

St Austell Town Council



Planning and Regeneration Committee

To: All Members of the Planning and Regeneration Committee

Councillors: Bishop, Colwill, Jones, King, Lanxon, Leonard, Oxenham, Palmer, Pearce, Styles, Thompson and Walker.

Dear Councillor

You are summoned to attend a **Meeting** of the **Planning and Regeneration Committee** to be held in the **Stable Block** at **Pondhu House, Penwinnick Road, St Austell, PL25 5DP** on **Monday 6th January 2020 at 6pm.**



David Pooley
Town Clerk

30th December 2019

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AGENDA

- 1. Apologies for absence**
- 2. Declarations of Interest**

(Purpose: To receive declarations of disclosable pecuniary and other non-registerable interests in respect of items on the agenda).

- 3. Dispensations**

(Purpose: To receive requests for dispensations under the Code of Conduct).

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4. Minutes from Meeting dated 9th December 2019

Pages
1 to 6

(Purpose: To agree that the minutes of the above meeting be signed as a correct record).

5. Matters to Note

A verbal update from the Town Clerk on the actions taken since the last meeting. Note: No decision may be made under this agenda item.

6. Public Participation

The Chairman will invite members of the public to address the meeting in relation to the business to be carried out at the meeting.

15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Committee will be allocated a maximum of two minutes.

7. John Hodkin – Eco-Bos

(Purpose: To provide an update on the Garden Village).

8. Planning Applications

The Town Council has been consulted on the planning applications listed below. The Committee is asked to consider the applications and agree a response to the Planning Authority (Cornwall Council).

The applications and their plans can be viewed on the Online Planning Register at www.cornwall.gov.uk.

The Clerk has a set of the applications and plans and Members may inspect them at any time during working hours (Monday-Friday, 9am-5pm). The set will also be available for inspection at and before the meeting.

- i. **PA19/08631:** 17 Porthpean Road St Austell Cornwall PL25 4PJ. Pave over front garden and remove the front wall to create parking at front of house. **Ward: Mount Charles.**
- ii. **PA19/09225:** Kernow Veor Carclaze Road St Austell PL25 3TA. The approval of the reserved matters (appearance, landscaping, layout and scale) following approval of outline application PA16/11319 at Appeal (APP/D0840/W/17/31847210) and discharge of

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conditions No. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of the Appeal decision. **Parish: Treverbyn.**

- iii. **PA19/09675:** Land North Of 75 Treverbyn Road St Austell Cornwall PL25 4EW. Outline application for 10 self-build plots with all matters reserved. **Parish: Treverbyn.**
- iv. **PA19/10846:** 14 Fore Street St Austell PL25 5EL. Advertisement consent for replacement of existing ATM header signage. **Ward: Gover.**
- v. **PA19/10923:** 49 Treverbyn Road, St Austell, PL25 4EP. Demolition of sub-standard dwelling and outbuildings and erection of two replacement dwellings. **Ward: Poltair.**

9. Premises Licence Applications

The applications and their plans can be viewed at the following link on Cornwall Council's website:

The Clerk has a copy of these applications and Members may inspect them at any time during working hours (Monday-Friday, 9am-5pm). They will also be available for inspection at and before the meeting.

None.

10. Planning Decisions

**Pages
7 to 10**

(Purpose: To note receipt of decisions by the Planning Authority. The decision notices, which explain the full reasons and conditions, are available for inspection in the same way as the planning applications). (Report enclosed).

11. Cornwall Council – Urgent Delegated Planning Decisions

(Purpose: To receive an update on the Cornwall Council urgent delegated planning decisions). (Verbal update).

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12. Health Contributions Guidance Note

**Pages
11 to 18**

(Purpose: To consider commenting on the Health Contributions Guidance Note)

13. Dates of Meetings

(Purpose: To confirm dates of forthcoming Planning and Regeneration Committee meetings: Monday 10th February 2020 and Monday 9th March 2020).

