



Social and Economic Benefits Statement

In support of an application for a GP surgery
incorporating visiting clinics

Former Body Shop Offices, Courtwick Lane,
Littlehampton

On behalf of NHS Coastal West Sussex Clinical
Commissioning Group

April 2014

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1. INTRODUCTION

- 1.1 WYG Planning and Environment has prepared this Statement on behalf of NHS Coastal West Sussex Clinical Commissioning Group in support of the planning application to relocate the Arun Medical Group's GP Practice to the former Body Shop offices in Courtwick Lane in Littlehampton.
- 1.2 This Statement explains the rationale for the proposed new surgery in terms of its size and location, and sets out the social benefits flowing from the proposals as well as the implications for existing patients of the practice.
- 1.3 The Statement also examines the economic implications in terms of taking part of a building earmarked for economic development purposes, and explains how those purposes can continue to be met if the new healthcare facility goes ahead.
- 1.4 The Statement balances the social and economic impacts of the proposals, and considers whether there is any need to mitigate for the loss of part of the proposed enterprise hub.



2. SOCIAL BENEFITS

Healthcare priorities in Littlehampton

- 2.1 NHS Coastal West Sussex Clinical Commissioning Group (CCG) has a statutory responsibility for the commissioning of safe, effective and efficient health services for around half a million people. As commissioners of local health services, the CCG is responsible for planning the right services to meet the needs of local people, buying local health services including community health care and hospital services, and checking that the services are delivering the best possible care and treatment for those who need them.
- 2.2 The wider Littlehampton area (including Wick, Rustington and East Preston) currently has 11 GP surgeries operated by seven GP Practices, as shown on the map at Appendix A. All of these facilities are located to the south of the A259.
- 2.3 As a commissioner of local health services, the following healthcare priorities have been identified by the CCG:
- Addressing deprivation*
- 2.4 The north of Littlehampton is an area of deprivation, in particular with significant areas of deprivation in River Ward and Ham Ward, which are in the 10% most deprived wards within the UK. In these areas, there is a life expectancy gap of between 8 and 9 years for the people who live there, compared to those who live in more affluent areas of the Arun locality. The location of the River and Ham Wards is shown in the plan at Appendix B.
- 2.5 As a result of this deprivation, there is a need to provide services in north Littlehampton which can tackle specific health and social needs such as obesity, drug and alcohol related conditions, sexual health, teenage pregnancy and – as with the wider Littlehampton area, and the rest of Coastal West Sussex – the needs of an aging





population.

Meeting the needs of future residents

- 2.6 Over the next ten years a minimum of 2,437 new homes are planned for the north of the A259 in Littlehampton. The location of the new housing is shown in the plan at Appendix B. Some of the new housing is already under development; but most of it is programmed to be developed over the next 10 years. As previously outlined, there is currently no primary care provision north of the A259, and this highlights a need to provide healthcare facilities for the current residents in this area, and the expanding population as a result of this housing.
- 2.7 Clearly the timeline for these housing developments gives the local NHS an opportunity to plan ahead to make sure that appropriate health services, including GP services, are available for the current community and the influx of new residents, with capacity to cater for all the planned growth.
- 2.8 The developers of the new housing in north Littlehampton are making financial contributions towards improved healthcare, in recognition of the pressure which the new developments will place on existing facilities. The following contributions are being made:-
- 2.9
- 396 dwellings at Toddington Nurseries (ref LU/61/06). The developer paid £273,888 in instalments with the first being in February 2009 and the last being in March 2010 "towards the provision of or improvements to healthcare facilities in the reasonable vicinity of and serving the development". The money has been received.
 - 91 dwellings at Windroos Nursery (ref LU/229/10). The developer has agreed to pay £35,000 "to make good a deficiency in healthcare provision arising from the development". The money has yet to be paid.
 - 600 dwellings at Courtwick Lane (land south of the railway) (LU/355/10). The developer has agreed to pay £304,200, phased over the lifetime of the development, "towards the provision of healthcare facilities within



Littlehampton". The money has yet to be paid.

