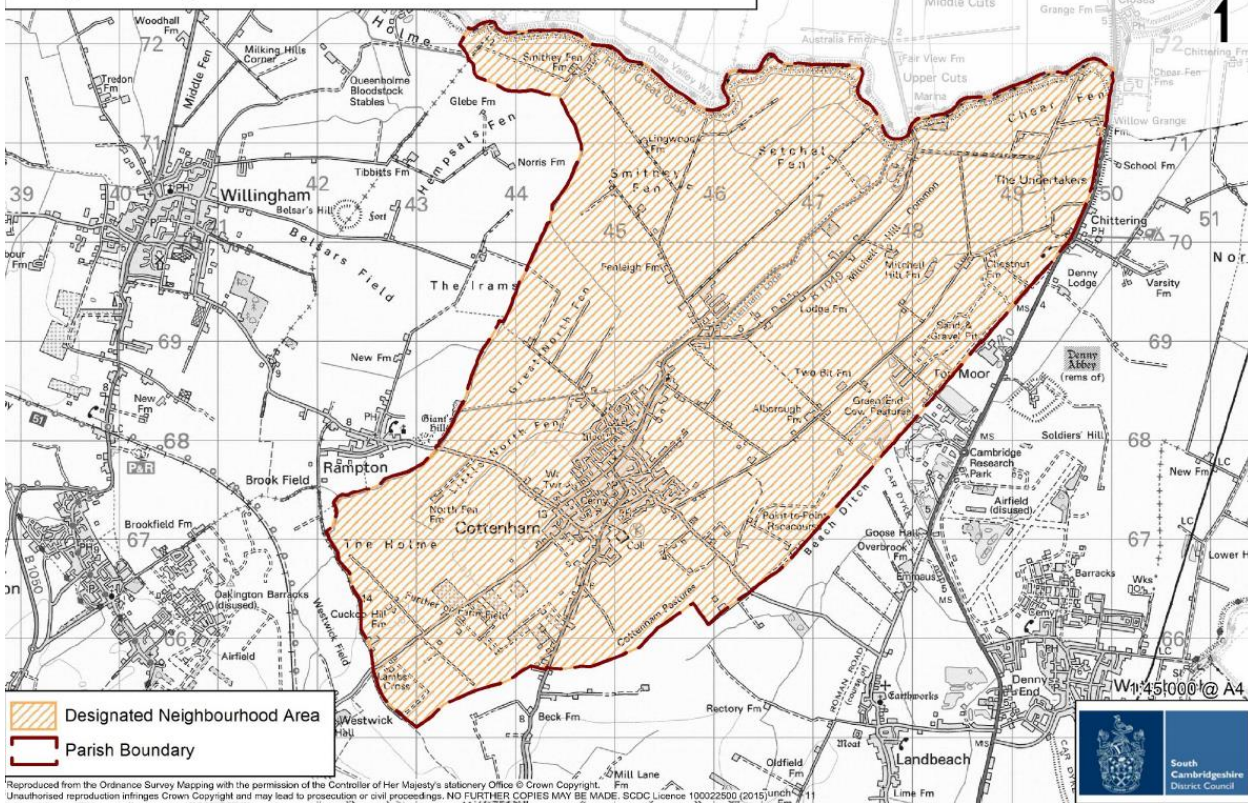


Cottenham Civil Parish

Neighbourhood Development Plan

2017 to 2031

Designated Neighbourhood Area: Cottenham - November 2015



Cottenham Parish Council

NP Evidence E7 – Medical & Day Centre

December 2018

In 2031 Cottenham will still be an attractive safe rural village, proud of its character and retaining its sense of community with improved amenities and facilities, reduced impact of traffic, especially in the centre of the village, and having more affordable housing for the next generation of residents.



Cottenham Neighbourhood Development Plan Submission Plan – NP Evidence Paper E7



1 Summary

- 1.1 Cottenham has grown over recent decades and many of its facilities now need improvement or extension, preferably within easy reach of the village centre yet with adequate car parking so as not to exclude residents who live further afield in the village or wider parish or are less mobile. This document outlines the reasoning for a new central Medical Centre, its location, size and functionality.