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MINUTES of a MEETING of ST AUSTELL TOWN COUNCIL PLANNING AND REGENERATION COMMITTEE held on MONDAY 9th DECEMBER 2019 in the Stable Block at Pondhu House, Penwinnick Road, St Austell, PL25 5DP at 6pm.

Present: Councillors: Colwill, Lanxon, Leonard, Oxenham (Chair), Palmer, Pearce and Thompson.

In attendance: David Pooley (Town Clerk), Sara Gwilliams (Deputy Town Clerk).

Also in attendance: Councillor Brown.

P/19/84) Election of Chairman

In the absence of the Chair or the Vice-Chair, Councillor Oxenham was elected Chair for the meeting.

P/19/85) Apologies for absence

Apologies for absence were received from Councillors Jones, King, Styles and Walker.

P/19/86) Declarations of Interest

None.

P/19/87) Dispensations

None.

P/19/88) Minutes from the Meeting dated 4th November 2019

It was **RESOLVED** that the minutes of the meeting held on the 4th November 2019 be approved and signed as a correct record.

Councillor Oxenham abstained from voting on this item.

P/19/89) Matters to note

The Chair advised that she had spoken to the Clerk earlier in the day and that he had agreed to ask Cornwall Council to formally consult the Town Council on Planning Application Number: PA19/09675, Cornwall Executive Homes Ltd, Outline application for 10 self-build plots with matters reserved on land N of 75 Treverbyn Road, St Austell as the proposal borders the Parish of St Austell.

P/19/90) Public participation

There were no members of the public present.

P/19/91) Noreen Jefferies – Cornwall Council Rural Housing Enabler

The Chair welcomed Noreen Jefferies, Rural Housing Enabler to the meeting. Ms Jefferies explained the role of a Rural Housing Enabler, provided some funding ideas for community led housing and showed Members examples of completed schemes. She explained the general principles of community-led housing, the choices for delivery, how to source land and ideas on what specifically Town and Parish Councils can do.

Members raised the following comments during discussion:

- Whether any Housing Co-operatives are in the pipeline;
- Many potential sites in St Austell are Cornwall Council owned eg old Carclaze School site;
- The legal standing of potential community groups.

The Chair thanked Ms Jefferies for her interesting presentation.

P/19/92) Planning Applications

- i. **PA19/07564:** 26 Mitchell Road St Austell Cornwall PL25 3AX. Widen and extend existing driveway for easier access.

It was **RESOLVED** to make no objection to this application.

- ii. **PA19/08083:** 46 Whieldon Road St Austell Cornwall PL25 3JE. Various works to an oak tree subject to a tree preservation order.

It was **RESOLVED** to make no objection to this application subject to the Tree Officer being satisfied with the proposals.

- iii. **PA19/08630:** 12A Poltair Crescent St Austell Cornwall PL25 4LX. Retention of annexe room (bedsit).

It was **RESOLVED** to make no objection to this application subject to the annexe being used in conjunction with the main dwelling.

- iv. **PA19/08913:** 5 Brockstone Road St Austell PL25 3DW. Garage attached to house.

It was **RESOLVED** to make no objection to this application.

- v. **PA19/09047:** 2 And 4 Bodmin Road St Austell Cornwall PL25 5AE. Change of use from A1 to A3 and A5 Restaurant and takeaway.

It was **RESOLVED** to make no objection to this application.

- vi. **PA19/09112:** 47 South Street St Austell PL25 5BJ. Revision of application PA19/03949 - Changed original proposal from a three bed to a two bed house with small increase in floor area.

It was **RESOLVED** to object to this application on the grounds of:

- Overdevelopment
- Inadequate access arrangements
- Out of character with the area

- vii. **PA19/09169:** Land Adjoining 76 Bodmin Road St Austell PL25 5AG. Certificate of Lawfulness to confirm commencement of works for the construction and implementation of a dwellinghouse. Application no. PA16/07763 dated 26/10/16 relates.