- 1,260 dwellings on land north of Toddington Lane (LU/47/11). The developer has agreed to pay £599,760, phased over the lifetime of the development, "towards the provision of healthcare facilities within Littlehampton". The money has yet to be paid.

2.10 In total, the 2,347 new houses being built in north Littlehampton will result in a financial contribution of £1,212,848 to the local NHS, to improve local healthcare provision for the north Littlehampton area.

2.11 The majority of contributions have yet to be paid, and will be phased over a number of years in some cases, so the funding arrangements for new healthcare provision need to reflect this situation. Arun District Council has confirmed in writing (an email from Cian Cronin dated 18 September 2013) that it would not object to these funds being used for healthcare provision at the Body Shop site.

Better facilities for existing GP Practices

2.12 An infrastructure review across Coastal West Sussex confirmed three key short-term priorities for the CCG, one of which is addressing the primary care facilities in the wider Littlehampton area. This focuses on the relocation of the Arun Medical Group facilities in Littlehampton and East Preston, and the Lawns GP Practice in Rustington. This was identified as an immediate need due to a number of issues with the existing buildings currently occupied by these practices:-

Arun Medical Group

- Arun Medical Group's current premises at East Street in Littlehampton and Sea Road in East Preston have become limited for the number of existing patients.
- Both premises offer limited scope for Arun Medical Group to develop as a practice or increase the range of treatments and services it can offer locally for its patients.
- The East Street surgery premises are out-dated Victorian buildings that are split and do not meet the demands of a modern GP practice.
- There is extremely limited car parking for patients and staff at both premises, and very difficult vehicular access at East Street.



- East Street surgery has Disability Discrimination Act (DDA) compliance issues with no current solution to resolve.

2.14 *The Lawns*

- The Lawns GP Practice is based in an unsuitable temporary building at Zachary Merton Hospital in Rustington.
- The current premises occupied by The Lawns are very small and in a poor state of repair, and do not allow us scope for expansion in terms of additional staff or to fully develop the range of clinical services they might wish to deliver to their steadily increasing list of patients.
- The current premises at The Lawns are restricted in the services that they can offer and are unlikely to meet the standards of Care Quality Commission; therefore there is an immediate need to find new premises to support the quality delivery of services for patients.

The search for a suitable site to accommodate primary and community health services in Littlehampton

2.15 After identifying the area of need for improvement and the opportunities presented by the financial contributions available to the local NHS, the next steps were to carry out an extensive search for potential sites for a new health facility.

2.16 A solution was needed that would support both the relocations of both Arun Medical Group and The Lawns practice – and support the CCG's wider aims for healthcare provision across the local area.

2.17 The search for a suitable location for a new GP Practice has been driven by the following factors:-

- 1) A requirement to better serve the parts of River and Ham Wards (which are areas of high deprivation) which currently have limited healthcare provision available directly in these areas.
- 2) The need to be accessible for the planned new housing developments in north



Littlehampton.

- 3) The need for good public transport links.
- 4) The need for a facility large enough to accommodate both existing AMG surgeries, plus capacity for additional patients from the local area and the new housing developments: the facility requires a floorspace of at least 755 sq m and parking for around 40 cars.
- 5) Due to the backdrop of flat funding for the NHS, any development project needs to be cost neutral. Therefore, rather than a potential new build, existing buildings were explored that could be converted to comply with all of the requirements expected of a modern GP Practice.

2.18 The plan at Appendix B shows the search area, which focussed on the underprovided for northern parts of Ham Ward, the areas of new housing to the north of the A259, and bus routes. Within this area, an extensive search for potential sites was undertaken, but limited opportunities were uncovered. The following opportunities were explored:-

Courtwick Lane – Offices for sale

Offices were identified as for sale with local agents but proved to be too small in terms of footprint together with a lack of area available for car parking. The site was discounted.

L'Oreal Offices – A259 roundabout

The offices located were identified as a suitable location and size but enquiries were not responded to from the company. The site was discounted.

