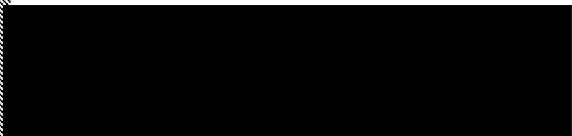


THE CROFT PRACTICE
EASTERGATE – LAND ADJACENT TO
THE CROFT SURGERY

PLANNING STATEMENT

July 2016

5 Bolton Street
London
W1J 8BA



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1.0 INTRODUCTION

- 1.1 This Planning Statement is prepared on behalf of The Croft Practice (the applicant) to accompany a planning application for the following development:

'The construction of a new medical centre (Class D1) incorporating a pharmacy retail unit and other ancillary uses together with access onto Barnham Road and associated car parking'

- 1.2 The scheme is submitted as a full application to replace the previously approved outline permission EG/67/09/ (outline), renewed on 19 February 2013. A full planning history is addressed in the following section.

- 1.3 The application is accompanied by the following plans and technical reports:

- Block plan (109) prepared by Simpson Hilder
- Site location plan (110) Rev A prepared by Simpson Hilder
- Elevations (114) prepared by Simpson Hilder
- Floor plans (112) prepared by Simpson Hilder
- Roof plan (113) prepared by Simpson Hilder
- Site entrance plan (111) prepared by Simpson Hilder
- Enclosures plan (115) prepared by Simpson Hilder
- Design and Access Statement prepared by Simpson Hilder
- Statement of Need prepared by The Croft Practice
- Landscape details sheet (L90-200) prepared by Landscape Perspective
- Landscape details sheet (L90-201) prepared by Landscape Perspective
- Preliminary Contamination Risk Assessment prepared by Gyoury Self
- Flood Risk and Drainage Assessment prepared by Gyoury Self
- Transport Assessment prepared by TPP
- Ecology Report prepared by Applied Ecology
- Biodiversity Checklist at Appendix 2 of the Ecology Report
- Planning Statement prepared by Montagu Evans LLP
- Forms duly signed and dated
- Planning application fee £7,700

2.0 SITE AND SURROUNDING AREA

- 2.1 The site is former agricultural land bounded by an established hedgerow on the eastern side (with the former Eastergate Fruit Farm beyond) and two storey houses to the west, at Collins Close and Fontwell Avenue. To the north of the site is an area of land contained by established hedgerows, within the applicant's control. The proposed access point is located to the south of the site from Barnham Road. The access point is currently used for car parking by the existing Croft Practice. Established residential development also lies to the south of the site at Cherry Tree Drive.
- 2.2 Whilst Arun is a relatively rural district, Barnham, Eastergate and Westergate are a group of villages with a sizeable existing and planned future population. The settlements are served by a number of local services, including a sports centre, employment uses, shops, public houses and bus routes.
- 2.3 Barnham Road is a major route within Eastergate with housing, residential roads and other uses such as the existing Croft Practice Surgery located off it. Site access is proposed from Barnham Road. The principle of developing the site has previously been accepted including access from Barnham Road.
- 2.4 As noted in the accompanying transport assessment, the site is well accessed by public transport, cycle access and by foot from the established and future residential population.
- 2.5 Whilst the site is situated in Flood Zone 1, following flooding in the Barnham area in 1993/94, the Barnham Special Consultation Area was defined, within which special development control procedures apply. It is now subject of a specific policy in the Neighbourhood Plan (see below).

3.0 RELEVANT PLANNING HISTORY

Outline planning application EG/67/09/

3.1 Planning permission was granted 03 January 2010 for:

'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'

3.2 A copy of the decision notice is at Appendix 1.

3.3 Officers explained within the Committee Report that, whilst the site lies outside of the defined settlement boundary (shown on the 2003 Local Plan Proposals Map), the need for the proposed medical facility and corresponding community benefits justified the departure from planning Policy GEN3 'Protection of the Countryside'.

3.4 The report goes on to state that, notwithstanding the fact that the site lies outside of the settlement boundary, the adjacent properties in Collins Close to the west are of a similar scale to the proposed two storey surgery and therefore it (the surgery) would not appear as a dominant feature in the open countryside. The surgery would also be set within spacious grounds, which would also be reflective of the prevailing character of the area.

3.5 Furthermore, Officers determined that the surgery would not compromise the amenity of the occupiers of nearby residential properties. This is owing to the distance of the proposed surgery from neighbouring dwellings and the opportunity for enhanced landscaping which will improve screening. The report notes that whilst the application was made in outline, the siting of the building and the spaciousness of the grounds demonstrates that a building of the scale proposed could be comfortably accommodated within the site.

3.6 It was accepted that the proposed hours of operation would not give rise to unacceptable noise and disturbance, so as to result in the loss of residential amenity.

3.7 The report confirms that the principle of the proposed application was also acceptable in terms of drainage and highway matters.

3.8 Finally, it was concluded that the provision of an enlarged medical centre will provide an important social benefit to the local community. This consideration was considered to be sufficiently material to recommend the application for approval, contrary to Policy GEN3.

3.9 Planning permission was duly granted.

Renewal of outline planning permission EG/75/12/

- 3.10 The 2010 outline permission was granted conditionally requiring reserved matters pertaining to appearance and landscaping to be submitted not less than 3 of the expiration of outline planning permission EG/67/09/.
- 3.11 In order to ensure that the permission remained extant prior to the submission of these reserved matters, an application to renew the outline permission was submitted on 11 December 2012.
- 3.12 The renewal application EG/75/12/ was granted planning permission with an extended deadline for the submission of reserved matters. The decision was issued on 19 February 2013. A copy of the decision notice is at Appendix 2.

Outline planning permission EG/71/14/OUT

- 3.13 Planning permission was granted on 3 February 2015 for 60 residential dwellings with new vehicular access, open space and other ancillary works on land at former Eastergate Fruit Farm, Eastergate, PO20 3RP, which lies immediately to the east of the subject site.
- 3.14 As part of the consultation process, the Coastal West Sussex Clinical Commissioning Group (CCG) confirmed that it is aware of the Croft Practice's need to replace their premises with a purpose built medical centre. The CCG acknowledged that this is intended to accommodate a broad range of healthcare services to meet the existing needs of patients. Therefore, any new residential development should be subject to a s.106 contribution for improvements to healthcare infrastructure locally.
- 3.15 The consultation response confirms that the CCG are in principle supportive of a new medical centre being developed, assuming that funding is forthcoming, to this end funding by way of a s.106 or CIL contribution would be of assistance. A copy of the consultation response is at Appendix 3.