It was **RESOLVED** to make no objection to this application.

- viii. **PA19/09299:** Holmbush Inn 101 Holmbush Road St Austell PL25 3LL. Demolition of conservatory and construction of sunroom.

It was **RESOLVED** to make no objection to this application.

- ix. **PA19/09353:** 6 Chandlers Walk St Austell Cornwall PL25 3NB. Change of use for the conversion of a single detached garage into a holistic therapy clinic.

It was **RESOLVED** to make no objection to this application subject to the conversion being used in conjunction with the host building

- x. **PA19/09394:** Gerrans Point North Hill Park St Austell PL25 5QJ. Felling of one cedar tree (most westerly in group of 4) subject to a Tree Preservation Order.

It was **RESOLVED** to make no objection to this application.

- xi. **PA19/09540:** 21 Trevear Close St Austell Cornwall PL25 4SL. Proposed dining room extension.

It was **RESOLVED** to make no objection to this application.

- xii. **PA19/09642:** Land North Of 11 Tremayne Road St Austell Cornwall PL25 4ND. Construction of a single detached dwelling.

It was **RESOLVED** to make no objection to this application subject to complying with South West Water's conditions and adequately addressing any surface water drainage issues.

- xiii. **PA19/09652:** 5 Trevithick Road St Austell Cornwall PL25 4RL. Single storey sunroom extension to the front elevation.

It was **RESOLVED** to make no objection to this application.

- xiv. **PA19/09659:** Land West Of 40 Trenance Road St Austell Cornwall. Application for Outline Planning Permission with some matters reserved (access only) for up to 2 dwelling houses.

It was **RESOLVED** to make no objection to this application subject to the Highways Officer and Tree Officer being satisfied with the proposals.

- xv. **PA19/09844:** 3 Fore Street St Austell PL25 5PX. Retention of shop front.

This application was not considered due to the impending election.

- xvi. **PA19/09845:** 3 Fore Street St Austell PL25 5PX. Listed Building Consent for retention of shop front.

This application was not considered due to the impending election.

- xvii. **PA19/10031:** 15 Boscarne Crescent St Austell PL25 4PW. Conversion of and raising roof to garage providing additional accommodation including formation of additional parking space.

It was **RESOLVED** to make no objection to this application subject to no subdivision of the building.

- xviii. **PA19/10054:** Land North Of 42 Brockstone Road Brockstone Road St Austell Cornwall. Outline permission with all matters reserved for a proposed building plot.

It was **RESOLVED** to object to this application on the grounds of:

- Overdevelopment
- Impact on the neighbouring properties

- xix. **PA19/10073:** Land Rear Of 55 Tremayne Road St Austell Cornwall PL25 4NE. Application for Permission in Principle for construction of a new dwelling.

It was **RESOLVED** to object to this application on the grounds of:

- Overdevelopment
- Poor access

P/19/93) Premises Licence Applications

None.

P/19/94) Planning Decisions

It was **RESOLVED** to note the planning decisions.

P/19/95) Cornwall Council – Urgent Delegated Planning Decisions

PA19/08213 – 19 Bucklers Lane, St Austell

The Clerk advised that under the 5-day protocol, the Chair and Vice-Chair of the Committee decided to “agree to disagree” on this occasion and not insist on it going to Cornwall Council’s Planning Committee.

P/19/96) Planning Conference

No report.

P/19/97) Dates of Meetings

It was noted that the dates of the next meetings of the Planning and Regeneration Committee are Monday 6th January 2020 and Monday 10th February 2020.

The meeting closed at 7.30pm.

ST AUSTELL TOWN COUNCIL

PLANNING AND REGENERATION COMMITTEE

6th JANUARY 2020

LOCAL PLANNING AUTHORITY DECISIONS

1. PURPOSE OF REPORT

To note decisions of the Local Planning Authority notified since the last meeting.