2.19 The outcome of the site search was that the former Bodyshop offices at Courtwick Lane, adjacent to the new Morrisons development, were identified as the only suitable, available and viable premises within the search area.



The proposals for the former Bodyshop offices in Wick

- 2.20 Negotiations with Wm Morrison Supermarkets PLC, the owners of the former Bodyshop offices in Courtwick Lane, have resulted in agreement to lease the East Wing of the building for a GP Practice, with the addition of a new entrance and staircase, a dedicated car park and new vehicular access from Courtwick Lane.
- 2.21 The proposals set out that the GP Practice will consist of two storeys of accommodation. On the ground floor, Arun Medical Group will have their clinical space and patient waiting areas, whilst the first floor will be split between support functions for Arun Medical Group and additional clinical space for use by visiting clinics and community services. The car park will have 39 car parking spaces (3 of which will be disability spaces) along with an ambulance space and 10 cycle spaces.
- 2.22 The new facility will comprise 1,000 sq m of accommodation (which includes a 53 sq m extension), compared with the combined accommodation at Arun Medical Group's two current premises of circa 380 sq m. It should also be noted that the new accommodation will be considerably more efficient in terms of compliant useable net area. The accommodation will ensure sufficient capacity for both the 6,810 patients currently on the practice list at Arun Medical Group and the 5,750 patients anticipated from the new housing developments, plus capacity for additional patients from the deprived wards.
- 2.23 The proposed parking provision of 39 spaces plus an ambulance space compares to a total of 13 spaces across both of Arun Medical Group's current sites.
- 2.24 The remainder of the former Body Shop offices will continue to function as a self-contained commercial building, with its own access and car park, and will be available for use as an enterprise hub under the terms of the Morrisons planning permission. This issue is explored further later in this Statement.



Timescales and transitional arrangements for the new GP Surgery

- 2.25 Subject to gaining planning permission and NHS Business case approval, the refurbishment of the former Body Shop offices will take place in 2015, with a target date for Arun Medical Group to move into the new premises by the end of 2015.
- 2.26 The Arun Medical Group's existing premises in East Street in Littlehampton, which are leased from a private landlord, are currently under review by the CCG to establish if any other NHS service provider partners in the locality have estate requirements and could potentially relocate there. The current lease on these premises expires in April 2023 but does have an option to break at April 2018. Until such time as a replacement service provider is found to take on the premises, the cost of the lease will be borne by the NHS.
- 2.27 The relocation of both of Arun Medical Group's surgeries into the new GP Practice in Courtwick Lane provides an opportunity for The Lawns GP Practice, which also has an immediate premises need. The aim is that The Lawns would be able to relocate into Arun Medical Group's Sea Road surgery, taking this over, moving their existing patient list and taking on any new patients that want to remain with a GP Practice in East Preston.
- 2.28 The principal issue for the Arun Medical Group is that the premises are not large enough for the practice and they have challenges to maintain a clinical rota over both sites; but it would be the optimum size for the Lawns Surgery, and it would be a considerable improvement over their existing temporary accommodation at Zachary Merton Hospital. It would allow The Lawns scope for expansion in terms of additional staff and to fully develop the range of clinical services they might wish to deliver to their steadily increasing list of patients.
- 2.29 The Sea Road surgery would be available for occupation by The Lawns Surgery following a survey and proposed refurbishment works in 2016.





- 2.30 The scope of the relocation proposals is illustrated in the plan at Appendix A.
- 2.31 It is recognised that for existing patients of the three surgeries, the changes will lead to uncertainty and a period of transition. The Statement of Community Involvement sets out the engagement which has been undertaken to date with patients and the local community to engage with them about the potential proposals.
- 2.32 Both GP practices are at the centre of the engagement and are keen to assure their patients about the benefits of the proposals, and how they will be supported through this process.
- 2.33 Clearly there have been questions from patients and the wider community about the proposals, and engagement continues both in the GP Practices and within the community to address any queries or concerns.
- 2.34 Alternative primary care provision is also available in the wider Littlehampton area for anyone who does make the decision to register elsewhere.
- 2.35 The locations of all existing GP surgeries are shown on the map at Appendix B.
- 2.36 During the engagement process to date, a number of suggestions have been made by the two GP practices and by their patients to support a seamless transition if the plans are given planning approval and NHS approval. These include promotion of prescription collection and delivery support services available locally, an increase in telephone triage, and to explore the possibility of additional transport to support patients to get to the new GP Practice on Courtwick Lane. All of the suggestions raised are being explored by the CCG, planning team and the two GP Practices involved to assess their viability.



