

Cottenham's Need for improved Community Facilities 2017 – 2031: Medical Centre

1 Summary

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.

2 Situation¹

2. 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. 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 376 homes, which are expected to bring around
4. Development approved in 2017 and developments in this plan and general population growth could generate approximately 1,750 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

5. 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.
6. 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.
7. 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.

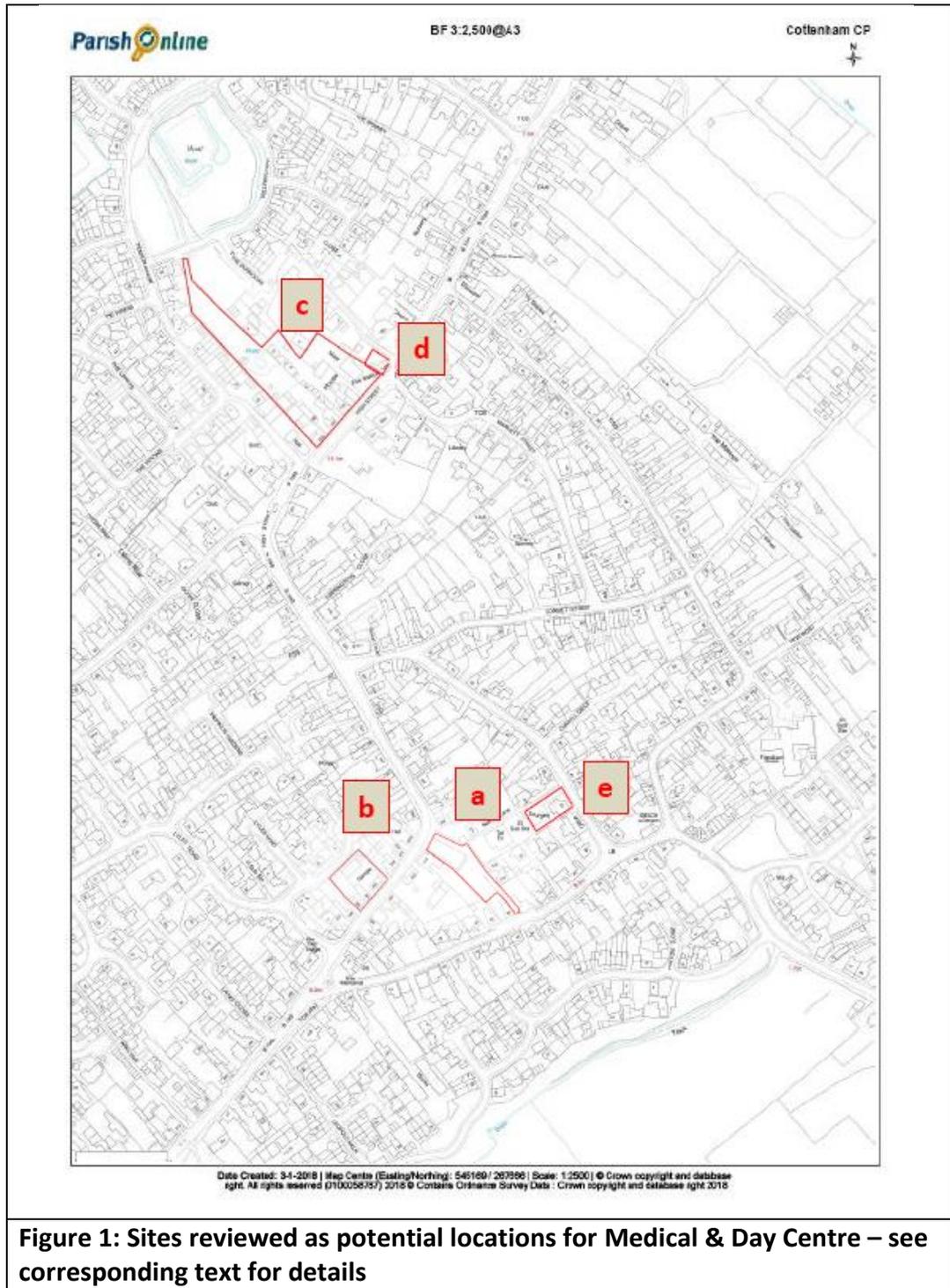
4 Sustainability

8. SCDC's emerging Local Plan policy SC/4 4c supports provision of healthcare facilities
9. 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
10. To retain sustainability,
 - a) 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^{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 Location⁴

11. A central village site will encourage walking by able-bodied residents living in or near the village centre.
12. 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.
13. 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



6 Criteria

14. 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

15. 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.
16. The Day Centre objective is to provide a central, fully-accessible drop-in meeting place / waiting area for elderly and less mobile residents.

