

**Bromsgrove District Council
Planning Committee**

**Committee Updates
1st July 2019**

19/00220/FUL Burcot Garden Centre, 354 Alcester Road

Additional information has been received in relation to the application:

Consultee Comments

NHS/Medical Infrastructure Contributions

The proposed development is likely to have an impact on the services of 1 GP practice. The GP practice does not have capacity for the additional growth resulting from this development.

The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 26 residents and subsequently increase demand upon existing constrained services.

The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary position for primary healthcare services within catchment (or closest to) the proposed development

Premises	Weighted List Size¹	NIA (m²)²	Capacity³	Spare Capacity (NIA m²)⁴
Davenal House	9,247	368	634	-266

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice
3. Based on 120m² per 1750 patients (this is an optimal list size for a single GP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size, negative numbers show capacity shortfall

The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

The intention of Redditch & Bromsgrove CCG is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.

The development would give rise to a need for improvements to capacity, in line with emerging STP estates strategy; by way of new and additional premises.

Table 2 provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

Table 2: Capital Cost calculation of additional primary healthcare services arising from the development proposal

Premises	Additional Population Growth	Additional floorspace required to meet growth (m ²) ⁵	Spare Capacity (NIA) ⁶	Capital required to create additional floor space (£) ⁷
Davenal House	26	1.81	-266	4,164

Notes:

1. Based on 120m² per 1750 patients (this is an optimal list size for a single GP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
2. Existing capacity within premises as shown in Table 1
3. Based on standard m² cost multiplier for primary healthcare in the Midlands and East from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.

A developer contribution will be required to mitigate the impacts of this proposal. Redditch and Bromsgrove CCG calculates the level of contribution required in this instance to be £4,164. Payment should be made before the development commences.

Redditch and Bromsgrove CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

Representation Received

Additional comments have been received from Burcot Village Hall Committee and two neighbours as well as new objection from CPRE Worcestershire Branch

Burcot Village Hall Committee

We note that the District Council are recommending the building of 11 Houses on the site of Burcot Garden Centre in Alcester Road Burcot.

We are relieved that the extra entrance from the Garden Centre into Pikes Pool Lane will not now be implemented. Despite this there are further areas that we feel worried about.

1. The number of houses {11} proposed to be built on the site seem excessive and encroach on Residents who live at the bottom of Pikes Pool Lane and houses bordering on Alcester Road at the other end of the development.
2. The new housing development is not in keeping with the character of Burcot Village.

3. There is also the worry of Traffic coming from Hewell Road and as we all know this can be coming at a very fast speed.
4. The loss of the only amenity in the Village of Burcot.

Neighbours Comments

- Inadequate parking spaces which will cause on street parking and cause road safety issues
- Erosion of the community benefit of the garden centre and café to the village
- Undermine the character of the village, too many dwelling proposed for the size of the village
- Redesign creates an unsympathetic tunnel, which is worse than original

Correspondence has been received from the Chairman at Campaign for the Protection of Rural England Worcestershire Branch raising concerns on the site being located outside the village envelope and the relevant Green Belt policies.

The Summary Information tables (outlined on pg. 16 of the committee report) has been updated to include external floorspaces. These figures do not alter the green belt assessment outlined in the committee report.

Summary Information

	Existing	Proposed	Change (+/-)	% Change
Site Area	0.65ha		No Change	
Land use	Garden centre and parking	11 No. C3 residential units	+ 11 No. C3 residential units	-
Volume (m3)	6117.5	5803	-314.5	-5.14%
Internal Footprint (m2)	1575.4	786.8	-788.6	-50%
Gross Internal Floorspace (m2)	1575.4	1471.6	-103.8	-6.5%
External Footprint (m2)	1612	812.4	-799.6	-49.6%
Gross External Floorspace (m2)	1612	1713.7	+101.7	+6.3%
Hardstanding (m2)	5032.84	1222	-3810.84	-75.72%
Max height (m)	5	9.07	+4.07	+81.4%
Max eaves (m)	3	5.38	+2.38	+79.3%
Garden/Green space, landscaping	Landscape buffer to Pikes Pool Lane and existing on Alcester Road	3897	+3897	+3897%

Amended Recommendation:

- (a) Minded to **APPROVE FULL PLANNING PERMISSION**
- (b) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the planning application following the satisfactory completion of a S106 planning obligation ensuring that:

- (i) The provision of 3 affordable dwellings on the site to be restricted to shared ownership in perpetuity
- (ii) Highway Infrastructure Delivery Plan contributions of £32,285.44
- (iii) Contribution of £33,000 towards off-site open space enhancement at Lickey End Recreation ground
- (iv) £575.08 contribution for refuse and re-cycling bins
- (v) A financial contribution of £18,679 towards Worcestershire Acute Hospitals NHS Trust
- (vi) A financial contribution of £4,164 towards Redditch and Bromsgrove CCG

19/00305/FUL Yew Tree Farm, St Kenelms Road

Correspondence has been received from the Chairman at Campaign for the Protection of Rural England Worcestershire Branch raising concerns on the site being located outside the village envelope and the relevant Green Belt policies.

Formal comments have been received from Romsley Parish Council raising objection to the planning application. The full contents of these comments have been circulated to members of the planning committee and placed on the Councils website prior to this evenings meeting.

Mott Macdonald (MM) Consultant Company has been commissioned to provide a review of the highway matters in relation to this planning application. MM sent a review to the Council on 25th June 2019 and concludes that there would not be an unacceptable highways impact, and therefore, there are no justifiable grounds on which an objection could be maintained on this application.

Amendment to condition 8 in regards to the Construction Management Plan to include point h. for the submission of details of any temporary construction accesses and their reinstatement.

One letter of support was received from a local resident outlining that the objections received are not fully factual and that the development is welcomed given not much housing has come forward in Romsley for sometime.

19/00542/FUL Sunday Hill, Whinfield Road

No Updates