4.0 DESCRIPTION OF DEVELOPMENT

- 4.1 As in the case of the two previously approved applications, the proposed development will consist of a new medical centre incorporating a pharmacy and other ancillary uses, together with an access road from Barnham Road and associated car parking. The medical premises will replace the existing Croft Surgery adjacent to the site.
- 4.2 Section 6 of this Statement summarises the continuing need for a new medical centre in this location. Principally the facility is required to deliver improved and more extensive health care services to local residents.
- 4.3 As with the previously approved scheme, the proposals comprise single a two storey 'C' shaped building which is located and orientated to maintain a high degree of separation from, and prevent over-looking into, the adjoining residential properties to the west. The proposal comprises 1,429sqm of floorspace.
- 4.4 The primary use of the 1,429sqm building will be as a medical centre within Class D1, which will be provided along with other ancillary uses associated with the medical facility, including a pharmacy. The medical centre will include the following:
- Foyer, reception and waiting area
 - Minor operations room
 - 15no consulting rooms
 - 2no practice nurse rooms
 - 1no treatment room
 - 2no administration offices
 - Utility areas
 - Meeting room
 - Practice and Assistant Manager's office
 - 3no offices
 - Staff room
 - Multi-purpose room
 - Data entry room
 - Records room
 - Interview room
 - Archive IT server room
 - Plant room
 - 4no store rooms
 - Cleaners' store
 - Staff WC/shower and locker room
 - 1no shower for male doctors
 - 1no WC for male doctors
 - Male, female and unisex WCs; and
 - Associated vehicular and cycle parking

- 4.5 The new pharmacy will extend to 160sqm at ground floor level. It is proposed that this facility will replace the existing dispensary. The pharmacy is envisaged to comprise a small counter area with the remaining space used for the secure storage of medicine. This is ancillary to the main use of the building as a Class D1 medical centre.
- 4.6 The accompanying Need Statement (at Appendix 4) confirms that there remains a pressing requirement for the medical facilities proposed.
- 4.7 As this application is made in full, the submitted plans include aspects of detailed design including the proposed use of materials.
- 4.8 The Design and Access Statement sets out the design rationale for the proposed development. Principally, that the proposed scheme is a part single, part two storey building to be constructed in mottle red brick, with white render panels and horizontal Western Red Cedar on the first floor elevation in order to provide visual interest and reduce the appearance of the massing of the building.
- 4.9 The proposed roof material is interlocking slate tiles with white fascia and soffits, the external doors and windows are to be powder coated dark grey.
- 4.10 A full landscaping strategy is proposed, including hard and soft landscaping. The soft landscaping proposed uses a combination of native and wildlife beneficial plants.
- 4.11 The medical centre will be accessed from Barham Road which will include the formalisation of the existing temporary access (also on Barnham Road) which will be delivered through a s.278 Agreement.
- 4.12 The development will be served by 56 car parking spaces, including 11 disabled bays, 43 standard bays and 2 motorcycle bays, this is reflective of the amount of parking provided as part of the previously approved outline applications.

5.0 RELEVANT PLANNING POLICY

- 5.1 This application has been prepared and submitted in the context of adopted national planning policy guidance (National Planning Policy Framework, March 2012), the development plan and emerging planning policy and other material considerations as required by Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

Development Plan

- 5.2 The relevant development plan DPDs comprise the following planning policy documents:

- The saved policies of the adopted Arun District Local Plan, 2003
- The Barnham and Eastergate Neighbourhood Development Plan, 2014-2029

Arun District Local Plan 2003

- 5.3 Whilst still part of the development plan for Eastergate, the Arun Local Plan was adopted 13 years ago and is now substantially out of date.
- 5.4 The application site straddles the Settlement Boundary as shown on the Proposals Map. However, whilst a small part of the site is within the Settlement Boundary and subject of Policy GEN2, the majority of the site abuts the built up area and is subject of Policy GEN3.
- 5.5 Policy GEN2 is permissive to development within the Settlement Boundary (subject to other policies of the Plan). Outside the built up area Policy GEN3 states that development will not be permitted unless it accords with specific policies for uses or types of development.
- 5.6 Policy DEV8 sets out the circumstances in which additional development may be permitted outside the built up area to local firms, which are:-
- Where no suitable alternative site is identified;
 - That the proposal exhibits a high standard of design and layout;
 - The site is well served by public transport, and car parking is in accordance with Standards;
 - The proposal relates sympathetically to the surrounding built environment, including suitable landscaping;
 - The design relates well to surrounding uses in terms of protecting amenity and crime prevention.
- 5.7 Many of the criteria set out in DEV8 are also contained in other relevant policies of the Plan:
- GEN7 – The Form of New Development
 - GEN9 – Foul and Surface Water Drainage

- GEN12 – Parking in New Development
- GEN 15 – Cycling and Walking
- GEN18 – Crime Prevention

5.8 We review the application scheme in terms of such policies below.

The Barnham and Eastergate Neighbourhood Development Plan, 2014-2029

5.9 The site, together with a larger parcel of land immediately to the east of the site (including the former Eastergate Fruit Farm), is identified in the Neighbourhood Plan as being suitable for residential development. Policy HD1 states::

‘Allocate land for up to 60 homes on land identified on the proposals map’ states that planning permission will be granted for at least 60 new homes in Eastergate on land identified on the Proposals Map provided that the development meets the requirements of the policies set out in the plan and the Arun District Council Local Plan’.

5.10 The supporting text to the policy confirms that of the original 200 dwellings target allocated to the parishes, planning permission has been granted for 158 new homes leaving a shortfall of 42 units. The 60 homes allocated more than exceeds the required balance. As noted above, planning permission was duly granted for 60 units (EG/71/14/OUT) in 2015 on the site immediately to the east of the subject site.