Policy AF/1: Medical & Day Centre

Support development, on a central village site, of:

- A. a Medical Centre and, if feasible,**
- B. a drop-in Chat Centre facility for the elderly and less mobile residents:**

These facilities must:

- i. be imaginative and original in design, to extend and renew the distinctive character and traditions of Cottenham's built environment, and**
- ii. contribute to safer traffic movements by inclusion of appropriate on-site parking and delivery facilities.**

8 Evidence of community consultation and support

17. In addition to many informal consultations by email, social media or face-to-face, there have been four 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%

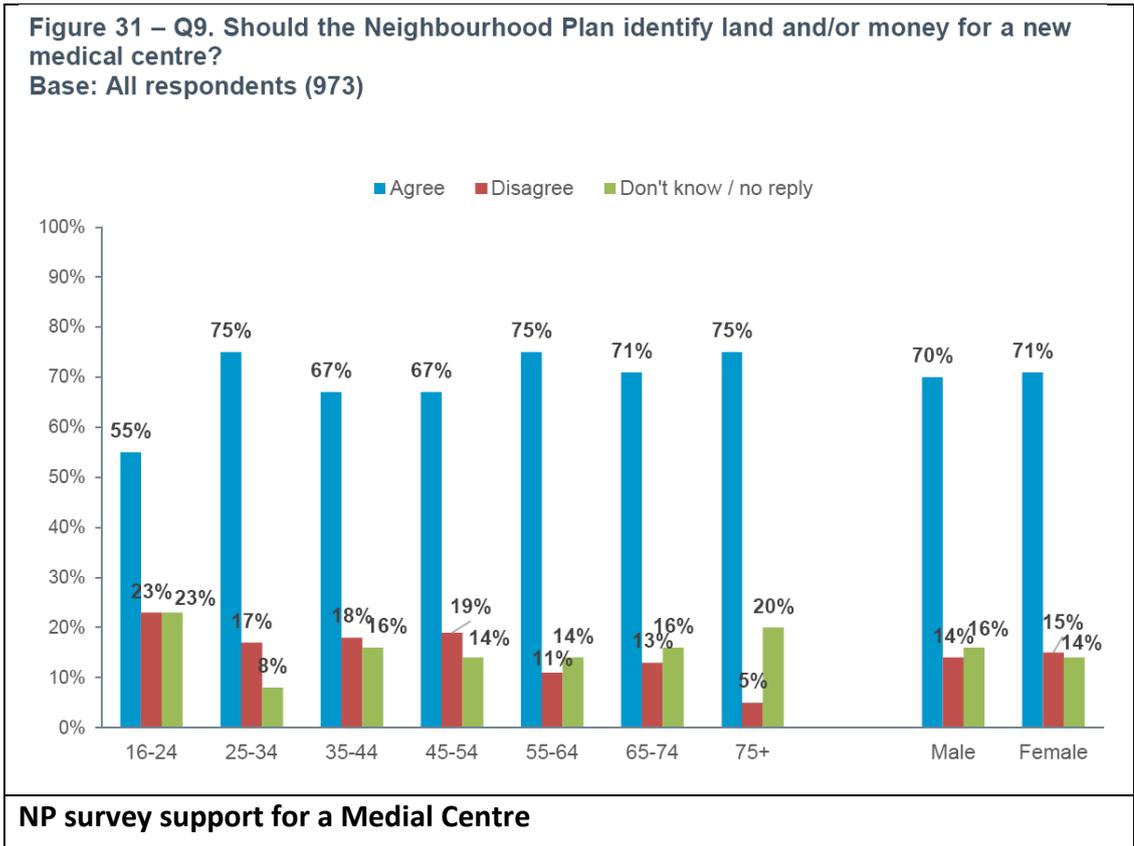


Figure 20 – Q7. Importance of improving welfare and day care facilities for older and less able residents

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%

- iii. **Ballot** – this parish-wide ballot in late 2016, with 453 responses, tested residents' views on whether or not "a new Village Hall and Nursery is worth £1/week on each home's Council Tax"?
 - a. 60.5% were in favour; some raising clarification questions or urging progress.
 - b. 39.5% were against; many thinking the use of Council Tax was unfair or the Tax was too high
- iv. **7 issues** – this parish-wide survey in late 2017, with 466 responses, tested residents' views on:
 - a. separating the Village Hall and Nursery to improve the probability of obtaining planning permission
 - i. 68% were in favour and a further 19% had no preference
 - b. Proximity of the Nursery to the Primary School
 - i. 71% were in favour and a further 17% had no preference

9 References

- 1 Cambridgeshire County Council response to planning application S/2413/17/OL
- 2 Cottenham draft Pre-submission Neighbourhood Plan
- 3 Cottenham Village Design Statement 2007
- 4 Cottenham Vision Plan Survey 2014
- 5 Cottenham Neighbourhood Plan Survey
- 6 Cottenham NP “7 Issues” Survey
- 7 CNP Evidence paper E1: Housing need and supply
- 8 CNP Evidence paper E2: Brownfield sites
- 9 CNP Evidence paper E3: Rural exception sites and Community Land Trust
- 10 CNP Evidence paper E4: Recreation Ground
- 11 CNP Evidence paper E5: Village Hall
- 12 CNP Evidence paper E6: Nursery
- 13 CNP Evidence paper E7: Medical Centre
- 14 CNP Evidence paper E8: Village Heritage & Character
- 15 CNP Evidence paper E9: NP Golden Thread
- 16 CNP Evidence paper E10: Burial Ground extensions
- 17 CNP Evidence paper E11: Drainage & Flooding
- 18 CNP Evidence paper E12: Design
- 19 CNP Evidence paper E13: Traffic & Transport
- 20 CNP Evidence paper E14: Community Transport
- 21 CNP Evidence paper E15: Play
- 22 CNP Evidence Paper E16: Surveys to Key Issues
- 23 AECOM Heritage& Character assessment
- 24 AECOM Housing needs assessment
- 25 AECOM Sites assessment