2. LEGAL AND RISK MANAGEMENT ISSUES

None directly.

3. EQUALITIES ISSUES

The Council endeavours to highlight to Cornwall Council any equalities issues arising from consideration of the planning applications.

4. RESOURCE ISSUES

None outside of existing budgets.

5. RECOMMENDATIONS

It is recommended that Councillors note the decisions made.

Decisions Made

Councillors are asked to note the receipt of the following decisions by the Planning Authority (the decision notices which explain the full reasons and conditions are available for inspection in the same way as planning applications):

DAVID POOLEY
TOWN CLERK

PA19/04363

APPROVED

Applicant: Mr Giles Asker

Location: Penwinnick House 28 Penwinnick Road St Austell PL25 5DS

Proposal: Conversion of guest house to four self-contained flats, including two-storey rear extension and conversion of outbuilding to one self-contained unit.

Town Council Response: Objection.

PA19/06929

WITHDRAWN

Applicant: Asda Stores

Location: Asda Superstore Access To Asda Superstore St Austell PL25 4PR

Proposal: Extension to rear of store, to house storage space for click and collect and home shopping goods. New home shopping van loading bays with canopy, new click and collect bays with canopy

Town Council Response: No Objection.

PA19/07564

APPROVED

Applicant: Mr And Mrs M And W Bennett

Location: 26 Mitchell Road St Austell Cornwall PL25 3AX

Proposal: Widen and extend existing driveway for easier access.

Town Council Response: No Objection.

PA19/08083

APPROVED

Applicant: Miss Marjorie Solomon

Location: 46 Whieldon Road St Austell Cornwall PL25 3JE

Proposal: Various works to an oak tree subject to a tree preservation order

Town Council Response: No Objection.

PA19/09222

APPROVED

Applicant: Mr Robert D. Button

Location: 22 Sharaman Close St Austell PL25 3DH

Proposal: Conversion of existing garage into a bedroom

Town Council Response: No Objection.

PA19/09353

APPROVED

Applicant: Mrs Sally Stubbs

Location: 6 Chandlers Walk St Austell Cornwall PL25 3NB

Proposal: Change of use for the conversion of a single detached garage into a holistic therapy clinic.

Town Council Response: No Objection.

PA19/09394

Decided not to make a TPO (TCA apps)

Applicant: Wendy Earl

Location: Gerrans Point North Hill Park St Austell PL25 5QJ

Proposal: Felling of one cedar tree (most westerly in group of 4)

Town Council Response: No Objection.

PA19/09169

Granted (CAADs, PIPs and LUs only)

Applicant: Mr C Roseveare

Location: Land Adjoining 76 Bodmin Road St Austell PL25 5AG

Proposal: Certificate of Lawfulness to confirm commencement of works for the construction and implementation of a dwellinghouse. Application no. PA16/07763 dated 26/10/16 relates.

Town Council Response: No Objection.

PA19/09299

APPROVED

Applicant: Ms Buck

Location: Holmbush Inn 101 Holmbush Road St Austell PL25 3LL

Proposal: Demolition of conservatory and construction of sunroom

Town Council Response: No Objection.

PA19/09540

APPROVED

Applicant: Mr Mark Rattenbury

Location: 21 Trevear Close St Austell Cornwall PL25 4SL

Proposal: Proposed dining room extension.

Town Council Response: No Objection.

PA19/09652

APPROVED

Applicant: Mr And Mrs Marc And Nicola Knowles

Location: 5 Trevithick Road St Austell Cornwall PL25 4RL

Proposal: Single storey sunroom extension to the front elevation.

Town Council Response: No Objection.

PA19/10031

APPROVED

Applicant: Mrs O Harrison

Location: 15 Boscarne Crescent St Austell PL25 4PW

Proposal: Conversion of and raising roof to garage providing additional accommodation including formation of additional parking space.

Town Council Response: No Objection.