Cottenham Neighbourhood Development Plan
Submission Plan – NP Evidence Paper E7



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2 Situation

- 2.1 Both Cottenham's existing GP practices have insufficient capacity to accommodate the current "before development" demand.

Premises	Net Internal Area (NIA)	Patient capacity based on NIA	Spare capacity (NIA m ²)
High Street	190.3	2,775	-59.16
Telegraph Street	450.89	6,575	-385.96
Total	641.9	9,350	-445.12

3 Complications

- 3.1 Cottenham has grown substantially over recent years and demand for healthcare is likely to increase progressively over the next five years as houses are built out in accordance with the recently-granted planning permissions for up to 500+ homes, which are expected to bring around 2,000 additional residents into Cottenham.
- 3.2 Development approved in 2017 and developments in this plan and general population growth could generate approximately 2,000 additional residents by 2031, increasing demand upon existing constrained services.

Premises	Residents	Floor space m ²
Current	6,400	642?
Shortfall		445?
Additional / replacement	1,000	70 (at 120m ² per 1,750)
Population growth (+1% p.a.)	750	50 (at 120m ² per 1,750)
Total (approx.)	8,150 (2031)	1,200

- 3.3 The Cambridge area is a strategic site for economic development and above average growth seems likely for some time into the future. While Cottenham is not a strategic site for South Cambridgeshire District Council due to its limited infrastructure, especially roads and public transport, and location between flood plain and Green Belt, development pressure is likely to continue².
- 3.4 Cottenham's emerging Neighbourhood Plan³ (NP) has identified a residual need for a further 111 affordable homes in the parish later in its plan period, which will generate further demand for healthcare.
- 3.5 Thus, under policy SC/4 4c of the emerging Local Plan, taking account of capacity at existing facilities, there is an imminent need for a substantial increase in healthcare facilities.

4 Sustainability

- 4.1 SCDC's emerging Local Plan policy SC/4 4c supports provision of healthcare facilities
- 4.2 SCDC has obtained agreement in Principle (via s.106) for developers to make financial contribution towards the capital cost of providing additional healthcare facilities, such as this project, in Cottenham
- 4.3 To retain sustainability,
 - a) The Medical Centre objective is to provide a building large enough to cater for an expanded population of 8,500 based on both existing GP practices. The practices and local Clinical Commissioning Group^{G41} have expressed interest, especially if various ancillary services, such as minor operations, X-Ray, social services etc. are co-located.
 - b) The Day Centre objective is to provide a central, fully-accessible drop-in meeting place / waiting area for elderly and less mobile residents.

5 Location

- 5.1 A central village site will encourage walking by able-bodied residents living in or near the village centre.
- 5.2 Provision of secure cycle parking and nearby community bus stop should help discourage car use by those living further afield in the village and beyond.
- 5.3 Several sites (figure 1) have been considered, including:
 - a) Co-op site is a brownfield site located in the Conservation Area close to neighbouring residences. It is privately operated and has some scope for new build but has vehicles access issues.
 - b) Durman Stearn is a brownfield site located in the Conservation Area close to neighbouring residences. It is privately operated and has some scope for new build but has some vehicles access issues.
 - c) Watson's Yard is a brownfield site located in the Conservation Area close to neighbouring residences. The site is in multiple ownership and has some scope for new build but has vehicles access issues, especially conflict with Fire & Rescue usage.
 - d) Lewis House, an existing GP practice and smallest of the sites, is too small for development
 - e) The Firs surgery, an existing GP practice, and second smallest of the sites, has some parking and access issues

