

Planning Policy
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

NHS South Warwickshire Clinical Commissioning Group
Westgate House
Warwick
CV34 4DE

14 January 2019

Web: www.southwarwickshireccg.nhs.uk

Dear Sir/Madam

Land East of Kenilworth Development Brief

I write with reference to the above document which was published for public consultation on 19 November 2018.

By way of overall context, the CCG's comments within this letter reflect the findings of a review of the existing general practice estate within its geography (as described in full detail in the CCG's letter dated 26 April 2016 in response to the District Council's consultation on the proposed main modifications to the Local Plan) and the outcomes of the CCG's engagement with its Member GP practices located in Kenilworth town centre (Abbey Medical Centre and Castle Medical Centre).


The estate review exercise referenced above has clearly established that existing general practice capacity within the District is not sufficient to meet future demand arising from planned housing growth. The CCG has therefore clearly signalled its intent to seek appropriate mitigation via planning obligations and/or the Community Infrastructure Levy (CIL).

In relation to development east of Kenilworth, the CCG has noted the anticipated connectivity between the development area and the town centre, with '*connecting the site with the existing town*' identified as one of the masterplan design principles. With this in mind, the CCG intends to seek developer contributions for the purpose of extending the capacity of the existing town centre practices in order to ensure that the population of the development area is able to access general practice services.

It should be noted that the inclusion of accommodation for the elderly within the development area (extra care housing, residential care home, nursing home, etc.) would be an issue of concern as regards the specific requirements that the population are likely to have in relation to accessing general practice services. As such, we would welcome the opportunity to engage with the District Council in relation to the planned inclusion of any such accommodation.

Finally, I would like to thank you for inviting the CCG to submit this response. If I can provide any further input or assistance at this stage, please feel free to contact me.

Your sincerely


Anna Hargrave
Chief Transformation Officer



Chair: Dr David Spraggett
Chief Officer: Gillian Entwistle