

Case Officer: Paul Staniforth

File No: CHE/20/00305/FUL

Plot No: 2/2410

Ctte Date: 26<sup>th</sup> October 2020

### Item 3

## AGENDA ITEM

# ERECTION OF 153 DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND OPEN SPACE ON LAND AT WALTON HOSPITAL OFF WHITECOTES LANE AND HAREHILL ROAD, CHESTERFIELD, DERBYSHIRE FOR VISTRY PARTNERSHIPS AND HOMES ENGLAND

Local Plan: Site for residential development

Ward: Walton

## 1.0 BACKGROUND

1.1 The above referenced planning application was considered by planning committee on 14<sup>th</sup> September 2020 when it was resolved to approve the development subject to:

1. A s106 agreement to be negotiated dealing with
  - Delivery of Affordable Housing
  - The payment of a commuted sum of £73,536 for use by NHS CCG proposals to increase capacity at local GP services.
2. A CIL Liability Notice;
3. Planning Permission subject to 29 conditions.

1.2 Since planning committee ongoing discussions have taken place with the developer in an attempt to progress the s106 agreement.

## 2.0 ONGOING DISCUSSION

2.1 Further investigation into the issue of the CCG contribution with the applicant has established that the request for funding in this case would be unreasonable. The CCG set out set out the following detail in response to the application:

- 153 dwellings at 2.5 persons per household = 383 increase in population;
- This equates to 10.1 hours consultation time each week;
- and 2.7 hours treatment time a week;
- That funds would be invested in enhancing capacity / infrastructure within existing practices;
- That the Grangewood practice (linked to Inkersall and Staveley) is the closest;
- That a contribution of £73,536 is based on typical new build costs, the cost / m2 and a 0.08m2 per patient.

- 2.2 What the CCG response did not set out was the capacity of the Grangewood practice and the number of patients already registered at the practice. It is the case that if it is shown that there is capacity to accommodate the new patients arising from population growth then it would be unreasonable for the developer to have to fund works which are not necessary on the back of the development. Furthermore, the CCG would have to demonstrate how such funds would be used to meet the requirements of the development and it is not appropriate therefore to use the funds to deliver improvement elsewhere in the CCG area.
- 2.3 In this case the Council now has up to date data which indicates the requirement for the developer to pay the CCG fund would not be linked to the development being considered and is therefore unnecessary.
- 2.4 The site has been allocated as a housing site for many years and it has always been expected to deliver approximately 150 new dwellings. Allocation of the site followed the local plan process and which involved extensive public consultation including discussion with the CCG. This culminated in an Infrastructure Study and Delivery Plan (June 2019) which included consideration of the health requirements associated with future growth and the delivery of the expected housing across the Borough. Working with the CCG the document agreed data and includes those GP surgeries most affected by the council's spatial strategy and identifies which

surgeries would be most impacted as a result of the quantum of potential patients caused by new residential development. This identifies that the Grangewood Surgery (Royal Primary Care), which is the closest and most relevant to the development site, has the capacity to accommodate the demands of the new development.

2.5 It is the case that there have been no changes to the quantum of development proposed since the local plan allocation and no other sites have come forward which could materially change the available capacity at the local surgery. Furthermore, the CCG has not identified any specific scheme which would be necessary to meet the needs of the proposed development. The contribution referred to in the 14<sup>th</sup> September 2020 report is therefore not required.

2.6 The NHS CCG has accepted that there is capacity and they have withdrawn their request for funding on the back of this particular scheme.

2.7 The developers offer to deliver a mix of affordable housing across the site amounting to 96 units (62.7%) remains unchanged.

### 3.0 **RECOMMENDATION**

3.1 That the s106 agreement should not seek to include a contribution of £73,536 for use by NHS CCG.