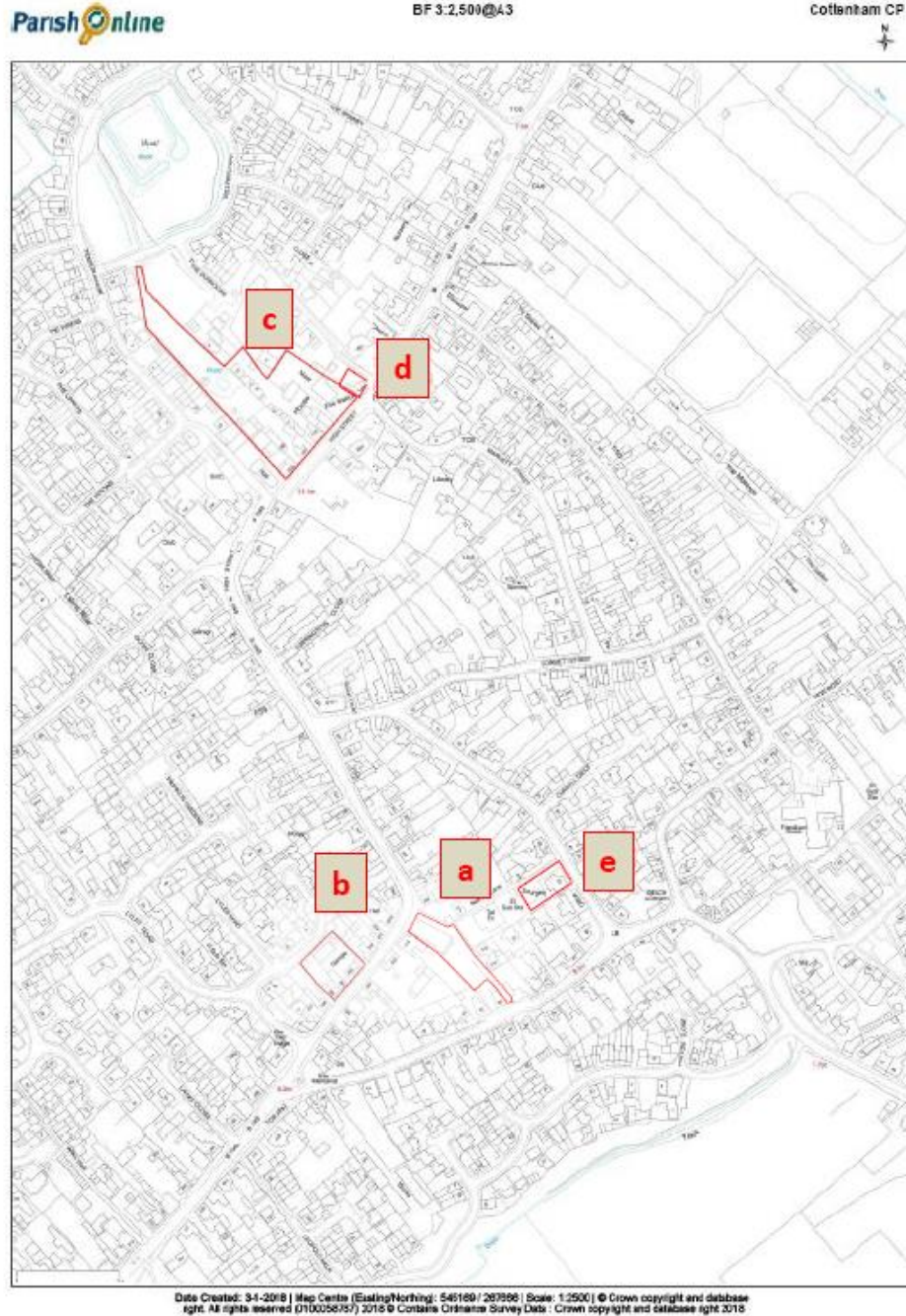


Figure 1: Sites reviewed as potential locations for Medical & Day Centre

6 Criteria

6.1 The new facility must meet a number of criteria:

	Requirement
Size	NHS standards determine number and size of interview and treatment rooms
Accessibility	Disability-friendly
Drop-in meeting spaces	Drop-in community group meeting spaces available throughout the day and evening
Car-parking	Adequate not to exclude residents from within parish but outside village
Cycle storage	Adequate to encourage use by all village residents
Centrality	Within village central area to maximise walking
Control	Parish Council financed; NHS operated