PA19/09112

REFUSED

Applicant: Adrian Tagg

Location: 47 South Street St Austell PL25 5BJ

Proposal: Revision of application PA19/03949 - Changed original proposal from a three bed to a two bed house with small increase in floor area.

Town Council Response: Objection.

PA19/09642

APPROVED

Applicant: Mr Bird

Location: Land North Of 11 Tremayne Road Tremayne Road St Austell Cornwall PL25 4ND

Proposal: Construction of a single detached dwelling

Town Council Response: No Objection.

PA19/08913

APPROVED

Applicant: Mr Chris Snell

Location: 5 Brockstone Road St Austell PL25 3DW

Proposal: Garage attached to house.

Town Council Response: No Objection.

Health Contributions Guidance Note

A guide to planning contributions and Health Care Provision in relation to primary care premises

Context

Cornwall Council's Planning and Sustainable Development department have been working in partnership with NHS Kernow and NHS England and Improvement to produce a guide to planning contributions and Health Care Provision in relation to primary care premises.

It has been developed in response to levels of growth that are proposed in Cornwall which will give rise to an increased impact on Primary Care Services necessitating additional infrastructure, resources and funding. Where new populations are created or increased as a result of additional housing, it may be necessary for the planning system to mitigate the identified impact, subject to viability testing. This is supported by the expectations of the National Planning Policy Framework (NPPF) and Policy 28 of the Cornwall Local Plan.

The guidance note sets out Cornwall Council's position on the collection of financial contributions to help mitigate the impact of development on Health Care Provision where need is identified. It relates only to Primary Care Services. The note has been developed to assist the assessment of whether a need will be created as result of development and how any charge will be calculated and applied. Contributions will only be sought where need is identified by NHS Kernow in partnership with NHS England and NHS Improvement.

Consultation Document - Health Contributions Guidance Note

NHS England and NHS Improvement are the Commissioning body responsible for ensuring access to Primary Healthcare Services and the cost of primary care services falls directly on NHS England and NHS Improvement. They have also produced a generic note regarding planning contributions for NHS commissioners and providers.

Consultation

Cornwall Council is now consulting on the health care guidance note. This consultation is now live and has been extended to the end of January. If you wish to comment on the draft guidance, please send your comments to the Planning Delivery Team on localplan@cornwall.gov.uk by 31 January 2020.

The guidance will then be adopted, subject to any amendments which may be required to respond to representations made during that consultation period.

Contact

For further information please contact The Planning Delivery Team on localplan@cornwall.gov.uk.

A guide to planning contributions and Health Care Provision in relation to primary care premises

Context

A guide to planning contributions and Health Care Provision in relation to Primary Care Services

The housing and employment growth requirements proposed for Cornwall will see a further *52500* dwellings and *38,000* jobs provided in Cornwall by 2030. Growth of this scale will have an impact on the ability to provide and maintain healthcare services across Cornwall.

The levels of growth that are proposed in Cornwall will give rise to an increased impact on Primary Care Services necessitating additional Primary Care Services infrastructure, resources and funding. NHS England and NHS Improvement are the Commissioning body responsible for ensuring access to Primary Healthcare Services and the cost of primary care services falls directly on NHS England and NHS Improvement. Where new populations are created or increased as a result of substantial additional housing, it may be necessary for the planning system to mitigate the identified impact, subject to viability testing. This is supported by the expectations of the National Planning Policy Framework (NPPF) and Policy 28 of the Cornwall Local Plan¹.

NHS England and NHS Improvement have also produced a guidance note for commissioners and providers².

Planning Obligations

There are a number of ways in which the planning system may be used to support improved health outcomes and help provide for new Primary Care infrastructure. This paper illustrates how the mechanism of **S106 planning obligations** could be used to mitigate the impact of development to make it acceptable in planning terms in relation to **Primary Care Services only**.

Contributions which are secured by planning obligations must meet the statutory requirements provided in Regulation 122 of the Community Infrastructure Levy Regulations 2010.

Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are:

¹ Policy 28: Infrastructure Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development. Contributions will be used to provide or enhance local infrastructure that is adversely affected by the development of a site but which will not be delivered on that site. Development will be permitted where it would: 1. Be supported by appropriate infrastructure provided in a timely manner; and 2. Provide on-site mitigation measures or make financial contributions for site specific infrastructure provision not in the Regulation 123 list, including maintenance and management contributions, to be negotiated on a site-by-site basis. 3. Where it can be demonstrated that it is not feasible to do this, the Council will seek to ensure all 'allowable solutions' or 'biodiversity off setting' payments are invested in projects within Cornwall with priority given to projects which achieve multiple benefits. 'Cornwall Local Plan Planning for Cornwall's future Strategic Policies 2010-2030'. 2016,p28. [<https://www.cornwall.gov.uk/media/22936789/adopted-local-plan-strategic-policies-2016.pdf>]

² 'Securing Section 106 and community infrastructure levy funds – a guide' NHS Improvement, September 2018. [https://improvement.nhs.uk/documents/3215/Section_106_final_draft.pdf]

- Necessary to make the development acceptable in planning terms;
- Directly related to the development;
- Fairly and reasonably related in scale and kind.

Planning obligations may, for example, be used to mitigate the impact of development on the Primary Care Services by:

- The building of new premises to be used for providing Primary Care Services.
- The purchase of premises to be used for providing Primary Care Services.
- The development/refurbishment of premises which are used or are to be used for providing Primary Care Services which would result in increased capacity within the locality
- The increase of the existing floor area of a premises used for providing Primary Care Services which would result in an increase in capacity of the practice
- The purchase of fixed equipment or furniture which would result in an increase in capacity of the practice
- The transfer of land to provide new primary care facilities
- (This is indicative and the list not exhaustive)

Healthcare facilities for new development

Although General Practices operate as individual businesses, they are contracted to the NHS and publicly funded for the delivery of Primary Care Services. They can seek borrowing to fund new developments or extensions to their existing premises and develop a business case to seek the revenue funding from NHS England and NHS Improvement towards the costs of their borrowing. NHS England and Improvement and GP practices with an NHS contract adhere to NHS (General Medical Services – Premises Costs) Directions 2013 when they apply for and receive NHS funding for their premises.

Where additional service capacity is required because of new housing, this requirement generates an incremental need for space over time as houses are built and sold. From an infrastructure perspective, the additional premises required to satisfy the full extent of the development may necessitate additional “void” space built and then utilised gradually during the life of the proposed development until completion. A Section 106 agreement

will be sought to mitigate the costs for additional “void” spaces until a build programme is complete.

Contribution requirement

As a section 106 consultee, NHS Kernow, will be contacted by the Planning and Sustainable Development Service in Cornwall Council when an application is submitted and they will provide a consultee response to the Local Planning Authority.

Where NHS Kernow, in consultation with NHS England and NHS Improvement identify that there would be a deficiency in healthcare provision a contribution will be required from schemes of ≥ 6 dwellings in the Designated Rural Areas, AONBs, and on rural exception sites and ≥ 10 dwellings elsewhere to meet the additional demand.

The contribution will be sought of £672 per new dwelling to improve the primary health care provision in the local area. The methodology is explained below.

Larger developments may alternatively be required to provide ‘in kind’ support or the provision of land as outlined above.

NHS England and NHS Improvement applies an evidence-based methodology for assessing the space within proposed Practice Business Cases for additional premises/extensions known as ‘Estates and Technology Transformation Fund’ which is a key part of the GP Forward View 2015 and NHS Long Term Plan 2019³ NHS England & NHS Improvement calculates the development impact on GP practices assessing and prioritising the subsequent Practice Business Case(s).

