

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**From:** LPAE-HIOW (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Sent:** 01 July 2024 15:05  
**To:** EHDC - Planning Development Shared <[REDACTED]>; [REDACTED]  
<[REDACTED]>  
**Cc:** LPAE-HIOW (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Subject:** RE: Planning Application 30800/013 FUL Land Rear of, 131 Winchester Road, Four Marks, Alton

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Good afternoon,

[30800/013 | 22 dwellings with associated access, car and cycle parking, landscaping and drainage | Land Rear of, 131 Winchester Road, Four Marks, Alton \(easthants.gov.uk\)](#)

This application has been reviewed from a primary care perspective and the response has been informed by the Health Contributions Approach which was jointly prepared with NHS England.

The GP surgeries within the catchment area that this application would affect, currently have sufficient infrastructure capacity to absorb the population increase that this potential development would generate.

However, due to the nature of the planning process, please be advised that this response from NHS Hampshire and Isle of Wight is a snapshot of the infrastructure capacity assessment at the date of this letter. Should there be any change to this position, as a result of any current planning applications that may or may not affect the capacity of Boundaries Surgery & The Watercress Medical Group being approved prior to a final decision on this particular development, then this will potentially initiate a further review of the NHS's position. Such factors could include but are not limited to:

- Increases in the patient list size which then exceed the GP surgeries capacity during the period between this application being validated and prior to a planning decision
- Consideration for future 'consented or commenced' planning applications that lead to an increase in the patient list size which then exceed the existing GP surgeries capacity during the period between this application being validated and prior to a planning decision.

Therefore, at this stage, it is important to highlight the NHS reserve the right to re-assess and respond to this application at any time, as a result of any planning application(s) received and approved subsequently by the Council that will have an associated impact on the assessed GP surgeries linked to this application, which in turn, could have the potential to initiate an NHS contribution request in accordance to regulatory and legislative obligations.

With this in mind, whilst at this time there is no requirement for a Section 106 contribution towards NHS Primary Care infrastructure from this application, as a contingency, we would recommend you take this into consideration, factoring in an estimated sum of £680 per dwelling towards NHS Primary Care infrastructure to any viability assessments.

Kind Regards,

■

LPAE Admin

**On behalf of NHS Hampshire Integrated Care Board (ICB)**

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**From:** ■ <■>  
**Sent:** 26 June 2024 10:10  
**To:** LPAE-HIOW (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <■>  
**Subject:** Planning Application 30800/013 FUL Land Rear of, 131 Winchester Road, Four Marks, Alton

Dear Sir/Madam,

**Re: Proposal:** 22 dwellings with associated access, car and cycle parking, landscaping and drainage

**Site Address:** Land Rear of, 131 Winchester Road, Four Marks, Alton

**Case No:** 30800/013

**Land Parcel Reference No:** 75032

To view the application and submit your comments use the link below, but please allow 48 hours for it to appear on the website -

[Website Link](#)

<http://planningpublicaccess.easthants.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= EHANT DCAPR 255972>

East Hampshire District Council

<http://www.easthants.gov.uk>

or [East Hampshire Website Link](#)

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**From:** [REDACTED] <[REDACTED]>  
**Sent:** 05 June 2024 10:39  
**To:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST);  
[REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)  
**Cc:** [REDACTED] (NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V); [REDACTED]  
(NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V); [REDACTED]  
**Subject:** Fw: s106/CIL/ Infrastructure for Four Marks - 95 dwellings Longbourn Way  
**Attachments:** NHS\_COMMENT-1302594 (1).pdf

Dear [REDACTED] and [REDACTED]

Hope you're well. Could you help me with a query relating to Four Marks/Medstead please?

I note for a couple of applications you're not seeking S106 (ref: 27000/005 - Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP and 55318/001 Land East of Cawk House, Stoney Lane, Medstead, Alton).

However, for the one referenced above, you are. Note the date for the above is Oct 2023, and it hasn't yet been determined. Appreciate things keep moving on.

On the back of the two above that you aren't seeking contributions for, I said I would gather together some stats for you on FM/M (pending, approved, pre-app) so you can see what is on the horizon (it is what we expected, but sooner actually, in that the applications are rolling in..).

The case officer has sent me an email with these comments/questions:

#### Health -

*I have attached comments from NHS, requesting a contribution. The attached letter is slightly confusing, because it notes capacity issues, but then states that CIL funding has been approved for works at Alton and recent works have been carried out at Alresford. I would have thought that these works will relieve capacity. For Four Marks, the attached letter suggest that they have put in a CIL bid to expand that medical centre, which could lead to double counting.*

*Whilst the applicant is not adverse to the principle of a healthcare contribution, they would like to ensure that it is CIL Reg 122 compliant. Currently there is an inconsistency in the responses received by the NHS consultation response (which is also supported by their response to app ref: 27000/005 and 55318/001 where they have not sought a contribution), one of which does not seek a contribution and the other does, because of the lack of capacity at the Alresford Surgery, in Winchester District. On the face of it, the availability of capacity in the surgeries in South Medstead and Four Marks, within close proximity to the site, seems to indicate a contribution would not be necessary – which would be consistent with the approach the NHS are taking to other sites in the settlement. However, I'm not sure if this is a matter being secured through CIL.*

Are you able to comment to help us understand? This site at Longbourn Way is right next to the Watercress surgery, which the ICB is currently seeking CIL for an extension (current bids, not yet decided). As far as we understand, the extension at Boundaries is fully funded with the CIL allocation, unless you say otherwise.

The applicant is reasonable, and if they get a recommendation to approve at committee, will probably not question the health contribution. I have spoken to the applicant and explained that health is a priority for the council. But it all has to be consistent, and compliant.

Thanks, [REDACTED].

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**(NHS SOUTH, CENTRAL AND WEST COMMISSIONING SUPPORT UNIT)**

**From:** [REDACTED] (NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V)  
**Sent:** 28 May 2024 11:16  
**To:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)  
**Subject:** RE: 27000/005 Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP

Yes, agree with this one too.

Kind regards

[REDACTED]  
**Locality Development Manager – Hampshire Place (North and Mid)**  
**Hampshire and Isle of Wight Integrated Care Board**

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**From:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Sent:** Thursday, May 23, 2024 2:25 PM  
**To:** [REDACTED] (NHS HAMPSHIRE AND ISLE OF WIGHT ICB - D9Y0V) <[REDACTED]>  
**Subject:** FW: 27000/005 Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP

Hi [REDACTED],

Do you agree with NFA?

Thanks

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**From:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Sent:** 23 May 2024 14:16  
**To:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Cc:** [REDACTED] (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[REDACTED]>  
**Subject:** 27000/005 Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP

Hi [REDACTED], could you share the attached impact spreadsheet with [REDACTED] please and request an NFA?

[REDACTED]  
**Commercial Development Manager**  
NHS Local Planning Authority Engagement Team

**On behalf of the NHS Integrated Care Boards of**  
**Hampshire and the Isle of Wight and**  
**Devon**

Direct Line: [REDACTED] | Mobile [REDACTED]  
Email: [REDACTED]  
[www.torbayandsouthdevon.nhs.uk](http://www.torbayandsouthdevon.nhs.uk)