7 Proposed solution

- 7.1 The Medical Centre objective is to provide a building large enough to cater for an expanded population of 8,150 based on both existing GP practices. The practices and local Clinical Commissioning Group have expressed interest, especially if various ancillary services, such as minor operations, X-Ray, social services etc. are co-located.
- 7.2 The Day Centre objective is to provide a central, fully-accessible drop-in meeting place / waiting area for elderly and less mobile residents.
- 7.3 An early proposed policy was:

<p>Policy AF/1: Medical & Day Centre</p> <p>Support development, on a central village site, of:</p> <p>A. a Medical Centre and, if feasible,</p> <p>B. a drop-in Chat Centre facility for the elderly and less mobile residents:</p> <p>These facilities must:</p> <ol style="list-style-type: none">i. be imaginative and original in design, to extend and renew the distinctive character and traditions of Cottenham’s built environment, andii. contribute to safer traffic movements by inclusion of appropriate on-site parking and delivery facilities.

8 Evidence of community consultation and support

8.1 In addition to many informal consultations by email, social media or face-to-face, there have been two principal sources to the NP:

- i. **Vision Plan** – this parish-wide survey in 2014, with 217 responses, focused on improvements to facilities:
 - a. 42% of respondents thought we needed a new health or medical centre
- ii. **NP survey** – this parish-wide survey in the winter of 2016, with 973 responses, tested residents' views on a wide range of issues:
 - a. Two findings relate to an improved or new Medical Centre
 - i. 75% thought development would pressurise our medical facilities
 - ii. 38% thought development would pressurise facilities for the elderly

Figure 19 – Q7. Importance of improving medical services for all ages
Base: All respondents (973)

		Important	Not important	Don't know / no reply
Gender	Male	90%	6%	4%
	Female	91%	3%	6%
	Prefer not to say / no reply	93%	3%	3%
Age	16-24	86%	9%	5%
	25-34	95%	1%	4%
	35-44	91%	7%	2%
	45-54	91%	6%	3%
	55-64	89%	5%	6%
	65-74	92%	2%	6%
	75+	87%	2%	11%
	Prefer not to say / no reply	91%	5%	5%
Area	Beach Road area	91%	5%	4%
	Fens & Twenty Pence Road area	80%	7%	13%
	High Street / Conservation area	91%	4%	6%
	Histon Road area	92%	7%	2%
	Oakington Road area	95%	-	5%
	Rampton Road area	92%	4%	4%
	Tenison Manor area	96%	3%	2%
	The Lanes	82%	7%	11%
	Outside or no reply	86%	6%	9%

Figure 2: Importance of a new Medical Centre

Figure 31 – Q9. Should the Neighbourhood Plan identify land and/or money for a new medical centre?
Base: All respondents (973)

