



Fareham and Gosport  
and South Eastern Hampshire  
Clinical Commissioning Groups

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[REDACTED]  
Senior Planner (Strategy and Regeneration)  
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Dear Pete

**Re: Fareham Local Plan update and consultation 2019**

Thank you for the opportunity to respond to the Draft Local Plan 2019 for Fareham relating to the estate provision for primary health care facilities. Our response does not include dental or pharmacy as these are commissioned separately.

Any new homes will create additional pressure on the already stretched local NHS services, especially on primary care and the provision of the estate to support this service. Our original response was based on the provision of 520 homes per annum, however we now understand the provision has changed to the provision of 572 homes (including a 10% buffer for other authorities' unmet needs). We have now been made aware that there is a request from Portsmouth for an unmet need of 1,000 additional homes (included in the 10% buffer). If there is a request from Gosport for an unmet need of additional housing; not yet known or confirmed, this would increase to a 15% buffer which would be an increase of 598 homes per annum.

In the next five years we have an estimated 10 GPs retiring across Fareham. The average ratio of patients to WTE GP across Fareham is currently 3200 (some practices have 1500 patients per WTE GP whilst Whiteley has 4200 patients per WTE GP). This is higher than national figures. It also does not currently factor in the wider evolving workforce of a GP practice.

In order to accommodate part of the proposed growth detailed in the Draft Fareham Local Plan (based on 520 pa) the CCG would require contributions via CIL and s106 from these developers towards the delivery of healthcare estate. The CCG also asks that this requirement is stated very clearly in the local development plan and associated documents. Fareham has mainly purpose built accommodation and the practices highlighted below will need considerable reconfiguration and updating in order to increase their list size.

**Impact of new homes on primary care estate**

The following details the impact of any new dwellings on the existing primary care estate and where patients may or may not be registered within a GP practice (based on 520 homes pa).

Proposed development in central Fareham of 592 homes:

There are ten proposed sites within Fareham Central (FTC1 Civic are, FTC2 Market Quay, FTC3 Fareham Station East, FTC4 Fareham Station West, FTC5 Crofton Conservatories, FTC6 Magistrates Court, FTC7 Former UTP site, FTC8 Lysses car park, FTC9 Wykeham House School, FTC10 Delme Court) totalling 592 new dwellings.

There are three primary care practices located near to these developments; the Highlands practice, the Centre Practice and Gudge Heath Lane practice. Centre practice is the only GP surgery with scope to expand its estate and may be able to cope with a significant growth in list size.

Proposed development in Warsash (HA1 north and south of Greenaway Lane, HA7 Warsash Maritime Academy) – 800 homes

- There are two primary care practices located near to this development, Lockwood surgery and Jubilee practice. Neither practice has scope to expand their current estate and therefore the CCG would not be assured that the practices would be able to cope with a significant growth in list size.

Proposed development in Fareham (HA2 Hampshire Rose, HA22 Wynton Way, HA24 335-357 Gosport Road) – 39 homes

Centre practice has scope to expand its current footprint within the existing estate and may with appropriate healthcare providers be able to cope with a growth in list size.

Proposed development in Funtley (HA10 Funtley Road South, HA18 Funtley Road North) – 78 homes

- There are two primary care practices located near to this development, Gudge Heath Lane practice and Highlands practice. Neither practice has scope to expand their current estate without significant investment in healthcare infrastructure and possible land and therefore the CCG would not be assured that the practices would be able to cope with a growth in list size.

Proposed development in Hill Head (HA23 Stubbington Lane, HA25 Sea Lane) – 20 homes

- At this stage the nearest practice; Stubbington practice; does not have scope to expand its current estate and therefore the CCG would not be assured that the practice would be able to cope with a significant growth in list size. However, the Stubbington practice may wish to consider the possibility of relocation.

Proposed development in Locks Heath (HA9 Heath Road, HA11 Raley Road, HA14 Genesis Centre) – 169 homes

- There are two primary care practices located near to this development, Lockwood Surgery and Brook Lane Surgery. At this stage neither practice has scope to expand their current estate and therefore the CCG would not be assured that the practices would be able to cope with a significant growth in list size.

Proposed development in Park Gate (HA15 Beacon Bottom west, HA17 69 Botley Road, HA26 Beason Bottom East, HA2 Newgate Lane South) – 475 homes

- Brook Lane surgery has scope to expand its estate and may with the appointment of appropriate health care professionals be able to cope with growth in list size.

