

Strategic Planning Board

Updates

Date: Wednesday, 20th December, 2017
Time: 10.30 am
Venue: The Assembly Room - Town Hall, Macclesfield SK10 1EA

The information on the following pages was received following publication of the Board agenda.

Planning Updates (Pages 3 - 14)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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APPLICATION NO: 17/4370M

LOCATION: Jodrell Bank Observatory, Macclesfield Road, Jodrell Bank

KEY ISSUES

Highways consultation response received

This application is to construct a new building to house a heritage exhibition and visitor centre. There are a number of new footpaths being provided that link to the new building.

This application is linked to application 17/4371M that is to extend the car parking facilities at the site and this will provide further parking for the new building.

Therefore, the application is acceptable and no objections are raised.

Location Plan error amended

The location plan for the site has been amended to exclude a property which was erroneously included within the blue line.

The above updates do not impact upon the recommendation.

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APPLICATION No. 17/3374N

PROPOSAL: Approval of reserved matters (appearance, landscaping, layout and scale), pursuant to 14/0378N for phase 1 of the Basford West development site, Crewe Road, Crewe

LOCATION: Basford West Development Site, Crewe, Cheshire

APPRAISAL

Flood Risk

No objections are raised to the proposal by the Environment Agency or United Utilities as flooding and drainage matters were fully considered at the outline stage. A series of planning conditions relating to on-site drainage and in respect to the provision of sustainable urban drainage methods, are attached to the outline approval.

As requested by the Council's Flood risk Manager, additional information has been submitted by the applicant to clarify aspects of the proposed drainage system serving the development. This has included a Flood Route Map, Drainage Catchment Plan, hydraulic calculations relating to the design and capacity of the system. Following assessment of this information, the Flood Risk Manager has confirmed that the proposed surface water drainage system which utilises the SUDS network along Jack Mills Way is satisfactory to serve the development. The implementation of the approved drainage system is controlled under conditions of the outline approval.

RECOMMENDATION

No change to recommendation

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APPLICATION NO: 17/3853M

LOCATION: Land north of Northwich Road, Knutsford

KEY ISSUES

NHS Consultation Response Received

Eastern Cheshire has the fastest growing over 65 and over 85 populations in the North West with more than one in five people being over 65 which will become nearer to one in four people by 2021. The number of very elderly people is growing even more rapidly, with a higher estimated average annual growth rate when compared to England (2.7% vs. 2.3%). The overall population is forecast to grow by 28,000 (14%) by 2035. Although deprivation levels in Eastern Cheshire are lower than the national average (as identified within the CCG's 5 Year strategy) people living in these more deprived local areas experience worse health outcomes than those living in areas identified locally as least deprived, with some startling differences in terms of life expectancy

([www.easterncheshireccg.nhs.uk/downloads/publications/Strategies/NHSECC CG5YearStrategicPlan.pdf](http://www.easterncheshireccg.nhs.uk/downloads/publications/Strategies/NHSECC%20CG5YearStrategicPlan.pdf)). To address the above predicted population growth, the CCG aims to facilitate the transformation of local primary care services through modern primary care estate, digital innovation and whole system commissioning responsibility.

GP Practice Profile:

GP Practice	Location	Number of registered patients (October 2017)	Predicted number of registered patients (2027) <i>Based on annual 1% growth plus known planned housing developments</i>
Annandale Medical	Mobberley Road	5,960	

Centre	Knutsford Cheshire WA16 8HR		27,305 (additional 19% growth)
Manchester Road Medical Centre	27-31 Manchester Road Knutsford Cheshire WA16 0LY	7,173	
Toft Road Surgery	Toft Road Knutsford WA16 9DY	9,837	

GP Practice	Current Gross Internal Area (GIA) (m ²)	NHSE Guidance GIA (m ²)	Current GIA Shortfall
Annandale Medical Centre	337	500	-53%
Manchester Road Medical Centre	443	584	-24%
Toft Road Surgery	465	833	-44%

There are three GP practices within Knutsford:

Annandale Medical Centre (www.annandalemedicalcentre.co.uk) operates from leased premises on the North East side of Knutsford. With the premises being leased, development of the site is limited, however further expansion and development will be required over the coming years if the Medical Centre is to be able to meet current demands and additional local demands based solely on organic growth of the population. Housing developments in the local area will add additional pressure on the existing infrastructure.

Manchester Road Medical Centre (www.manchesterroadmedicalcentre.co.uk) operates from GP owned premises on the North side of Knutsford Town centre. The GP practice has expanded over the years from an end terrace town house to occupy the current footprint of three adjoining premises. Capacity to meet current demands and additional local demands based on organic growth of the population are a concern. Housing developments in the local area will add additional pressure on the existing infrastructure. With the GP practice being in a built up area, parking spaces at the GP practice are limited and a concern for the GP practice.

Toft Road Surgery (www.toftroadsurgery.co.uk) operates from GP owned premises on the South side of Knutsford Town centre. Capacity to meet current demands and additional local demands based on organic growth of the population are a concern. Housing developments in the local area will add additional pressure on the existing infrastructure. Development of the site is an option with some potential space available at the rear of the building. The national initiative to redesign Primary Care into a 'working a scale' model, incorporating Community Services, Social Services and some services currently delivered out of Secondary Care settings will require Primary Care estates needs to increase over the next 10 years.