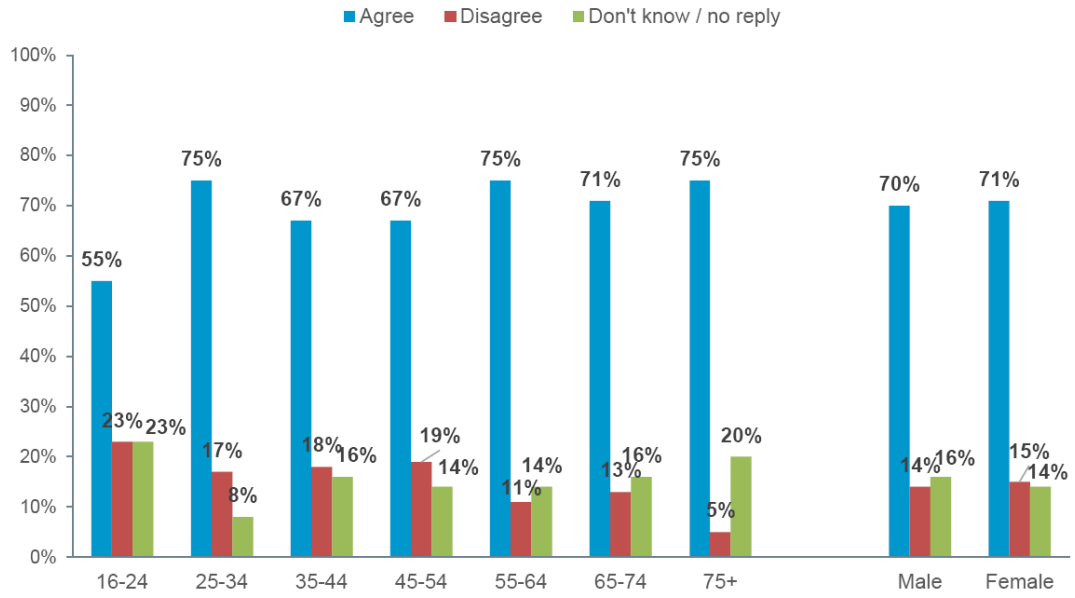


Figure 3: NP survey support for a Medical Centre

Figure 20 – Q7. Importance of improving welfare and day care facilities for older and less able residents
Base: All respondents (973)

		Important	Not important	Don't know / no reply
Gender	Male	77%	11%	12%
	Female	81%	9%	10%
	Prefer not to say / no reply	85%	8%	7%
Age	16-24	73%	18%	9%
	25-34	71%	19%	10%
	35-44	72%	17%	11%
	45-54	81%	14%	5%
	55-64	86%	5%	9%
	65-74	86%	5%	10%
	75+	77%	1%	22%
	Prefer not to say / no reply	77%	9%	14%
Area	Beach Road area	77%	13%	9%
	Fens & Twenty Pence Road area	70%	7%	23%
	High Street / Conservation area	81%	9%	10%
	Histon Road area	77%	18%	5%
	Oakington Road area	74%	14%	12%
	Rampton Road area	77%	12%	11%
	Tenison Manor area	84%	7%	9%
	The Lanes	78%	8%	14%
	Outside or no reply	77%	9%	14%

Figure 4: Importance of a Day Centre



**Cottenham Neighbourhood Development Plan
Submission Plan – NP Evidence Paper E7**



Appendix A: General References

Reference	Paper
B1	Cottenham Neighbourhood Plan Survey – Final Report (NPS)
B2	Cottenham draft Pre-submission Neighbourhood Plan v2.1
B3	Cottenham draft Pre-submission Neighbourhood Plan v3.1
B4	AECOM Housing Needs assessment
B5	AECOM Site assessment
B6	AECOM Heritage & Character assessment
B7	Evidence Paper E1 Housing need and supply
B8	Evidence Paper E2 Brownfield sites
B9	Evidence Paper E3 Rural Exception Sites and Community Land Trust
B10	Evidence Paper E4 Recreation Ground
B11	Evidence Paper E5 Village Hall
B12	Evidence Paper E6 Nursery
B13	Evidence Paper E7 Medical and Drop-in & Chat Centre
B14	Evidence Paper E8 Village heritage and character
B15	Evidence Paper E9 NP Golden thread
B16	Evidence Paper E10 Burial ground extensions
B17	Evidence Paper E11 Drainage & Flooding
B18	Evidence Paper E12 Village Design Statement 2007
B19	Evidence Paper E13 Traffic & Transport Strategy
B20	Evidence paper E14: Community Transport
B21	Evidence paper E15: Play
B22	Evidence Paper E16: Open Space
B23	Cottenham draft Pre-submission Neighbourhood Plan v4.2
B24	Strategic Environment Screening Opinion
B25	Consultation statement
B26	Cottenham Submission Neighbourhood Plan v5
B27	Strategic Environment Assessment
B28	Basic Conditions Statement