NHS England and NHS Improvement use a similar approach in its engagement across the South West Region in engaging with Local Authorities under their Duty to Cooperate with the NHS. The Business Case benchmarks stratify the space requirements for proposed premises developments applying a differential rate to reflect relative economies of scale dependent on the overall number of registered patients with practices⁴.

- a) Practices with list size <10,000 patients require 500 sq. m per 6,000 people
- b) Practices with a list size >10,000 patients equates to space for the first 10,000 patients as per (a) with additional space being allocated at 250sqm per 6,000 patients.

Average household size and the capital cost of £3,500 per sq. m have been used to generate an indicative cost per dwelling⁵. Each application will be reviewed for the specific premise’s

³ <https://www.england.nhs.uk/gp/gpfpv/infrastructure/estates-technology/>

⁴ <https://www.england.nhs.uk/mids-east/wp-content/uploads/sites/7/2014/07/health-build-pc.pdf>

⁵ Average costs of land, construction, fees and VAT of newbuild GP Premises and Extensions advised by District Valuation Office Agency (2019)

solution required to mitigate the impact of a new development, however the following is illustrative to provide Developers with an initial estimate of any development.

	NHS England benchmark (PEOPLE)	M2/PERSON	£/M2/Person	£/Average Household size(2.30)
Practice List <10,000	500sqm per 6,000	(500/6000) = 0.08333	£292	£672
Practice List >10,000	250sqm per 6,000	(250/6,000) = 0.04167	£146	£335

For further information on the design and development of Primary Care premises please refer to Primary and community care Health Building Note 11-01: Facilities for primary and community care services⁶.

Capacity and Deficiency

Each proposed development will trigger a review of the practice premises' adjacent to the development with a capacity assessment. This will be done on a case by case basis to provide the best possible assessment of mitigations required in order to minimise the impact of new housing on Primary Care Services. A deficiency in healthcare provision will be demonstrated by, but not limited to, factors such as:

- The levels of utilisation of the premises
- The clinical / non clinical split of the accommodation
- The extent to which changes in patient needs are likely to result in additional workload for the practices.

Viability

The Council will ensure that the combined total impact of requests for community infrastructure does not threaten the viability of sites or the delivery of the scale of development that is identified in the Cornwall Local Plan, in the same way that it does for other financial contributions. Policy 10 of the Cornwall Local Plan explains how the Council will manage viability concerns in relation to affordable housing⁷.

⁶ <https://www.england.nhs.uk/mids-east/wp-content/uploads/sites/7/2014/07/health-build-pc.pdf>

⁷ See page 47 for Policy 10 <https://www.cornwall.gov.uk/media/22936789/adopted-local-plan-strategic-policies-2016.pdf>

Exemptions

The contribution will not be sought against the provision of affordable housing, including starter homes, extra care units, holiday accommodation and other temporary residencies limited by a planning condition or residential development that provides an element of care (C1 use class order).

Limitations

This paper relates to Primary Care Services provision only. Mental healthcare, community healthcare and acute / specialist healthcare services will also be impacted by population growth and housing. Separate arrangement will need to be made to ensure planning contributions support these healthcare services in moving forwards.

Appendix 1

The 106 health implementation process will, initially, be as follows:

- Planning request is submitted by developer
- If development fits criteria outlined in this policy a consultation email will be triggered and sent to the NHS Commissioning team via: primarycare.kernow@nhs.net
- NHS Commissioner will submit a Health Infrastructure Needs Assessment providing evidence of impact on local primary care facilities
- Development manager and NHS Commissioner agree health infrastructure ask
- Development manager negotiates 106 agreement with the developer whilst keeping NHS Commissioner updated on progress and outcomes
- Local Authority monitors the section 106 agreement

This process and policy document will be reviewed on a regular basis.

Glossary

STP	Sustainability Transformation Plan
ICS	Integrated Care System
CCG	Clinical Commissioning Group
Primary Care	Includes: GP Practices, Optometrists, Dentists, Pharmacists.