3. ECONOMIC BENEFITS

Employment priorities across Arun District

- 3.1 The most up-to-date snapshot of employment priorities in Arun District as a whole is provided by the Employment and Economic Land Assessment undertaken by Nathaniel Lichfield and Partners in December 2010. This provides an assessment of the District's current employment land supply and makes recommendations for future priorities.
- 3.2 Overall, the Assessment concludes that Arun has a reasonable range of industrial sites but a very limited range of office sites, and "little specific provision for start-up businesses in the urban areas except in Littlehampton" (Paragraph 10.2). 46% of the District's employment land is located within Littlehampton, 24% in Bognor Regis and the remainder elsewhere.
- 3.3 Looking ahead, the Assessment makes recommendations for increasing the supply of employment land and making more effective use of current supply. A need is identified for "more, small, lower cost office units available on flexible terms and suited to start-up firms moving out of incubation or enterprise centres" (Paragraph 10.32); it is suggested that as the market is unlikely to deliver such space in Arun, the Council should take the lead via Section 106 obligations or by becoming a development partner.

Enterprise Centres in Littlehampton

- 3.4 The Employment and Economic Land Assessment identifies that Littlehampton has two facilities which offer small workshops for firms moving up from incubation units:-
- Martello Enterprise Centre, Hawthorn Lane, off Courtwick Lane. Contains 19 small workshops, typically 400 sq m in size. Rated as good by Nathaniel Lichfield and Partners





- Minster Court, Courtwick Lane. Contains 10 workshops of around 300 sq m each. Rated as good by Nathaniel Lichfield and Partners

3.5 In addition, Littlehampton has two consented enterprise centres aimed at start-up businesses, neither of which is in operation yet:

- An Enterprise Centre has been granted permission as part of the outline planning permission for land north of Toddington Lane (reference LU/47/11), which was granted on 23 January 2013. The consent is for 1,260 dwellings, 13,000 sq m of B1 employment floorspace (including a 3,000 sq m enterprise centre) 3,500 sq m of local shopping facilities, a 100 bed hotel, a 60 bed care home, a primary school, a community centre and leisure facilities. There are no conditions or Section 106 provisions relating to the enterprise centre. Reserved matters have yet to be approved and development has not commenced.
- The former Bodyshop offices in Courtwick Lane (the subject of this application) have consent to be converted to a 3,368 sq m enterprise hub under planning permission LU/271/11 granted on 24 April 2012. The consent is for a foodstore, petrol filling station and enterprise hub. The consented plans show the enterprise hub building subdivided into a variety of workshop and office spaces. Condition 3 of the planning permission states:-

3.6 *Prior to first use of the food retail store hereby approved, the Enterprise Hub element of the scheme shall be completed and made available for its intended purposes for lease or rent by suitable businesses.*

Reason: To accord with the stated intentions of the submitted Design and Access Statement in accordance with Policy GEN7 of the Arun District Local Plan.

Policy GEN7 is a general design policy rather than an economic development policy. It is understood that Condition 3 has been complied with (and that furthermore the Section 106 Agreement attached to the planning permission does not impose requirements in respect of the enterprise hub).