5.11 Accordingly, Subject Site is allocated for development in the Neighbourhood Plan. Furthermore, the 200 residential units sought have been approved/ allocated within the Policy HD1 designation, without the need to build houses on the Subject Site.

5.12 Policy CLW2 ‘Medical Facilities’ confirms support for new medical facilities. The supporting text states that resident surveys have shown concerns at increased waiting times at GP surgeries and the pressure on services when the additional approved housing is built.

5.13 The other relevant Neighbourhood Plan policies are:

- Policy ES1 – Flooding, drainage and new development
- ES3 – New development must contribute to local character by creating a sense of place appropriate to its location
- Policy ES6 – Building style must be appropriate to the visible historic and local context
- Policy ES9 – Trees and Hedgerows will be protected
- GA3 – New development to provide parking on site for occupants and visitors

Emerging local plan policy

5.14 The Local Plan 2014-2031 is currently the subject of an on-going Examination in Public. The plan proposes that Barnham, Eastergate and Westergate deliver 929 dwellings over the plan period. This proposed increase in housing development will result in an

increased population. An increased residential population will require a commensurate amount of additional community services including healthcare provision.

- 5.15 The following sections of this Statement will assess the proposals in the context of these adopted policies, the NPPF and relevant other matters such as need for the facility that are material to the determination of the application.

National Planning Policy Framework (NPPF)

- 5.16 One of the three dimensions of sustainable development identified in the NPPF is social. Paragraph 7 of the NPPF states that the planning system should support strong, vibrant and healthy communities by, inter alia, creating high quality built environment, with accessible services that reflect the community's needs and support its health, social and cultural well-being.
- 5.17 Paragraph 17 of the NPPF states that the planning system should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 5.18 Paragraph 70 requires that facilities and services are able to develop and modernise in a way that is sustainable.

6.0 NEED FOR THE PROPOSAL

- 6.1 The application is accompanied by a Statement of Need prepared by the Croft Practice which is at Appendix 4 of this statement.
- 6.2 The need for a medical centre was identified through planning applications EG/67/09 and its renewal (EG/75/12/), which was granted planning permission on 19 February 2013.
- 6.3 The need for the facility remains. It is acknowledged by the NHS Coastal West Sussex Clinical Commissioning Group (CCG) in their response to the planning application for 60 residential units on the adjoining site that it remains the intention of the Croft Practice to replace their premises with a purpose built medical centre.
- 6.4 In their consultation response the CCG confirms that it is supportive of the new medical centre being developed if the funding issue can be resolved. The funding position is due to be confirmed in Autumn 2016, pending the grant of planning permission.
- 6.5 As noted above, Policy CLW2 of the Neighbourhood Plan supports the provision of new medical facilities, recognising that residents' concerns at increased waiting times at GP surgeries and the pressure on services when the additional approved housing is built
- 6.6 The Croft Practice cares for a mainly rural population, within a 30 square-mile radius encompassing a number of villages. As members of a primary healthcare team the practice is committed to giving the best possible care and service to the patients. The existing Croft Surgery is located in Barnham Road on 0.38 acres. The surgery building was purpose-built and completed in May 1992 to the maximum specification of the NHS red book guidelines, to serve a total practice list of 6,500 population.
- 6.7 The existing surgery building is severely cramped with a floor area of only 300sqm, well below the recommended requirements for modern GP surgeries, and this severely impacts upon service delivery for patients. The present surgery does not comply with the Disability Discrimination Act (DDA) and any modifications would be severely limited due to the contours of the site and result in the further loss of working space for the practice.
- 6.8 Concerns have been expressed regarding car parking owing to vehicles parked on the pavement or adjacent on the grass verge.
- 6.9 The Partners at The Croft Practice purchased a plot of land approximately 4.5 acres to the west of their existing site to provide a purpose-built surgery of sufficient size and structure in order to address the issues associated with the existing premises, to improve services to patients and to meet current and future demand of the NHS.
- 6.10 The new surgery consulting rooms, treatment rooms, pharmacy, waiting areas and meeting rooms, reception and administrative staff areas, to comply with current specifications and DDA guidelines.

- 6.11 The key benefits will be development of the modern day primary care facility, fit for purpose, with the aim of improving access to the practice population to a wide range of medical services, with appropriate shifts of secondary to primary care work to be delivered closer to home, and in line with the NHS plan.
- 6.12 Finally, the need for expanded and improved medical facilities in Eastergate will be required in order to cater for the new residential development approved in February 2015. This need is likely to become more pressing throughout the plan period as more housing is delivered in accordance with the requirements of the emerging Local Plan.
- 6.13 In considering the original outline application officers noted in the committee report that the provision of an enlarged medical centre would provide an important social benefit to the local community which was a material consideration in determining the new planning application.
- 6.14 Whilst the original application was submitted in outline the officers' committee report acknowledged that although the external appearance did not form part of the proposal the drawing indicated a two storey building of the size proposed could satisfactorily be accommodated on the site without adversely affecting the visual amenity of the area.
- 6.15 An informative was attached the outline permission which stated that:
- 'in any submission of reserved matters involving the external appearance, the submitted development should incorporate the use of different elevational treatments including ground and first floor glazing, timber cladding, render and varied roof designs shown on the indicative plans. A high standard of design is required in any future reserved matters submission to break up the mass and scale of any building'*
- 6.16 The accompanying detailed drawings for the new medical centre provide details of the different finishes and appearance of the building for approval. The concept and visual appearance is taken from the surrounding local vernacular to establish characteristics to inform the style and finishes of the building.

7.0 PLANNING ASSESSMENT

Need for the new Medical Centre

- 7.1 In 2009 it was established that there is a need for a replacement medical practice in Eastergate to meet the requirements of the local residential population. The Subject Site adjoins the existing medical practice, and the planning history of the site confirms that it is a suitable location to meet the need for a medical practice in Eastergate.
- 7.2 Since then, the need for a new medical centre has increased, and the recognition of this need is more widespread. The Need Assessment, first prepared by the Practice in 2009 (and accepted by the Council) has been updated. Furthermore, the CCG and Neighbourhood Plan also accept the need.

