



Rushcliffe Clinical Commissioning Group

Our Ref: VB/LS

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Dear Richard

Rushcliffe Local Plan Part 2: Land and Planning Policies Further Options

Thank you for allowing us the opportunity to respond to your consultation document. New treatments and an aging population mean that pressures on services are greater than they have ever been, as people are living longer, often with very complex conditions. An increase in local population as a result of new housing developments compounds that pressure particularly on primary care - family doctor services. Having the right infrastructure in place in primary and community settings is crucial for the successful delivery of the Sustainability and Transformation Plan (STP) ambitions and the GP Forward View (GPFV). The ability to transform care and keep services sustainable will only be possible if efficient, fit-for-purpose, high quality facilities underpin the delivery of services.

For the first time in memory of working within Rushcliffe we have a problem in recruiting to GP Practices, so the primary care workforce cannot be guaranteed in the way that it used to be. Good quality fit for purpose primary care facilities are a key part of attracting the necessary workforce to support the existing and new population as a result of these housing developments.

In recent years there have been a number of developments approved which have had a major impact on our ability to provide primary care services. As a consequence we would like to work with the Borough Council to explore a better way of planning for care homes and retirement living facilities. We are often the last public sector organisation to find out that a care home is opening, a building has a change of use or that retirement facilities are being developed. 65% of the NHS budget is spent on the over 65s and understandably the elderly are the predominant users of health and social care services so the impact of such changes on the health and social care system are huge for a relatively small part of the population.

We have responded previously to your Core Strategy and in particular the three developments adjacent to the main urban areas. I will touch on these further within this response as the impact of further housing developments in these areas will have a cumulative effect on some of our existing primary care facilities. I have taken each of your further options in turn and outlined our current position with regards to primary care facilities, indicating where we have areas of risk.



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1. Sites Adjacent to the Main Urban Area

Simkins Farm Adbolton Lane – 40 homes	<p>Any increase in housing whilst not significant when considered alone, needs to be taken into account in the context of the main urban area developments at Melton Road, Edwalton and East of Gamston/North of Tollerton.</p> <p>Nearest facilities and where patients are likely to register are Gamston Medical Centre and possibly Radcliffe-on-Trent Health Centre. Gamston Medical Centre was purpose built approximately 20 years ago to serve the population from the Gamston housing development which started in the early 1990s. It is a single handed practice and therefore limited in both size of practice and facilities to cope with more than its current list size. Radcliffe-on-Trent is past its useful life and has not potential to expand. Housing proposed for the village itself will also have a significant impact on the practice's ability to provide services to this new population.</p>
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2. Sites within the Main Urban Area

West Bridgford1-4 – 385	<p>Patients from these developments are likely to register with one of the practices at Embankment Primary Care Centre on Wilford Lane. There has already been significant development in the area since the new facilities opened, most notably the construction of retirement apartments. It is envisaged also that a proportion of the Melton Road Edwalton development will register with these practices. There are concerns about the increased pressure on these new facilities. A limit on further development around the Wilford Lane area would be welcomed or the practices may need to consider the extension or conversion of space to accommodate the new population.</p>
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3. Developments in Key Settlements

Bingham – no further housing	<p>With small developments around Whatton and Aslockton, no further proposals for additional housing in and around Bingham are welcomed.</p>
Cotgrave 1-12 - 1495	<p>The CCG has approved a business case for the development of new primary care and community facilities at Cotgrave as part of the town regeneration plan. The cumulative effect of these additional new homes has not been factored into the existing design. It would require a further 2.0 WTE GPs and associated staff and facilities to provide services based on 2.3 people per house and a GP list of 1800. An indication of the likelihood that these houses would go ahead is needed urgently as they have not been factored into the current design which deals primarily with the existing</p>

