

## Planning Statement

# The Croft Practice, Barnham Road, Barnham, Eastergate, Chichester, PO20 3RP

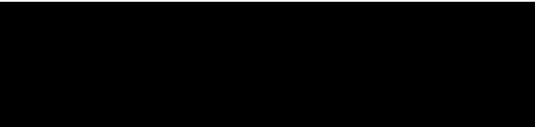
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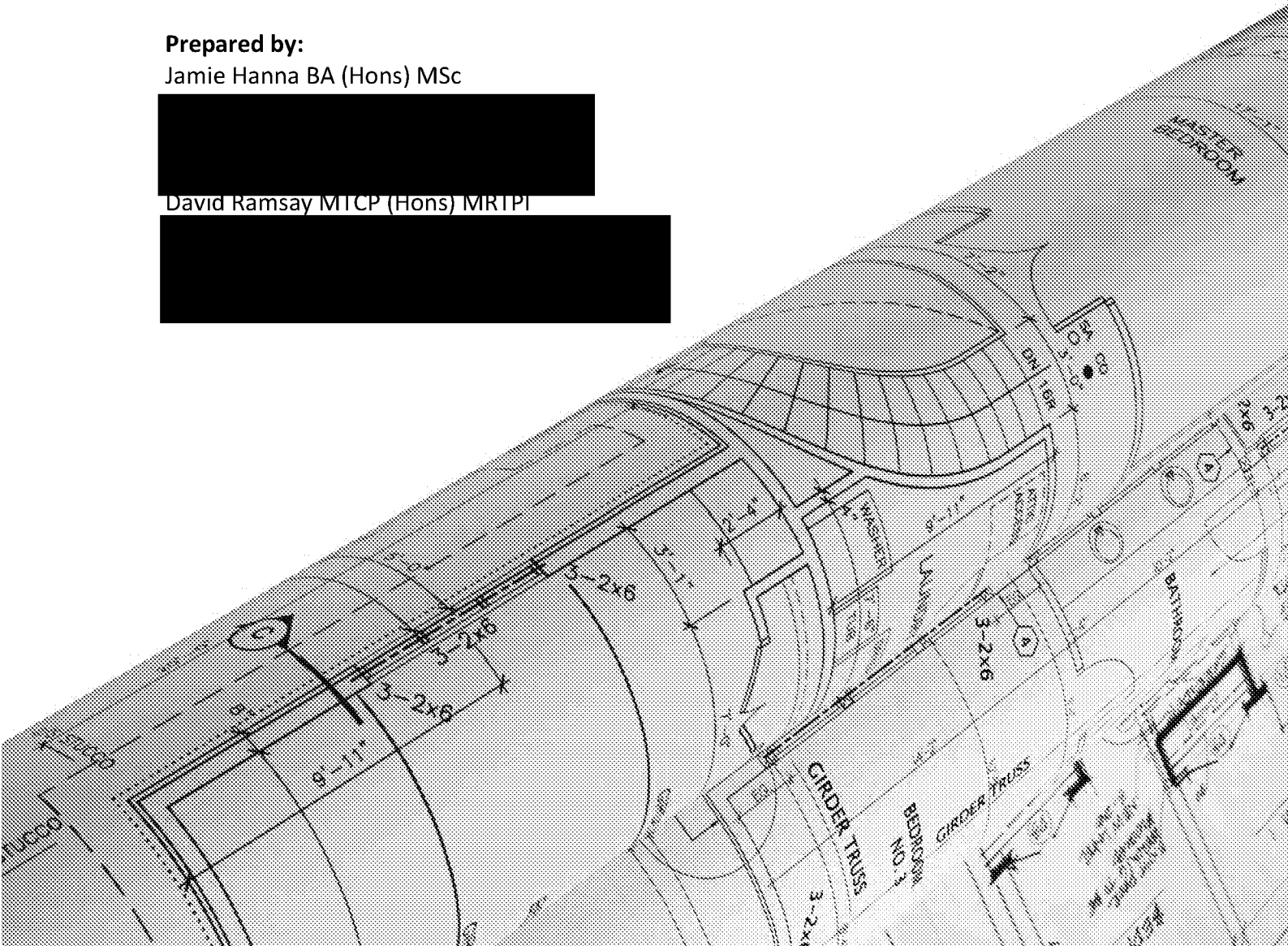
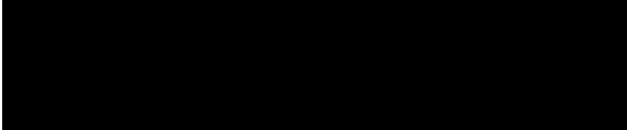
The GP Partners at the Croft Medical Centre