The Enterprise Hub in Courtwick Lane

- 3.7 As required by the condition attached to the planning permission, the Enterprise Hub has had internal works carried out and a car park created to make it capable of accommodating businesses as per its intended use, though until an operator is found it has not been possible to fit the building out to a detailed specification. The building has been and continues to be marketed as a commercial opportunity, and detailed discussions are currently ongoing between Morrisons and potential operator Basepoint.
- 3.8 Under the proposals put forward by CCG, between a quarter and a third of the Enterprise Hub building (954 sq m out of 3,368 sq m) would be used as a new healthcare facility – a GP Practice. The remaining floorspace of the building (2,414 sq m) would be an Enterprise Hub. Through careful design, both parts of the building would be entirely self-contained in terms of entrances, services, car parking and access arrangements. Thus the functioning of the Enterprise Hub – albeit of a reduced floorspace – would not be affected by these healthcare proposals.
- 3.9 At 2,414 sq m, the retained Enterprise Hub would be almost as big as the consented enterprise centre at Toddington Lane (3,000 sq m). By comparison, the Basepoint Business Centre in Shoreham, which provides start-up units varying in size between 12 sq m and 30 sq m, has a total floorspace of about 1,960 sq m (see plans at Appendix C). It can be seen that the retained Enterprise Hub will have a more than sufficient critical mass for its intended function.



Prospects for job creation

- 3.10 In terms of job creation, the Enterprise Hub might be expected to generate jobs at a ratio of between 17.6 workers/sq m (offices) and 37.5 workers/sq m (light industrial). Taking an average density of 27.5 workers/sq m, the 3,368 sq m of the consented Enterprise Hub could be expected to accommodate 122 workers. Using the same formula, the retained Enterprise Hub could potentially accommodate 88 workers.
- 3.11 The new GP Practice, when fully functioning to meet the demand from all the new housing, is expected to accommodate up to 40 staff (double the number currently employed by Arun Medical Group. This is a slightly higher level of employment than is predicted for that part of Enterprise Hub, and whilst it is acknowledged that half of these are relocated jobs, it is anticipated that additional jobs will be created when the East Street premises are re-let. Thus the proposed healthcare facility is at least as conducive to job creation as the equivalent floorspace in the Enterprise Hub.



4. THE PLANNING BALANCE

Balancing social and economic impacts

- 4.1 A balance in planning terms must be struck between the loss of between a quarter and a third of a vacant Enterprise Hub and the considerable social benefits which will flow from the proposed new healthcare facility.
- 4.2 The new healthcare facility has been planned to achieve three specific objectives: to meet the needs of deprived communities in the Littlehampton area; to meet the projected increase in population in north Littlehampton over the next 10 years; and to meet the requirement for new primary care premises for two local GP Practices. The second of these objectives is underpinned by funds provided by developers for this purpose.
- 4.3 The social benefits of the proposed healthcare facility are considerable. A detailed site search has identified that this is the only available premises for this purpose. The healthcare facility brings significant economic benefits as well, in the form of 40 jobs, 20 of which are new.
- 4.4 There are no social disbenefits associated with the proposals, and only moderate economic disbenefits. Between a quarter and a third of a potential Enterprise Hub will be reused, with the remainder to be retained as a viable standalone Enterprise Hub, of more than sufficient size for its purpose. There is an argument that the consented Enterprise Hub is overlarge for its intended purpose, and that in combination with the Toddington Lane proposals, Littlehampton will possess more than enough Enterprise Centres.
- 4.5 The clear conclusion is that the social benefits of the proposal more than outweigh the economic disbenefits, which are considered to be marginal.





Mitigating any impacts from the development

- 4.6 It follows from the above analysis that if there are negligible economic disbenefits associated with the proposals, there are no economic impacts which need to be mitigated. There is no policy basis in the development plan for seeking to mitigate against such a "loss" for seeking a financial contribution, and no basis under the Community Infrastructure Regulations 2010, Section 122 of which sets out three tests that planning obligations must meet:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 4.7 A financial contribution is not necessary to make the development acceptable, given the minimal impacts which result from the development, and hence the first test is failed.
- 4.8 Furthermore, any contribution sought would simply recycle the financial contributions towards healthcare which underpin the project, a case of 'robbing Peter to pay Paul', which is contrary to all principles of good planning.
- 4.9 Lastly, given that the development project needs must be cost neutral, it follows that there is no surplus available for making a financial contribution, so a requirement for a financial contribution would kill off the project.