The principle of the development

- 7.3 Planning permission was originally granted for the proposals in 2010 when the site was largely located outside of the settlement boundary of the 2003 Local Plan, but the need for the facility was considered to be sufficient to overcome this. In addition, saved policy DEV6 (i) allows local firms (the Croft Practice is, in a broad sense, a local firm) to locate outside the Settlement Boundary where no other site acceptable sites are available. The approval of the outline application, and renewal of it in 2013, confirms the suitability of the site in terms of it being an acceptable location in accordance with criterion (i) of DEV8.
- 7.4 Subsequently this site (together with a larger site immediately to the east) was allocated in the Barnham and Eastergate Neighbourhood Development Plan for development. In our view therefore, the weight to be attached to the 2003 Plan has now diminished and, in any event, Policy GEN3 should no longer apply to the assessment of the site.
- 7.5 Furthermore, the HD1 allocation of 60 units exceeded the need for Eastergate (42 units). In any event all 60 units were subsequently approved on the former Fruit farm immediately to the east of the site. The housing requirement for Barnham and Eastergate has therefore been met.
- 7.6 There remains a pressing need for medical facilities within the area, which is supported by the CCG and the Neighbourhood Plan. That need will increase as the additional housing units proposed by the emerging Local Plan are constructed.
- 7.7 We therefore conclude that, in principle, the proposed development is acceptable in terms of the development plan and other material considerations. The 2003 plan should be given reduced weight, Policy GEN3 should no longer apply as the site is allocated for development and the need for the proposed development has grown and been more widely recognised, including within Policy CLW2 of the Neighbourhood Plan, and the site is now allocated for development (HD1).

Flooding and drainage

- 7.8 The site is located in Flood Risk 1 and is less than half a hectare in area, therefore a Flood Risk Assessment is not required to accompany this application. However, an updated drainage strategy has been prepared in the light of the Barnham and Eastergate Neighbourhood Development Plan (BENDP) policy ES1 Flooding and drainage.
- 7.9 The report states that surface water drainage will be discharged to soakaways and infiltrate into the River Terrace Deposits. Surface water run-off from the site will be managed on site and will not pose a risk to downstream properties.
- 7.10 The report confirms that foul water will connect to the foul water sewer. If capacity is not available, foul water will be temporarily discharged into a sewage treatment plant until the sewer infrastructure has been upgraded.
- 7.11 The proposals therefore comply with Policy ES1 in demonstrating that there will be no flood risk (either to the development or other land) arising from the development. The proposals also comply with development plan Policy GEN9 as was concluded in respect of the previous planning applications.

Design considerations

Siting

- 7.12 The siting of the proposed medical centre has previously been approved. The building will be located within the site, set back from Barnham Road and existing residential properties. Following a previous consultation exercise the siting of the building should be located further to the east of the site, the layout was also modified to provide a narrower footprint in order to allow for a more spacious area of open space to the west of the building.
- 7.13 In the light of the previous public consultation exercise and the previously approved planning application, it is not proposed that the siting of the medical centre is altered. The siting of the medical centre was previously assessed in the light of Local Plan policies which are saved. Therefore, the proposed siting of the medical centre complies with Policy GEN7.

Massing

- 7.14 The scale of the proposed development has been previously established as acceptable in the context of the local character of the area. The two storey building is considered appropriate in scale given the relationship of the proposed building with established development and in the light of the size of the plot in which the site is located.
- 7.15 As noted in the Design and Access Statement, the scale of the proposed development is reflective of the prevailing domestic character of the area. Consideration has been

given to the prevailing character of the site's immediate surroundings. Consequently it is unlikely that from any point within the application site or beyond the building will be visible any more than a perspective view from the ground floor level.

Detail of design

- 7.16 The proposed medical centre comprises a two storey building with a single storey extension to the north-east in order to protect residential amenity.
- 7.17 Regarding the details of the design, diagrammatic elevations were submitted as part of the outline planning application. However, the details of the design have been refined and now form part of the full planning application. The use of materials (mottle red brick) will blend in with neighbouring properties. The details of the design will be articulated by the use of white render panels and red cedar to the first floor elevation.
- 7.18 The fenestration is proposed to accord with the internal layout of the medical centre. However, the fenestration will complement the articulation of the elevations ensuring that there is an appropriate ratio of glazing, avoiding unrelieved solid elevations.

Security

- 7.19 The building is designed to ensure that there is natural surveillance over the grounds and the two proposed areas of car parking. There are no 'blank' elevations proposed, which could reduce natural surveillance across the site. There are no areas of car parking that are not visible from the medical practice. Both areas are capable of being made secure out of the operational hours of the surgery. In accordance with best practice necessary security measures will be taken to ensure that the building is secure at all times.
- 7.20 The proposed development therefore accords with the requirements of Policy GEN18 'Crime Prevention'.

Design Conclusions

- 7.21 The design of the proposed development responds positively to the identified characteristics of the site and the area in order to achieve an attractive development that will serve the needs of the local community, respecting and enhancing local distinctiveness.
- 7.22 The design process has ensured that the amenity of residential occupiers to the west of the site will be protected and ensures that there will not be any adverse impacts arising from the development.
- 7.23 The development is in a sustainable location, close to existing local services and public transport links, which will reduce the need to travel by private car.

- 7.24 The scheme has been designed so as to maximise the amount of open space in order that the development maximises the material contribution that is made to the local environment and protection of residential amenity.
- 7.25 The proposals will result in natural surveillance and incorporate security features.
- 7.26 The proposed materials complement the prevailing use of brick and rendered finishes. Therefore the use of materials will ensure that the medical centre blends in with the surrounding residential properties. The proposed roofing material comprises traditional roofing tiles.
- 7.27 The design of the proposals therefore complies with adopted Local Plan Policies GEN7 'The Form of New Development', GEN18 'Crime Prevention'. The proposals will also demonstrate a high quality of design which responds to the specific character of the site and its local surroundings, and therefore complies with the requirements of Policy ES3 of the BENDP.

