

Your Ref: Marshland St James NP  
Consultation  
Reg 16 Draft April 2025

Norfolk and Waveney Integrated Care  
System  
ICS Estates Department

Email: [REDACTED]

1<sup>st</sup> May 2025

By email: [planning.policy@west-norfolk.gov.uk](mailto:planning.policy@west-norfolk.gov.uk)

Dear Sir / Madam,

### **Marshland St James Neighbourhood Plan 2022-2038 (Reg 16)**

#### **Introduction**

Thank you for consulting the Norfolk and Waveney Integrated Care System (ICS) strategic estates workstream on the neighbourhood development plan. The following comments are on behalf of the Norfolk and Waveney ICS, incorporating Norfolk & Waveney Integrated Care Board (ICB), Norfolk Community Health and Care (NCHC), The Queen Elizabeth Hospital NHS Foundation Trust, and Norfolk and Suffolk NHS Foundation Trust.

#### **Existing Healthcare Position Proximate to the Proposed Development Plan Area**

The local Primary Care Network (PCN) that covers the health needs of the Marshland St James Neighbourhood area residents, is the Fens and Brecks PCN, this is a collaboration between primary, secondary, community, social, voluntary, and mental health care providers to form an integrated health and social care service to patients.

Alongside the service providers listed in the introduction, and in terms of physical infrastructure local to Marshland St James residents, this is covered by St Johns Surgery and Upwell Health Centre as the two GP practices with catchments covering this area.

Demand and capacity data indicates that both St Johns Surgery and Upwell Health centre are currently in floorspace deficit for the amount of registered patients, with any further housing growth potentially adding to this.

#### **Review and Assessment of the Proposed Development Plan**

Vision Statement - In 2038 Marshland St James will be a thriving community with high quality housing, improved transport links and more local services, which is valued by its residents and visitors alike.

The King's Lynn and West Norfolk Local Plan has 2 site allocations for housing within the Marshland St James neighbourhood plan boundary. These 2 sites equate to a total of 25 dwellings. The new residents to these dwellings would likely register at either St Johns Surgery

or Upwell Health centre, both of which as mentioned above are running at a deficit of floorspace, therefore any further registrations would place more pressure on the GP practices and this would become unsustainable and potentially impact demand and capacity further, especially when taking into account any future housing growth outside of the neighbourhood plan area but still within the catchment of those GP practices.

The ICS would like the neighbourhood plan to include support towards health infrastructure in the nearby area by way of Community Infrastructure Levy as and when required.

With the addition of proposed new developments planned in Marshland St James and others around the area in the near future, capacity issues do have potential to arise. The PCN are also looking at ways to better integrate the community teams with Primary care provision to allow care closer to home, however this will require the physical space within local GP practices to run these services from.

Policy MSJ1: New Services, Facilities and Employment Opportunities, states that the Neighbourhood development plan is unable to influence strategic service infrastructure such as healthcare, however the neighbourhood plan could show support towards healthcare by use of community infrastructure levy funding for healthcare infrastructure outside of the plan area but where residents will be using services.

Transport links are a concern as there is currently no public transport operating in the plan area, residents rely mostly on private vehicles to move around, this would include to access healthcare facilities. For those that do not drive or own a vehicle this could have a negative effect on their health and result in an increase in ambulance call outs.

## **Conclusion**

The ICS would welcome the Marshland St James Parish Councils support in ensuring suitable and sustainable provision of healthcare services across all health sectors for the residents in the plan area, by supporting healthcare in the neighbouring parishes, through the utilisation of local CIL (community infrastructure levy) developer contributions as and when improvements to healthcare capacity are required.

There is currently limited infrastructure capacity at the local GP practice to absorb the population growth expected from the allocated development sites in the neighbourhood plan and surrounding area, however if further housing development was to be allocated in Marshland St James and surrounding areas this could place further pressure on the local GP services and if unmitigated the impact of future development on healthcare would be unsustainable including that of Primary care, Community care, Mental Health care, Acute care and the Ambulance service.

Yours faithfully,

**NHS Norfolk & Waveney - Strategic Estates**