5. CONCLUSION

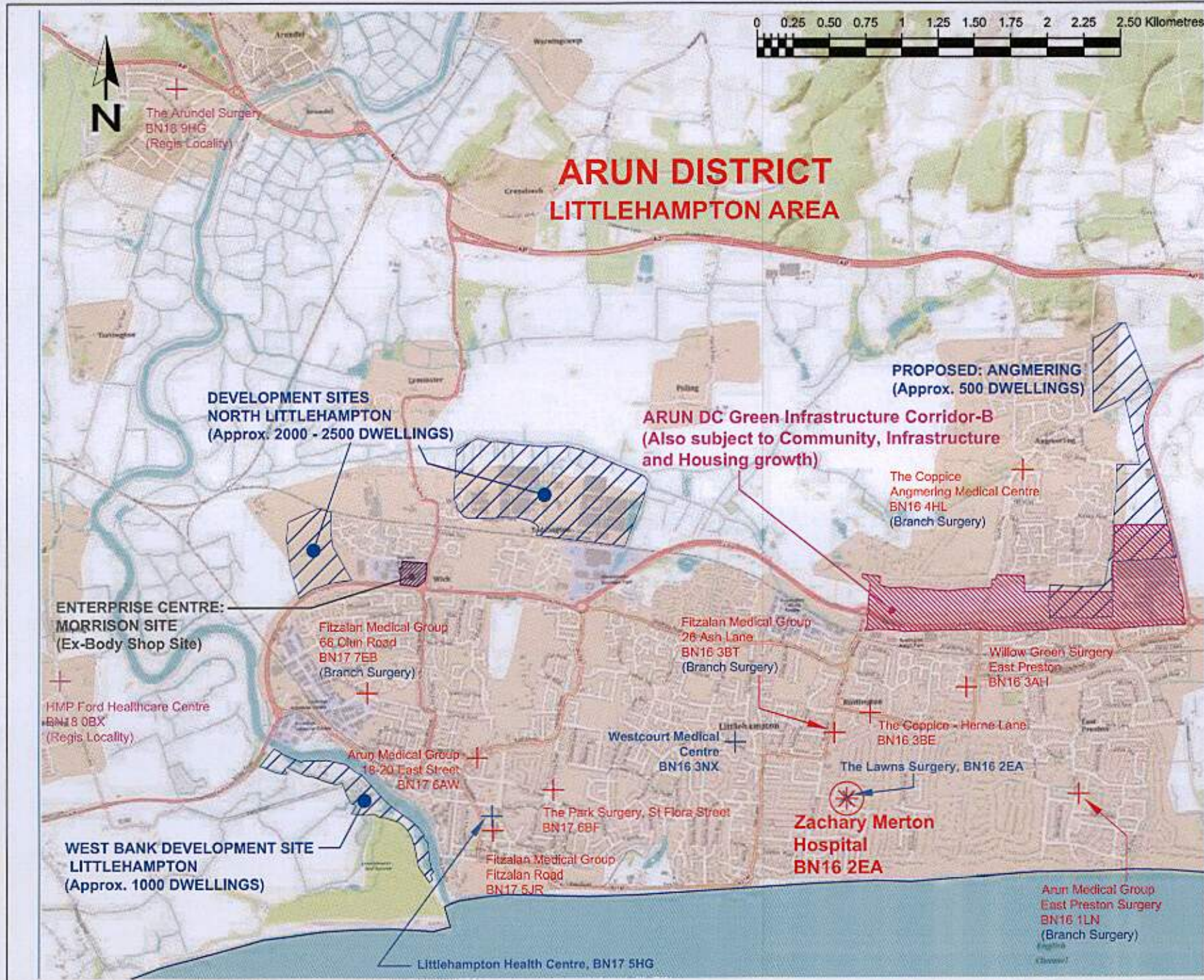
- 5.1 The project will meet three clearly identified healthcare priorities in the town of Littlehampton, utilising financial contributions provided by developers for this purpose. This Statement highlights that there are no alternative solutions in land use or financial terms that will meet all these objectives.
- 5.2 It is imperative that, for the benefit of both existing and future residents of Littlehampton, the project receives support. Without it, healthcare provision in Littlehampton will suffer, and developer contributions identified for healthcare provision could be lost. It is acknowledged that there will be impacts on existing patients of Arun Medical Group and engagement with these patients continue and transitional arrangements are being proposed.
- 5.3 Part of a building earmarked as an Enterprise Hub will be taken up as part of these proposals, but as the Statement makes clear, a substantial, self-contained Enterprise Hub will still be deliverable, achieving the objectives set out when planning permission was granted for the Morrisons store. Furthermore, the proposed healthcare facility will generate a significant number of jobs, providing a clear economic benefit.
- 5.4 The balance of social and economic impacts strongly and unarguably favours the project going ahead. The disbenefits of not proceeding would be significant. Any negative economic impacts resulting from the development are considered to be marginal at most, and consequently there is no necessity to mitigate against these impacts through any form of financial contribution.