Landscaping (Trees and Hedgerows)

- 7.28 The planting strategy for this development focusses on providing an appropriate landscape setting for this medical centre which is located in a semi-rural context, by specifying native and/or wildlife beneficial species throughout. Some ornamental planting will be located around the curtilage of the building, in the form of specimen shrubs and low ground cover plants to provide seasonal interest. To the rear of the medical centre is a formal garden area, laid out as in the form of a parterre, with small lawns surrounded by clipped box hedges, with some seating provided for patients, and a multi stemmed tree positioned in the centre to provide a focal point.
- 7.29 The landscape strategy proposes 150m metres of native hedge planted as a double staggered row will be planted along the full length of the eastern boundary consisting of Dogwood, Hazel, hawthorn, privet, spindle, guelder rose, holly, blackthorn, in mixed species groups, at 5 plants per linear metre.
- 7.30 A large meadow grassland wraps around the western and southern boundary, with informal groups of just under 50 standard to advanced nursery stock trees positioned to soften the boundaries and provide both screening and visual interest. The meadow grassland will be sown with a meadow grassland mix, and mown less frequently than the amenity lawn areas around the building to encourage floristic diversity. A shorter path will be mown into the grassland to provide an attractive route around the meadow. To the west of the access road amenity grass will be sown in a wide area to maintain a feeling of openness, interspersed with scattered trees, including an existing tree.
- 7.31 The proposed landscape strategy therefore seeks to enhance the semi-rural character of the site through a suitable landscape strategy that will protect existing trees and introduce additional tree screening. This strategy complements the landscaping strategy proposed to the east of the site as part of the planning application (EG/71/14/OUT) for 60 residential dwellings. The proposals also comply with BENDP Policy ES9 – Trees and Hedgerows.

Ecology and biodiversity

- 7.32 The site is not affected by any nature designations. It supports a mix of grassland and bramble patches that are of limited value in botanical and habitat terms. The Biodiversity Checklist that accompanies the application (at Appendix 2 of the Ecology Report) confirms that there may be the presence of breeding birds and reptiles. In the event that reptiles were found on the site, the Croft Practice owns land immediately to the north of the site, which would be suitable as a receptor site for the relocation of reptiles.

Transport and parking

- 7.33 The site is in a sustainable location within easy walking distance of the established residential areas of Eastergate and Westergate including the proposed new residential accommodation to the east of the site. The site is a short walk from 6 bus stops and other community facilities. The site is therefore in an inherently sustainable location, which will reduce the need for travelling by car.
- 7.34 The proposals therefore comply with BENDP Policy GA1 – connection to sustainable transport by providing access to public transport in order to connect with the social, community and retail facilities of the villages. The proposals also therefore comply with Policy GEN4 Location and Travel Demand of the Arun District Local Plan, as the medical centre will be located so as to minimise the demand for travel.
- 7.35 The accompanying Transport Assessment concludes that the proposals will provide sufficient car parking and cycle storage.

8.0 CONCLUSIONS

There is an established planning history which supports the development of a new medical centre in this location. There has not been any material change in planning policy that would make the proposals which are now the subject of a full planning application unacceptable. Indeed, Arun District Council's most up-to-date relevant development plan document, the Barnham and Eastergate Neighbourhood Development Plan, supports the provision of new medical facilities.

- 8.1 As well as supporting the provision of new medical facilities, the BENDP identifies the site as suitable for development. The site, together with a larger area of land immediately to the east is identified as suitable for residential development. However, the land immediately to the east of the site has been granted planning permission for 60 residential units, which fulfils the housing target for Barnham and Eastergate.
- 8.2 As a result of the additional housing that has been delivered in Eastergate, there is a corresponding requirement for healthcare facilities to serve the growing population. The increased population of Eastergate and the identification of the site as suitable for housing are notable material changes that reinforce the acceptability of the proposals for the development of a medical centre in this location.
- 8.3 There is a continuing need for medical facilities in this location and it remains the intention of the Croft Practice to deliver a new medical centre. This intention has been acknowledged as is supported by the Coastal West Sussex Clinical Commissioning Group.
- 8.4 The site is in an inherently sustainable location, in close proximity to established residential development, public transport.
- 8.5 The proposed detail design of the building reflects the scale and amount of development that has previously been approved on the site. The scale of development is therefore appropriate in its context and set in generous grounds so as not to result in any detrimental impact upon amenity or visual impact.
- 8.6 Detailed design is reflective of Informative 12 attached to planning application EG/75/12 which states that the detailed design should incorporate the use of different elevational treatments in order to break up the scale and massing of the building.
- 8.7 The landscaping strategy proposed seeks to maximise the semi-rural nature of the site, retain established trees and introduce a significant amount of additional planting. The landscape proposals will reduce any visual impact of the proposed surgery through tree screening.
- 8.8 The proposals comply with all other technical policy considerations including highways, ecology and drainage.
- 8.9 The proposals therefore accord with development plan policy and planning permission should be granted.

Appendix 1

Decision Notice EG/67/09/

TOWN AND COUNTRY PLANNING ACT 1990



DECISION NOTICE

Application Ref: EG/67/09/

1 To Addressee

Mr Nigel Cooper
 Colliers CRE
 9 Marylebone Lane
 London
 W1U 1HL

2 Site Address

Land adjacent to the Croft Surgery
 Barnham Road
 Eastergate
 PO20 3RP

3 Description of Development

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)

In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

CONDITION 1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Appearance;
- (b) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

CONDITION 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- CONDITION 3 The building shall not be occupied until the parking spaces and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

- CONDITION 4 The access from the site to the public highway shall be designed, laid out and constructed with/kerb radii/visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- CONDITION 5 The use hereby approved shall not be commenced until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport amongst staff and visitors to the nursery in accordance with PPG13.

- CONDITION 6 No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological significance and must be monitored in accordance with policy AREA 17 of Arun District Local Plan and PPG16 Archaeology & Planning.

- CONDITION 7 Details of any external lighting/floodlighting shall be submitted to and approved in writing by the Local Planning Authority (before the use hereby permitted commences). Development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the locality in accordance with policies GEN7 of Arun District Local Plan.

- CONDITION 8 Development shall not commence until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Infiltration rates for soakaways and SUDS systems are to be based on tests undertaken over the wetter winter period. The design should be based on BRE 365, and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the highest recorded groundwater table. It must also have provision to ensure that there is capacity in the system to contain below the lowest ground level the 1 in 100 year event plus 20% on stored volumes.

