

PLANNING APPLICATION RESPONSE OF PLANNING POLICY

Application No:	APP/17/00300
Site Address:	Development Site Hampshire Farm, Westbourne Road, Emsworth
Development:	Variation of S106 Agreement relating to Planning Permission 10/74014/000.
Case Officer:	David Eaves
Comments by:	Sarah Hains
Date of Comments:	22 May 2016

Policy Status

The adopted Local Plan (Core Strategy), the Local Plan (Allocations) and the Hampshire Waste and Minerals Plan provide the development plan for the borough. The Council also adopted the Havant Borough Local Plan Housing Statement in December 2016, which identifies a number of early release sites which are considered appropriate for housing delivery in advance of the adoption of the Local Plan.

Planning Considerations

The outline application for this development permitted 289 dwellings together with a doctor's surgery and pharmacy. The case officer's report noted the following response to the original application from HNS Hampshire:

280 dwellings at the proposed development would equate to potentially 616 new patients requiring primary care services and giving rise to a need for additional GP workforce for 3-4 sessions per week with associated ancillary and nursing staff. The Primary Care medical facilities in Emsworth are currently under review with the GP practice looking to develop their premises to increase capacity to care for existing local residents. The potential additional population would create an increased pressure on the Primary Care medical premises within the area. The most local surgery to the proposed development has restricted accommodation with difficulty complying with DDA in their Listed Building.

NHS Hampshire would like to support the practice with their aspirations to develop their premises. The practice has been in negotiation with the developer to gain some benefit from the proposed development which the PCT would support if the GP practice were enabled to develop their premises with a cost neutral scheme.

Therefore NHS Hampshire would like to request a Section 106 financial contribution to facilitate premises development within Emsworth, as the current premise will not be able to support the additional levels of services required. I would like to reiterate that although there is potential for a GP Practice within Emsworth to relocate to this site, there has been no approval for such a scheme at this present time.

Although the organisation and management of healthcare has changed since the application was approved, with the introduction of CCGs, the pressures on GP services remains. The Havant Borough Local Plan Housing Statement identifies a strategic site between Denvilles and Emsworth and an urban extension site at Longcopse Lane. Collectively, these will provide at least 1850 additional homes within the vicinity of the application site and give rise to a further need for at least an additional FTE GP or other clinicians who could offer the same level of service in the area. Chichester District Council are also due to commence a review of their adopted Local Plan, with the first consultation due to take place in June-August this year. This could highlight the potential for further development to take place in the Westborne and Southbourne areas.

The assessment of demand, submitted as part of the current application is dated September 2016. It identifies 10 local surgeries which were approached for interest in the site. The assessment concludes that no enquiries or expressions of interest were received. However, the assessment was carried out prior to the adoption of the Housing Statement, at a time when GPs may not have been aware of plans for considerable residential development in Emsworth. In addition, the assessment does not show evidence of consultation with the South Eastern Hampshire Clinical Commissioning Group, who would be able to provide a wider assessment of future health needs in the area.

The Havant Borough Infrastructure Delivery Plan is currently being prepared alongside the Local Plan 2036. Healthcare is a key concern for residents and a key issue for the IDP. The IDP will determine the level of healthcare which will be needed to support new development in the Emsworth area. Ongoing consultation with the SEHCCG for the IDP indicates that the additional practitioner(s) associated with the proposed new development would need to be based at premises with the existing surgery. This is in line with the developing model of primary care where a group of GPs with nurse practitioners and other specialists (e.g. physiotherapist, falls clinician, pharmacist) can better serve the catchment population. Due to issues with the current premises the Emsworth Surgery would be better placed to expand to meet the demand for the new housing developments in the future if relocated to new premises. The CCG commissions (i.e. funds) the services of the GP practices which are run as businesses; they decide themselves how to set up and run their surgeries according to the needs of their local populations. The CCG does not commission pharmacies.

Conclusion

The Council has now adopted the HBLP Housing Statement, outlining plans for at least 1850 new homes in the Emsworth area, which will need to be supported by appropriate healthcare provision. The work on the IDP is not yet complete, but indications are that some expansion or new provision will be necessary.

At this stage, a variation to allow other community uses in place of a doctor's surgery is considered premature. No evidence has been submitted to demonstrate future need (particularly from the CCG) and no evidence has been submitted to demonstrate that there is a demand for other community uses in this area.

It is therefore considered that a more comprehensive and up-to-date assessment is required, which considers the impacts of the HBLP Housing Statement, the needs and intentions of the Emsworth Surgery as well as the wider aspirations of the CCG, and the need for other community uses in this area. Consultation with the Practice Managers of the Emsworth Surgery and the Southbourne Surgery on their latest positions is therefore recommended as a priority.