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## Contents

|   |                            |   |
|---|----------------------------|---|
| 1 | Introduction               | 2 |
| 2 | Site Description           | 2 |
| 3 | Planning History           | 2 |
| 4 | Proposed Development       | 3 |
| 5 | National Planning Policy   | 4 |
| 6 | Local Planning Policy      | 5 |
| 7 | Development Considerations | 5 |
| 8 | Conclusions                | 6 |

## Appendices

|            |                            |
|------------|----------------------------|
| Appendix 1 | Supporting Letter from GPs |
|------------|----------------------------|

# 1 Introduction

- 1.1. This planning statement is written on behalf of the GP Partners at the Croft Medical Centre in support of a full planning application for an open recreational field ancillary to the D1 use at The Croft Practice, Barnham Road, Barnham, Eastergate, Chichester, PO20 3RP.
- 1.2. This Planning Application is supported by the following documentation:
- Application Form and Certificate;
  - Application Fee (to follow);
  - Proposed plans.

# 2 Site Description

- 2.1. The site currently consists of scrubland. The site is fenced and is not public open space and is not accessible to nearby residents.
- 2.2. There are residential uses surrounding the site. There are residential gardens immediately to the north of the site and open land to the east of the site. The land to the south of the site has gained planning permission for a medical centre as summarised in the Planning History Section below.
- 2.3. Access to the site will be gained through the medical centre approved under reference EG/57/16/PL.
- 2.4. The site is located within the administrative boundary of Arun District Council.
- 2.5. The proposed development is located outside but adjacent to the settlement boundary.
- 2.6. The site is located in Flood Zone 1 according to the Government's flood risk map for planning.
- 2.7. There are no ecological designations on the site according to Natural England's Magic website.
- 2.8. There are no listed buildings on the site according to Historic England's website. However, there is a Grade II Listed building approximately 190m south west of the site.
- 2.9. There are no TPOs on the site according to Arun District Council's website.

# 3 Planning History

- 3.1. There appear to be no applications for the site according to Arun District Council's website. However there are a number of relevant applications relating to the land immediately to the south of the site:
- EG/57/16/PL - Medical centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road & associated car parking. This application is a Departure from the Development Plan – Approved July 2017.
  - EG/75/12/ - Renewal of unimplemented outline planning permission EG/67/09/ for new medical centre incorporating pharmacy retail unit (A1 Shops) and other ancillary uses together with access off of Barnham Road and associated car parking – Approved February 2013.

- EG/67/09/ - Outline application for a new medical centre incorporating pharmacy retail unit (class A1) and other ancillary uses together with access off Barnham Road and associated car parking. (This application is a departure from the development plan) – Approved February 2010.

## 4 Proposed Development

- 4.1. The proposed development seeks a change of use to ancillary recreational space associated with the D1 consent approved under application ref: EG/57/16/PL.



- 4.2. As shown on the site plan, access would be obtained via the consented medical centre.
- 4.3. The proposed change of use involves creation of:
- sensory garden to aid those with learning disabilities
  - fitness trails with exercise stations
  - open meadow to provide “social prescribing” to aid those with dementia
  - cultivation space for healthy eating projects by way of a kitchen garden
- 4.4. The proposed use would allow for social prescribing treatment to be provided at the medical centre. Social prescribing is a treatment that recognises that health is not just about detecting or treating diseases but about improving well-being through a more holistic approach. It helps the individual and communities to take back a central role in the management of well-being from an increasingly medicalised world struggling to meet all the needs demanded from it.