Any Sustainable Urban Drainage Scheme (SUDS) or soakaway design must include 12 months of groundwater monitoring data to determine the typically highest annual groundwater table in support of the design.

Reason: To ensure that the development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Local Plan.

CONDITION 9 The use shall not be operated on Sundays or Public Holidays .The surgery shall only be open between the hours of 7am and 8pm daily on Mondays to Fridays and 8.30am and 12 noon on Saturdays and the pharmacy shall only open between 9am and 4pm on Saturdays and 9am and 6pm daily Monday to Friday inclusive.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties in accordance with Arun District Local Plan policy GEN7.

INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission was granted because, although the proposed development does not comply with the policies in the Development Plan Listed below in that the site lies outside the built-up area boundary and the development is unrelated to the needs of agriculture there are material considerations which indicate that it can be granted. These material considerations are the community benefits and overriding need for the development.

RELEVANT POLICIES

SOUTH EAST PLAN S2

LOCAL PLAN: GEN2, GEN3, GEN7,GEN9,GEN12,GEN15,GEN18,AREA17

NATIONAL POLICIES: PPS1,PPS7,PPG13,PPG16

This paragraph is to comply with Article 22 General Development Procedure Order 1995

INFORMATIVE: The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader, West Sussex County Council, County Hall , Chichester, West Sussex, PO19 1RQ (Tel 01243 642105). The applicant should ensure that a Stage 2 Safety Audit accompanies any formal agreement submission.

INFORMATIVE: The Environment Agency recommend that infiltration rates for soakaways should be based on permeability tests undertaken over the winter period and not those done during the drier months. The design needs to be based upon BRE365 and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway and the highest recorded watertable. It must also have provision to ensure there is capacity in the system to contain below lowest ground level 1 in 100 year event plus 20% on stored volumes. Therefore the local geological and hydrological characteristics of the site will dictate whether soakaways will be applicable and an investigation would be required.

INFORMATIVE: In any submission of reserved matters involving external appearance, the proposed development should incorporate the use of different elevational treatments including ground to first floor glazing, timber cladding, render and varied roof design shown on the indicative plans here. A high standard of design is required in any future reserved matter submission to break up the mass and scale of any building.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mrs A Gardner

Date of Decision:

3rd February 2010

Date Decision Issued:

4th February 2010



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO PLANNING APPLICATION TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the First Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

Appendix 2

Decision Notice EG/75/12/



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission
DECISION NOTICE

Application Ref: EG/75/12/

1 To Addressee

Blue Sky Planning Ltd
 Bourne House
 475 Godstone Road
 Caterham
 Surrey
 CR3 0BL

2 Site Address

Land adjacent to The Croft Surgery
 Barnham Road

 PO20 3RP

3 Description of Development

Renewal of unimplemented outline planning permission EG/67/09/ for new medical centre incorporating pharmacy retail unit (A1 Shops) and other ancilliary uses together with access off of Barnham Road and associated car parking

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the conditions specified.

- 1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Appearance;
- (b) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
- 3 The development hereby approved shall be carried out in accordance with the following approved plans 5499,001revA, 100revA,200revA and F14926,P,602
- Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
- 4 Details of any external lighting/floodlighting shall be submitted to and approved in writing by the Local Planning Authority (before the use hereby permitted commences). Development shall be carried out in accordance with the approved details.
- Reason: In the interests of the amenities of the locality in accordance with policies GEN7 of Arun District Local Plan.
- 5 The use shall not be operated on Sundays or Public Holidays .The surgery shall only be open between the hours of 7am and 8pm daily on Mondays to Fridays and 8.30am and 12 noon on Saturdays and the pharmacy shall only open between 9am and 4pm on Saturdays and 9am and 6pm daily Monday to Friday inclusive.
- Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties in accordance with Arun District Local Plan policy GEN7.
- 6 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.
- The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.
- Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.
- No building shall be occupied until the complete surface water drainage system serving the development has been implemented in accordance with the agreed details. The agreed drainage system shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority
- Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 7 The building shall not be occupied until the parking spaces and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.
- Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.
- 8 The access from the site to the public highway shall be designed, laid out and constructed with/kerb radii/visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.
- Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.
- 9 The use hereby approved shall not be commenced until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
- Reason: To encourage and promote sustainable transport amongst staff and visitors in accordance with the NPPF.
- 10 No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- Reason: The site is of archaeological significance and must be monitored in accordance with policy AREA 17 of Arun District Local Plan.
- 11 Before any development takes place the impact on reptiles, breeding birds and hedgehogs shall be mitigated in accordance with the recommendations set out in the Ecology Report from Applied Ecology dated 05-02-2013.
- Reason: To conserve the wildlife interest of an important natural habitat in accordance with policies GEN29 of the Arun District Local Plan.

INFORMATIVE: In any submission of reserved matters involving external appearance, the proposed development should incorporate the use of different elevational treatments including ground to first floor glazing, timber cladding, render and varied roof design shown on the indicative plans here. A high standard of design is required in any future reserved matter submission to break up the mass and scale of any building.

INFORMATIVE: The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader, West Sussex County Council, County Hall, Chichester, West Sussex, PO19 1RQ (Tel 01243 642105). The applicant should ensure that a Stage 2 Safety Audit accompanies any formal agreement submission.

INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission was granted because, although the proposed development does not comply with the policies in the Development Plan Listed below in that the site lies outside the built-up area boundary and the development is unrelated to the needs of agriculture there are material considerations which indicate that it can be granted. These material considerations

are the community benefits and overriding need for the development.

RELEVANT POLICIES

SOUTH EAST PLAN S2

LOCAL PLAN: GEN2, GEN3, GEN7, GEN9, GEN12, GEN15, GEN18, AREA17, GEN29

NATIONAL PLANNING POLICY FRAMEWORK

This paragraph is to comply with Article 22 General Development Procedure Order 1995

INFORMATIVE: The Environment Agency recommend that infiltration rates for soakaways should be based on permeability tests undertaken over the winter period and not those done during the drier months. The design needs to be based upon BRE365 and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway and the highest recorded watertable. It must also have provision to ensure there is capacity in the system to contain below lowest ground level 1 in 100 year event plus 30% on stored volumes. Therefore the local geological and hydrological characteristics of the site will dictate whether soakaways will be applicable and an investigation would be required.

