

Ref: 20260649

Rebecca Harrison
Gravesham Borough Council
Planning & Regeneration Services
Civic Centre
Windmill Street
Gravesend
Kent, DA12 1AU

Strategic Estates Team
2nd Floor, Gail House
Lower Stone Street
Maidstone
Kent
ME15 6NB

Sent via email

Kmicb.gpestates@nhs.net
www.kentandmedway.icb.nhs.uk

20th August 2026

Dear Rebecca

Planning Application Reference No - 20260649

NHS Kent and Medway Integrated Care Board (ICB) is the NHS organisation that plans and buys healthcare services to meet the needs of 2 million people living in Kent and Medway. It is our responsibility to assess the healthcare infrastructure impacts for all proposed developments.

This letter provides a response to the above application which concerns up to 100 residential dwellings (and non-residential development)

We set out in the [NHS Kent and Medway Developers Contributions Guide](#), how the ICB uses the SidM health tool to analyse planning applications to understand the population demand arising from the new housing units. Our assessment utilises an assumption on the mix of houses, which will be updated in line with the reserved matters application when known. Our assumption does reflect the intention to include 50% affordable housing.

In line with the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (the CIL Regulations) (Regulation 122) requests for planning obligations must comply with the three specific legal tests:

1. Necessary
2. Related to the development
3. Reasonably related in scale and kind



We have applied these tests in relation to this planning application and can confirm the following specific requirements.

Primary and Community Care contribution	Population	Required obligation (Wording for S106 agreement)
£137,511.60 Index Linked	239 population (with gain factor applied)	It is requested the contribution be towards refurbishment, reconfiguration and or extension to general practices that cover the development and other healthcare facilities within a 5 mile radius of the development site or towards new healthcare facility to be provided in the community in line with the healthcare infrastructure strategy for the area. To allow the contribution to be used towards professional fees associated with feasibility or development work for existing or new premises projects. To enable proactive development and delivery of a project the trigger of any healthcare contribution should be linked to commencement or an early stage of development, with the funding being available in full and not provided in phases.

Justification for infrastructure development contributions request

The proposed development will increase demand on primary and community healthcare services provided to the local population. The proposed development currently falls within the general practice boundaries of Downs Way Medical Practice, Meopham Medical Centre, Rochester Road Surgery and Beaumont Road Surgery.

The ICB Estates Strategy and area-based estates plans and priorities will continue to change and evolve as strategic assessments continue to be undertaken for an area informed by changes to healthcare provision, national policies and guidance and council local plans. However, the need from this development, along with other new developments, will need to be met through the creation of additional capacity in primary and community care facilities.

Whilst it is not possible at this time to set out a specific premises project for this contribution, we can confirm that, based on the current coverage of health care services and location of this

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application, we would expect the contribution to be utilised as set out above. Any premises plans will include the pooling of S106 contributions where appropriate.

I would be grateful if you could advise me of the Council's decision in due course. In the meantime, should you require any further information or points of clarification please contact me using the above email address.

Yours sincerely

Sent unsigned by email

Alison Burchell
Deputy Director – Strategic Estates