## 5 National Planning Policy

### National Planning Policy Framework (NPPF) Adopted 2018

- 5.1. Paragraph 8 of the NPPF details the three dimensions of sustainable development which are as follows:-
- **An economic role** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - **A social role** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - **An environmental role** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.2. Paragraph 10 states that at the heart of the NPPF is a presumption “in favour of sustainable development”.
- 5.3. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-making this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
  - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.4. Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.5. Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.
- 5.6. Paragraph 92 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

- take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

## 6 Local Planning Policy

### **The Arun Local Plan 2011-2031 (July 2018)**

- 6.1. The proposals map identifies the site as being within the Built Up Area Boundary of Eastergate. Policy SD SP2 (Built-up Area Boundary) states that Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.
- 6.2. Policy HWB SP1 (Health & Wellbeing) states that all development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.

### **Barnham and Eastergate Neighbourhood Development Plan 2014-29**

- 6.3. Policy CLW2 (Support for New Medical Facilities) outlines that proposals for new medical facilities will be supported.
- 6.4. Policy ES10 (Trees and Hedgerows) states that development that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be supported.

## 7 Development Considerations

### Principle

- 7.1. The proposed development relates to providing ancillary recreational space for the consented medical facility which was permitted under reference EG/57/16/PL. This would facilitate the provision of social prescribing services at the medical centre.
- 7.2. Paragraph 2.6.4 of the Barnham and Eastergate Neighbourhood Development Plan states that there is local concern about pressure on social and healthcare services, as well as there being pressure on leisure facilities.
- 7.3. Policy CLW2 of the Barnham and Eastergate Neighbourhood Development Plan identifies a need for new medical facilities within the Neighbourhood Plan Area. While the proposed development itself is not for a new medical facility, it does seek to provide additional medical facilities in conjunction with the consented medical facility (application reference: EG/57/16/PL). Therefore, the proposed development accords with the aims of Policy CLW2.
- 7.4. The proposed scheme would also benefit towards health and social care close to neighbouring residents in the locality. The provision of “social prescribing” services within the local area would encourage healthier lifestyles and better social connections.
- 7.5. Therefore proposed development is also in line with Policy HWB SP1 of the Arun Local Plan and Paragraphs 91 and 92 of the NPPF through promoting healthy lifestyles by providing additional recreational space and providing an improvement to the consented medical facility.

### Landscape

- 7.6. The proposed development would provide an overall improvement to the landscaping on site. The proposed site plan shows indicative landscaping on the site. If required, the applicant is happy for information relating to landscaping details and maintenance to be secured by a pre-commencement condition.

### Neighbour Amenity

- 7.7. It is not anticipated that the proposed medically-related recreational use of the site would lead to intrusive noise.
- 7.8. However, if the Local Planning Authority consider this to be an issue, the applicant is happy required the hours of use can be secured via condition.

### Heritage

- 7.9. While the proposed development is located approximately 190m from a Grade II listed building, the proposed development does not involve any additional buildings and therefore would not harm its setting. Therefore, the proposed development is acceptable in terms of heritage.

### Trees

- 7.10. There are no TPOs on the site according to Arun District Council's website. The proposed development would not involve the loss of trees. Therefore, the proposed development is acceptable in terms of trees.

## 8 Conclusions

- 8.1. The proposed development is acceptable in principle as it supports the consented medical facility under application reference EG/57/16/PL. The proposed improvement associated with this medical use accords with the aims of Policy CLW2 of the Barnham and Eastergate Neighbourhood Development Plan, Policy HWB SP1 of the Arun Local Plan and Paragraphs 91 and 92 of the NPPF.
- 8.2. The proposed development would provide landscape improvements to the site. Specific details relating to landscaping are to be secured as a pre-commencement condition.
- 8.3. The proposed development is acceptable in terms of neighbour amenity due to the proposed use being low-intensity in nature.
- 8.4. The proposed development would not harm the setting of the nearby Grade II listed building.
- 8.5. Given the proposed development's accordance with national and local policy it should be approved without delay.

## Appendix 1

### Supporting Letter from GPs



## Expertise Related Services

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