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mrs A Gardner

Date of Decision:

19 February 2013

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO PLANNING APPLICATION TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in case of a householder appeal) of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the

development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

Appendix 3

Coastal West Sussex Clinical Commissioning Group consultation response

Mr Peter Cleveland
Senior Planner
Planning Department
Arun District Council
1st Floor
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

1 The Causeway
Goring-by-Sea
Worthing
West Sussex
BN12 6BT

23rd October 2014

Dear Peter,

Re: Outline application for the erection of 60 residential dwellings with new vehicular access, open space & other ancillary works – EG/71/14/OUT

Application Ref/Address: Land at former Eastergate Fruit Farm, Eastergate

Following our recent e-mail communication, we understand that you are considering the above outline planning application before you for this residential development, and that you require a letter from us in respect of CWS CCG seeking a contribution from the Section 106 agreement.

This particular application would be sited in an area adjacent to The Croft Surgery in Eastergate. The surgery is already in excess of its capacity with some 11,100 patients handled by six doctors who also cover two historic Branch Surgeries in Walberton and Yapton, so their clinicians are already stretched.

The Croft Practice in Eastergate has already made its views known to the CCG of their need to replace their premises with a purpose built medical centre. This in turn is intended to accommodate a broad range of healthcare services to meet the increasing needs of patients, therefore, any new residential accommodation should be subject to a Section 106 developer contribution for improvements to healthcare infrastructure locally.

Planning consent for a new medical centre was granted on 3rd February 2010 (EG/67/09) and has been renewed. This is for a building of 1429 m² gross internal area. The land for the proposed new medical centre is owned by the partners of The Croft practice. Whilst the practice is most anxious to implement the planning consent, the reason for not doing so is due to lack of funding. The CCG are, in principle, supportive of the new medical centre being developed if the funding issue can be resolved. Funding by way of S106 or CIL contribution will be of great assistance.

Turning to the proposed development at Eastergate Fruit Farm, it should also be noted that the proposed new residents/patients from this development (assuming the developers are successful with their application) will also utilise other community NHS Services in one way or another such as Midwifery, Health Visitors/District Nurses and community paediatrics, which may well be located at the new medical centre. In addition to services provided by our two local buildings at Bognor Regis Health Centre and Bognor Regis War Memorial Hospital.

NHS Department of Health Building Manual (HBM 00-08)—The Department of Health directs NHS organisations that they should consult with their local planning authority to seek financial contributions for healthcare facilities as a consequence of new developments.

Paragraphs 2.68—2.80 refer specifically to Section 106 agreements

A relevant extract from this section is pertinent:-

As follows- 2.70 “NHS Organisations should seek to require developers to provide facilities or pay monies for the provision of local healthcare services (where a new development affects local healthcare needs) **so that existing facilities are not over-burdened**”.

NHS Property Services uses a formula which has been developed in conjunction with the District Valuer to calculate Section 106 and CIL contributions and has been readily accepted by Local Authorities and developers across this and other counties.

The rationale of the calculation takes into account:

1. The numbers and types of properties intended to be built.
2. Healthcare build costs.
3. Average Square Metre per patient (Determines additional space required).
4. Average Occupancy assumptions (based on the latest available figures produced by WSCC. (Incidentally, the latest census figures for West Sussex are still not available according to WSCC)

A separate explanatory paper is enclosed which sets out the calculation rationale in more depth.

This information enables a calculation to be made on a pro rata basis of the additional persons created by the new residential development and the costs to the health economy of providing extra capacity to continue NHS Service Provision.

The Section 106 application also corresponds with the Community Infrastructure Levy Regulations 2010 Section 122 i.e.

- a) *necessary to make the development in planning terms.*
- b) *directly related to the development; and*
- c) *fairly and reasonably related in scale and kind to the development.*

Accordingly:-

- a) This Section 106 application does in our view conform with Arun District Council’s requirements that this forms part of the infrastructure necessary to mitigate and mollify the impact that these new residents would have on the healthcare infrastructure in this rural environment and to ensure that this proposed development is acceptable in planning terms.
- b) It is directly related to the development as it focuses on the impact from the potential 139 residents, as potential patients, will have on the local GP practice plus specialist and community care within the catchment area of the proposed development.
- c) It is fairly and reasonably related in scale and kind to the proposed development and it is a reasonable contribution in relation to the potential 60 dwellings intended to be built and the potential number of occupants.

In view of the fact that no defined housing numbers were set out in the Outline Planning application, and based on the indicative numbers you supplied, we have assumed a figure to produce an interim indicative Section 106 figure which can be firmed up, depending on the outcome of the application.

We therefore suggest a makeup of 60 houses using the following percentages:

2 bed - 35%
3 bed – 20%
4 bed – 33%
5 bed – 12%

Accordingly, we are seeking an appropriate pro rata Section 106 developer contribution for healthcare infrastructure improvements to mollify the impact that this proposed development would have on the local health economy if a planning consent were granted.

This has been calculated, as indicated, utilising the formula agreed with the Senior District Valuer for the South East and amounts to a total of £28,342 (This equates to an average of £472 per house, £204 per person). Whilst such a contribution is obviously not going to fund the development of the proposed medical centre in isolation, the intention is to work with Arun District Council to review other proposed developments to ensure the required healthcare infrastructure can be put in place to meet the needs of the population.