	<p>population plus the new residents from the large development on the Colliery site.</p>
<p>East Leake 9-13 - 910</p>	<p>Current facilities at East Leake Health Centre are below standard scoring badly on physical condition, functional suitability, quality, and environmental management. Recent significant housing developments permitted (800 homes) have put pressure on existing facilities which have already been extended as much as they possibly can be. The cumulative effect of these developments over and above those already in progress would require a further additional full-time GP and associated staff and facilities. This would not be possible in the existing building. The location of a suitable site for a new facility is proving problematic.</p>
<p>Keyworth 1-14 - 2205</p>	<p>Keyworth has a purpose built primary care centre which opened in 2007. There is some capacity within this building however any expansion to the practice would require internal re-modelling and conversion. This is a LIFT building owned by the Greater Nottingham LIFTCo and leased to tenants through a Lease Plus Agreement which covers both rental and lifecycle costs. The cumulative impact of these developments would require 2.8 WTE GPs plus associated staff and facilities. To accommodate this size of new population would require significant capital investment. That said however, this is arguably the only building with any spare capacity so on the basis of physical capacity alone it would be the CCG's preferred location for expansion.</p>
<p>Radcliffe-on-Trent 11-12 - 295</p>	<p>There are major concerns for this building and its ability to cope with any expansion in the local population. It is no longer fit for purpose and is land locked with no further expansion possible. In addition to the minimum 400 houses a further approximately 300 houses would have a significant impact on service provision. Cumulatively, this expansion would require approximately one new full-time GP with associated staff and facilities. There is no potential to expand in order to accommodate this requirement. The most important thing for this area is clarity in order for the GP Practice and the CCG to be able to undertake some meaningful planning.</p>
<p>Ruddington Rud 11 -14 - 295</p>	<p>Ruddington Medical Centre is a purpose built facility extended several years ago by adding an additional floor to the building to cope with the rapid expansion of the village. Since then further additional housing developments have taken place which have put pressure on the extended facility to the point that it is</p>

	<p>now at capacity. There is no further opportunity to expand the building which is land locked by the adjacent buildings and the Co-op car park to the rear. Likewise the Church House branch surgery – part of East Leake Medical Group – is at capacity with no opportunity to develop further space as it is constrained by existing buildings.</p> <p>Further significant housing permitted in the Ruddington area would present significant issues with respect to service provision. There is likely to be an impact from the Melton Road, Edwalton major development on health facilities in Ruddington also.</p>
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4. Developments in Other Villages

Cropwell Bishop 1-6 - 515	<p>The surgery in Cropwell Bishop was purpose built a number of years ago. Although there is no capacity in the existing facilities, there is some expansion potential if some capital funding were available.</p>
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East Bridgford: EBR1-9 - 460	<p>The practice has recently completed an extension to provide more capacity for increased population from recent developments and has the potential to do further work to the building.</p>
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Gotham GOT1-6 - 390	<p>The surgery in Gotham is a branch surgery of Orchard Practice in Kegworth. It is located in part of the village hall and is not fit for purpose. It is the closest facility to the proposed 3000 houses on land south of Clifton. Any increase in population in the village of Gotham ahead of this major scheme will put increased pressure on the existing facilities which are already operating at capacity. This is an area of concern as there is no obvious short term solution.</p>
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Sutton Bonington SUT 1 - 140	<p>The current facility in Sutton Bonington is a branch surgery of East Leake Medical Group. It is located in a not fit for purpose converted bungalow in the middle of a residential estate. There is no potential to increase space and within the financial environment at present, a new facility in Sutton Bonington is unlikely to be prioritised for funding particularly ahead of East Leake Health Centre itself which is under pressure from significant housing developments permitted recently and further proposals for more houses.</p> <p>Building in Sutton Bonington would exacerbate an already difficult situation.</p>
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Tollerton TOL1-3 - 590	<p>There is no primary care facility in Tollerton itself. Patients generally register with either Keyworth Medical Practice or Gamston Medical Practice.</p> <p>Whilst Keyworth Primary Care Centre has some</p>
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	potential capacity, and Gamston Medical Practice has some potential to expand, taken in the context of the East of Gamston/North of Tollerton development proposal, Gamston Medical Practice would not be of a sufficient size in either physical capacity or size of practice to provide services to this new population. It may be that a solution is for a new facility on the East of Gamston/North of Tollerton site which could serve this smaller increase in population in Tollerton also.
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In summary our main areas of concern of the impact of additional housing on current facilities are:

- Gamston
- East Leake
- Radcliffe-on-Trent
- Cotgrave (in the context of the capacity of the planned new building)

Areas with potential for some small scale development are:

- Keyworth
- East Bridgford

I hope you find this of use in your considerations. Please let me know if you need any further information.

Yours sincerely

Vicky Bailey
Chief Officer