Appendix A

Map showing current GP provision in Littlehampton



Littlehampton GP Surgery, Wick

MAP OF CURRENT
GP PROVISION IN
LITTLEHAMPTON

DWG N°: HP13077

Drawn: JaG

Checked: JH

Scale: Not to Scale

Date: 24.04.2014

Notes:

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This drawing is for illustrative purposes only and is subject to detailed topographical survey and site investigation, including ground conditions/contaminants, drainage, design and planning/density negotiations. The feasibility of the design shown, therefore, must not be relied upon. It has not been considered in respect of the CDM Regulations.

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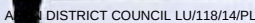
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Appendix B

Map showing the search area for the new GP Practice



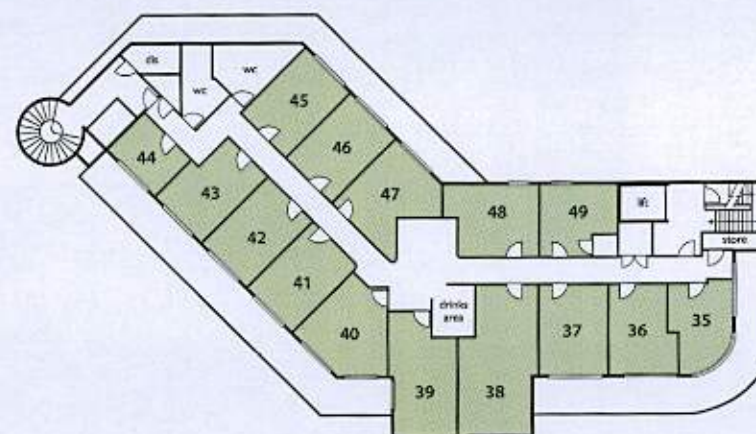


Appendix C

Plan of the Basepoint Business Centre in Shoreham



third floor



fourth floor



second floor

second floor

Unit No.	Area m ²	Area ft ²
1	18.3	197
2	17.3	186
3	12.6	136
4	16.8	181
5	30.5	323
6	23.0	248
7	16.1	173
8	16.7	180
9	17.4	187
10	15.1	163
11	18.4	198
12	13.4	144
13	13.6	146

third floor

Unit No.	Area m ²	Area ft ²
14	17.3	187
15	17.3	186
16	17.6	189
17	11.6	125
18	11.8	127
19	17.3	186
20	30.1	324
21	24.9	268
22	16.1	173
23	16.7	180
24	17.4	187
25	16.7	180
26	16.7	180
28	18.5	199
29	18.5	199
30	11.5	124
31	12.1	130
32	23.0	248
33	13.4	144
34	13.6	146

fourth floor

Unit No.	Area m ²	Area ft ²
35	15.3	165
36	17.6	189
37	19.0	204
38	32.6	351
39	22.9	247
40	20.1	227
41	17.8	192
42	17.8	192
43	17.2	185
44	10.5	113
45	17.3	186
46	17.2	185
47	17.1	184
48	14.6	157
49	14.6	157

Basepoint Business Centre Shoreham

*dis - disabled wc