Yours sincerely,



Debra Flynn
Primary Care Support Manager
Coastal West Sussex Clinical Commissioning Group
1 The Causeway, Goring by Sea, West Sussex BN12 6BT



2013-08-05 DVs
Guide to S106 Agreeer

S106 Contribution to NHS/GP Community/Specialist Service Provision

(Formula agreed by The District Valuer)

Houses only

Font in red can be adjusted

Outline Planning Application EK/71/14/OUT for up to 60 dwellings on land at former Eastergate Fruit Farm, Eastergate

NHS

Property Services

Case Office Peter Cleveland Arun District Council

Example Housing Development

House Numbers (Inc Social Housing)	House Type		New Occupancy (Persons)	Surgery Area Requirement (sqm)		Infrastructure Development cost(psm)	Capital Contribution (£)	Approx Contribution per dwelling (£)
0	1 Beds	0%	0	0	@	£1,950	£0	#DIV/0!
21	2 Beds	35%	38	4	@	"	£7,696	£366
12	3 Beds	20%	26	3	@	"	£5,375	£448
20	4 Beds	33%	54	6	@	"	£10,995	£550
7	5 Beds	12%	21	2	@	"	£4,276	£611
60.00			139	14.53	@	"	£28,342	
Ave Occupancy			2.32	Contribution Per Dwelling			£472	per dwelling
							£394	per person

Occupancy Assumptions (confirmed by WSCC Aug 2011)

(N.B. we await the WSCC occupation numbers from the 2011 Census expected late 2012/early 2013)

New build costs and land	£2,300.0 psm	Greater than	299	sqm
Build Cost only	£1,850.0 psm	then Land Cost is introduced		
Average Sqm Per Patient	0.1224 sqm			
Average Occupancy Assumptions	1 Bed	1.7	Persons	
	2 Bed	1.8	Persons	
	3 Bed	2.2	Persons	
	4 Bed	2.7	Persons	
	5 Bed	3	Persons	

Explanation

1.Build costs include basic build cost,finance,professional fees.To be amended annually.

2.Build cost plus land includes an estimated cost per sq m for land, in the event that land needs to be acquired to facilitate a new development.

3.The land cost addition can be increased dependent on the location of the new surgery.

4.The point at which land is added into the equation is when the requirement for space is in excess of 299 sq metres.

5.The occupancy assumptions can be amended as per the requirements of the Local Authority.

6.The average sq metre per patient has been derived from SFA 2003/04 as below, including additional space.This can be amended to reflect the flexibility of the NHS Directions and the requirement of the PCT to provide addition clinical or service development space within a new development

1758 patients per GP

1589 sqm GLA	7	GP Practice	AVG Patient List	12250	0.1224 sq m per patient
838 sqm GLA	6	GP Practice	AVG Patient List	10500	0.0796 sq m per patient
718 sqm GLA	5	GP Practice	AVG Patient List	8750	0.0821 sq m per patient
648 sqm GLA	4	GP Practice	AVG Patient List	7000	0.0923 sq m per patient
487 sqm GLA	3	GP Practice	AVG Patient List	5250	0.0928 sq m per patient
374 sqm GLA	2	GP Practice	AVG Patient List	3500	0.1069 sq m per patient
271 sqm GLA	1	GP Practice	AVG Patient List	1750	0.1549 sq m per patient
Average					0.1044 sq m per patient

Appendix 4

Need Statement

The Croft Practice Need Assessment

The agents have advised that existing doctors surgery 'The Croft Practice' cares for a mainly rural population covering an area of approximately 30 square miles surrounding the Five Villages. The Croft practice provides medical services from surgeries in Eastergate, Yapton and Walberton.

The Eastergate surgery was built in 1992, to the maximum specification of the then NHS Red Book guidelines to serve a total practice list of a little over 6,500.

The surgery has six GPs currently, with a vacancy for a seventh, and also employs ancillary staff including four practice nurses, two HCAs and twenty seven administrative staff; in addition to four members of staff dedicated to pharmacy provision. Attached staff, e.g. community nurses, health visitors, midwives and specialist nurses also visit the surgery regularly.

The current patient list size is 11,275. There has been a very substantial increase in housing provision in the area, and it is well known that there are extensive plans for further building in the locality. 'In house' services have also expanded to meet the guidelines of the NHS to keep services in primary care, rather than secondary care when appropriate.

On average 220 appointments per day are offered and it is estimated that 300 to 330 patients attend these appointments. Patients also collect their repeat medication and prescriptions from the surgery. It is estimated an additional 120 - 150 patients may visit the surgery each day.

The existing surgery building is severely cramped, with a floor area of 300 sq. metres. This is well below the recommended requirements for modern GP surgeries, and this severely impacts on service delivery for patients as the building is now fully occupied to overflowing.

Lack of car parking has also been a serious issue with concerns having been expressed by the Police and fixed penalty notices have been issued to vehicles parked on the verges and pavements.

The partners of the Croft Surgery took the opportunity to purchase the land of the application site to construct a purpose built surgery of sufficient size and structure in order to address the issues associated with the existing premises, to improve services to patients and to meet current and future needs of the NHS. This could include the facilitation of seven day working, avoidance of hospital admissions, including accommodation for attached staff for emergency, community and outreach services such as dementia diagnosis and care.

Coastal West Sussex Clinical Commissioning Group (CCG) are aware of and support this proposal, and they will be submitting our bid, as part of the Primary Care Transformation fund, to NHS England, at the end of June 2016. It is hoped that the bid will be highly ranked on the priority list, and progressed in this round of applications. The fact that the practice owns the site, and has obtained outline planning permission in the past is an important contributory factor for the CCG in putting forward the bid on behalf of The Croft Practice.

It is also important to keep the existing doctors' surgery in use whilst developing the new medical centre; thus an alternative site remains necessary.

The chosen site, adjacent to the present surgery, is favoured by the practice, as patients are familiar with the location of and the position of the existing surgery and it has proved to be particularly suitable for serving the area where the practices patients reside.

The practice has historically been innovative and is keen to remain at the forefront of practice development for the benefit of its patients. This necessarily includes expansion. The practice is also keen to enhance the specialist services already offered, and embrace new opportunities

The Croft Practice Need Assessment

The current NHS England guidelines indicate a requirement for a building of circa 1,000 sq. metres to accommodate our current population. Accordingly we are applying for a building of 1,210 sq. metres, to allow for expected population expansion in the area. This would allow accommodation for the necessary clinical and support staff to service a likely patient population of around 15,000. A new surgery will also facilitate the provision of additional services meeting criteria outlined by NHS England, and the five year forward plan.

The proposals have been developed in order to offer a medical centre, with adjacent pharmacy provision. The floor space to be provided represents the area required to enable successful delivery of the intended services outlined above together with recognising the need for flexibility and future proofing of the building.