Proposed development in Portchester (HA4 Downend Road East, HA5 Romsey Avenue, Ha6 Cranleigh Road, HA12 Moraunt Drive) – 744 homes

- Portchester practice has scope to expand in the existing estate and may be able to cope with a significant growth in list size subject to the appointment of appropriate health care professionals.

Proposed development in Titchfield Common (HA3 Southampton Road, HA13 Hunts Pond Road, HA19 399-409 Hunts Pond Road) – 458 homes

- The nearest practice; Jubilee practice; does not have scope to expand their current estate and therefore the CCG would not be assured that the practice would be able to cope with a significant growth in list size without contribution to the practice for investment in infrastructure.

Proposed development in Wallington (HA8 Pinks Hill, HA16 Military Road, HA20 North Wallington and Standard Way) – 127 homes

- Centre practice has scope to expand in the existing estate and may be able to cope with a significant growth in list size subject to the appointment of appropriate health care professionals.

Proposed development on Rookery Farm –150 homes

- This population would use the Whiteley Surgery. The practice is aware of a projected population increase of an estimated 8,500 people from the Woodlands Chase development and considers that there is enough capacity in their building in order to absorb any growth. S106 has been secured from Winchester City Council to make improvements to the surgery car park, however the planning application for this site would need to be approved by Fareham Borough Council. The additional provision of 150 homes at Rookery Farm will increase the population by a further 365, which may require further funding for building alterations

Proposed development on The Avenue, Fareham PO14 – 9 to 20 homes

- This population would use the Whiteley Surgery. The practice is aware of a projected population increase of an estimated 8,500 people from the Woodlands Chase development and considers that there is enough capacity in their building in order to absorb any growth. S106 has been secured from Winchester City Council to make improvements to the surgery car park. However, a maximum of 20 additional homes on The Avenue will increase the population by a further 49, the cumulative impact of the development within the Whiteley surgery boundary would have an impact on service provision.

Proposed development on Botley Road, hedge End PO15 – 5 homes

This population would use the Whiteley Surgery. The practice is aware of a projected population increase of an estimated 8,500 people from the Woodlands Chase development and considers that there is enough capacity in their building in order to absorb any growth. S106 has been secured from Winchester City Council to make improvements to the surgery car park. However, an additional 5 homes on Botley Road will increase the population by a further 13. St Johns Surgery in West Hampshire CCG area also serves this community and could offer primary care services to this small development, providing that the surgery list was open to new patients.

As detailed above, the proposed development within Fareham will impact heavily on our estate and GP workforce as highlighted above.

Number of dwellings pa	Increased population pa (based on 2.4 people per dwelling)
520 (original estimate)	1248
572	1373
598	1428
720	1728

The tipping point for Fareham accommodation will occur around 550 homes pa / an increase of 1,320 additional population per annum. This gives major concern as the new proposals are 572 homes per annum, 22 homes in excess of the tipping point. In addition, the situation will worsen if retiring GPs

are not successfully replaced, given the challenging national picture of GP recruitment this issue poses a significant risk to all population increases.

The impact of the corona virus (covid -19) has also placed additional pressure on GP practices and their workforce. Primary care has had to adapt at pace to these challenges and restructure its current service.

- practices are working together to pool resources and estate to meet the surge in demand
- more telephone triage and electronic triage is in place to accommodate demand
- some face to face appointments are now taking up to 30 minutes (with infection control procedures in place)
- higher sickness rate amongst all practice staff
- social distancing has impacted the number of patients that can be in the practice at any given time

Once we understand the longer term implications of Covid-19 this will inform the CCG of how primary care may operate in the future.

New dwellings will also impact on the community and acute services including those at Queen Alexandra Hospital (QAH) as patients may choose to attend the emergency department if they cannot be seen at their local GP practice. QAH is also experiencing increasing demand on its services, which also impacts on the South Coast Ambulance service (SCAS) capacity.

The CCG is committed to working with Fareham Borough Council to ensure there is sufficient health care estate to support primary care for the Fareham population and we will continue to meet monthly to ensure a whole system approach. However as detailed above, the proposed developments in the draft Fareham Local Plan will provide additional pressure on all NHS services to provide the right care, in the right time at the right place.

Yours Sincerely

