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09 August 2016

Simon Davies
Planning Services
Arun District Council
Alan Civic Centre
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Dear Mr Davies

EASTERGATE - LAND ADJ CROFT PRACTICE, BARNHAM ROAD, PO20 3RP (EG/57/16/PL)

I refer to our recent exchange of email's regarding the above application, and thought that I would write formally to capture everything. Since submitting the application on 4 July, Charlotte Yarker emailed your colleague Mrs Johnson on 22 July with a revised Block Plan (5499-109 Rev C) and I have now send you a revised Elevation Plan (5499-114 Rev A). Please treat both plans as substitutions to earlier versions submitted to you on 4 July.

You subsequently asked us about the population that the practice serves, the programme for implementation of the development as well as the future use of the existing medical centre. I respond in relation to each matter as follows:-

1. The existing facility was designed to serve c.6,500 patents. In fact, the current patent list is almost double that number – 11,275 people. The proposed building will meet the needs of all these people and more – around 15,000 patents in total.
2. I am not aware of a fixed programme for implementation. However, the Needs Assessment explains that Coastal West Sussex Clinical Commissioning Group (CCG) support the proposed development and made a bid, in June, for money from NHS England for funds to develop the site. The fact that the Practice owns the site and had outline planning permission will help its case; granting full permission for the current application will enhance this further. As you will be aware, CCG has written supporting the application.
3. The existing premises will remain in use until at least the point where the new medical centre has opened. However, no decision has yet been made on the future use of the existing facility once the new medical centre has opened. It is possible that it will remain in healthcare use, for example as a dentist or veterinary surgery, or that permission will be sought for an alternative use of it.

Please call me (020 7866 8608) or Charlotte (020 7312 7532) at these offices should you have any queries.

Yours sincerely

Jonathan Best MRTPI
Partner
Montagu Evans LLP