The geography of this peer group area does support full colocation within one Primary Care hub site and the CCG is supportive of a single Primary Care site in Knutsford.

The CCG and GP practices would be supportive of Section 106 or Community Infrastructure Levy (CIL) funding, in order to modernise current Primary Care estate in Knutsford and meet future patient demand.

Space utilisation analysis across all three Knutsford GP practices has demonstrated that with regards to adequately providing primary care services to the existing patient population the three GP practices currently have a significant shortfall. Additional growth in patient numbers will add further pressures to the three GP practices, with an increase in clinical and non-clinical staff required in order to meet these future patient needs. Such an increase in clinical and non-clinical staffing numbers requires expansion and development of the three GP practices.

The CCG and Knutsford GP practices have an NHS Estates and Technology Transformation Fund (ETTF) bid provisionally approved for funding for a new Health and Wellbeing Centre build project in Knutsford. The focus of the bid is for the three GP practices to come together into one purpose built building, along with other health, wellbeing and community services also being delivered out of the building. Although this project remains supported by the CCG, there is a risk around scheme affordability which is currently being reviewed. A second option under consideration by the CCG is for the redevelopment or relocation of the Annandale Medical Centre, should our primary option not be achievable. This reserve plan is deemed required due to the risk of primary care services not being deliverable in the future out of the existing Annandale Medical Centre premises.

The NHS Eastern Cheshire CCG therefore ask the Planning Committee to consider utilisation of Section 106 to provide funding into the local healthcare economy to support development of the three GP practice premises within Knutsford and their ability to continue to provide the current level of primary care services to the local population of the Knutsford area.

It is suggested that the Section 106 funding for the planning application under consideration is based on a calculation consisting of occupancy x number of units in the development x £360. This is based on guidance provided to other CCG areas by NHS Property Services.

Size of Unit	Occupancy Assumptions Based on Size of Unit	Health Need/Sum Requested per unit
1 bed unit	1.4 persons	£504 per 1 bed unit
2 bed unit	2.0 persons	£720 per 2 bed unit
3 bed unit	2.8 persons	£1008 per 3 bed unit
4 bed unit	3.5 persons	£1260 per 4 bed unit
5 bed unit	4.8 persons	£1728 per 5 bed unit

Where a planning application has not provided a breakdown of the dwelling unit sizes in the proposed development, it is proposed that the average occupancy of 2.8 persons is used in the initial health calculation until such time as the size of the dwelling units are confirmed, at which point a revised and more accurate calculation can be confirmed.

For the planning application in question the CCG requests a contribution to health infrastructure via Section 106 of **£262,080** based on a calculation of 2.8 persons x 260 dwelling units x £360.

Allocated Section 106 funding would be used to contribute towards the project to bring the three GP practices together within one building. Should this project not progress, allocated Section 106 funding would be used to contribute towards the redevelopment or relocation of the Annandale Medical Centre, in order to ensure that the required level of primary care services can continue to be delivered to the population of Knutsford.

We would ask that the above proposal be considered by the Planning Committee as part of their review of planning application 17/3853M.

Outcome of additional information

Section 106 agreement

The following planning obligations have been required through the application process:

- Provision of 78 affordable units.
- Educational contribution of £136,500 towards SEN places.
- Allotments to be provided
- Recreation open space secured + management
- Public open space on site provision secured
- £353,000 to a final scheme designed by CEC for Canute Place junction.
- £60,000 to a signal controlled pedestrian crossing on Northwich Road
- £34,500 towards fitness equipment at Knutsford Leisure Centre
- £262,080 towards bring 3 Knutsford GP practices together, redevelopment or relocation of Annandale Medical Centre.

Community Infrastructure Levy (CIL) Regulations LEVY (CIL) REGULATIONS
In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010, it is necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following: a) Necessary to make the development acceptable in planning terms; a) Directly related to the development; and b) Fair and reasonably related in scale and kind to the development. It is considered that the contributions required as part of the application are justified meet the

Council's requirement for policy compliance particularly given the policy requirements of the allocation. The non-financial requirements ensure that the development will be delivered in full. On this basis the S106 the scheme is compliant with the CIL Regulations 2010.

Final Heads of Terms for Section 106 agreement

- **Provision of 78 affordable units.**
- **Educational contribution of £136,500 towards SEN places.**
- **Allotments to be provided**
- **Recreation open space secured + management**
- **Public open space on site provision secured**
- **£353,000 to a final scheme designed by CEC for Canute Place junction.**
- **£60,000 to a signal controlled pedestrian crossing on Northwich Road**
- **£34,500 towards fitness equipment at Knutsford Leisure Centre**
- **£262,080 towards bring 3 Knutsford GP practices together, redevelopment or relocation of Annandale Medical Centre.**

Total financial contribution of £846,080

Error on condition list

Condition 24 is a repetition and is covered within condition 20, therefore is to be deleted.

Condition 26 short description to be substituted to the following: Any future reserved matters application to be supported by details showing the location of gaps at 10cm by 15cm be incorporated in appropriate places at a distance to be agreed by the LPA.

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