# REGULATION 19 – HEALTHCARE SOUNDNESS MATRIX

**PP37 Langham - Healthcare**

Core Issue: whether the Local Plan produced by Colchester City Council demonstrates a clear and deliverable Healthcare strategy able to support the demand generated from the construction of approximately 850 dwellings referenced PP37 in the draft Local plan.

| Soundness Test | Position | Why the Evidence does not demonstrate soundness | What is required |
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| **1. Positively prepared** | **Unsound** | PP37 does not identify a specific healthcare facility, does not establish the amount of additional capacity required.<br>Does not provide a site specific costed Healthcare solution and does not establish clear Healthcare delivery triggers linked to dwelling construction. | Develop a realistic and costed strategy with Healthcare providers. Identify how and from where the necessary funding will be provided and timing of provision. |
| **2. Justified** | **Unsound** | The healthcare justification for PP37 is unsound because the Council has not demonstrated that the additional healthcare capacity required by approximately 850 dwellings can be delivered when required. The evidence identifies existing constraints within the GP practices serving Langham, yet PP37 does not identify a specific, costed, funded and programmed healthcare solution, nor does it establish how capacity will be increased at Ardleigh, Mill Road and East Bergholt to accommodate both existing committed growth and the additional population generated by PP37. The absence of a GP surgery within Langham and limited or nil public transport to existing practices further means that healthcare accessibility cannot be assessed simply by reference to geographical proximity. In these circumstances, the Plan has identified the healthcare problem but has not demonstrated an effective and deliverable solution. PP37 therefore fails to provide the proportionate evidence necessary to demonstrate that the allocation is justified. | Compliance with the inclusion of Healthcare in CCC Policy ST7 submission draft clearly states: Permissions will only be granted where sufficient and appropriate infrastructure exists or where the extra capacity will be delivered for the PP37 proposal and that appropriate infrastructure must be delivered at an appropriate time |
| **3. Effective** | **Unsound** | The plan allocates approximately 850 dwellings without demonstrating that the healthcare capacity needed to serve the increase in population will actually be delivered at the required time and at the required scale. | CCC should demonstrate a realistic healthcare solution linked to the addition of 850 dwellings by assessing the extra demand generated, existing capacity, options to increase capacity and the capital costs involved |
| **4. Consistent with National Policy (NPPF)** | **Unsound** | The NPPF December 2024 Policy requires the Council to demonstrate that it has understood the existing healthcare deficit, quantified the additional requirement generated by PP37, and identified the facilities and contributions necessary to meet that requirement. If the supporting evidence and delivery mechanism are absent or insufficiently specific, PP37 is to be accepted as unsound as it does not meet the requirements of NPPF December 2024, 20(c) ,96(c) , 98(b & e) | Compliance with NPPF December2024 policy, 20c, 96c, 98a/e.<br>Demonstrate how the healthcare needs of approximately 850+ additional dwellings will be accommodated, the source and mechanism of funding, a timetable of phasing the provision. |

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| **Modification Sought** | Modify PP37 and the supporting infrastructure framework to identify with NHS Essex and NHS Suffolk a fully costed and deliverable strategy to provide the necessary capacity both in |

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| | infrastructure and professional healthcare resources to accommodate an increased size of population. |