

Wrington Vale Medical Practice Expansion of Existing Site Options as at 30th October 2009

Site Option	Current Position	WVMP's Current Position	PCTs Current Position
Expansion of Churchill Surgery	<p>At their September 2009 meeting the Churchill Parish Council confirmed the decision that they were not willing to sell any of the land that they owned, so the Practice would not be able to acquire the freehold. However the Parish Council agreed that they would be willing to extend the surgery lease on the existing footprint subject to taking legal advice on their ability to do so and also subject to agreement on new rental terms and reviews.</p> <p>The Parish Council also agreed that they may be willing to lease more land subject to the to WVMP, namely the skateboard park, the BMX track and the Childrens play park subject to the Parish Council being able to satisfactorily relocate these facilities eg to an area in Broadoak estate. The Parish Council would take professional advice on lease, commercial rental terms and reviews, compensation for the sacrifices made in terms of loss/relocation of facilities and any other relevant matters.</p> <p>This decision by the Churchill Parish Council was due to be put in the public domain on 9th November 2009.</p> <p>The WVMP and PCT was advised of the Churchill parish Council's position on 14th October 2009.</p>	<p>The current lease covers only the footprint of the building and none of the car park or external areas. The terms of the current lease are that, at the end of the lease, the building reverts to the Parish Council with no compensation.</p> <p>The Parish Council has made it clear to the practice and the developer that they would be unwilling to sell the freehold of the current surgery site or other land referenced in their minutes.</p> <p>The projects finance (through a contract with the developer) is dependent on outright purchase of the buildings/land by the developer from the Practice or other party. The Parish Council have consistently stated that they are not willing to sell the freehold of the land.</p>	<p>The PCT would wish to have a further discussion with Churchill Parish Council, in partnership with the Practice and their developer, to determine whether there are any other arrangements that could be put in place to satisfy the developers' requirements and if not what the terms of a future lease would be to inform the exploration of alternative forms of financing the development.</p> <p>The PCT recognises that alternative routes for securing finance may prove to be impossible to secure, particularly in the light of the economic climate faced by the NHS when NHS capital is unlikely to be available. Without a further change in the Parish Council's view on selling the freehold of this site it is unlikely that expansion of the existing site or a new build will be viable.</p>

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<p>Expansion of Wrington Surgery either by using the Glebe Land alone or by using the existing site and the Glebe Land</p>	<p>The current Wrington Surgery site is severely constrained due to being surrounded by houses on three sides and public open space on the fourth. Access to the site is also severely restricted. Space to extend the current site is limited and any expansion may require additional parking spaces. Space to allow this is not available. There may be an opportunity to add a third floor but there may be planning issues related to overlooking of surrounding property.</p> <p>The PCT has been advised that the Glebe Land, next door to the current surgery site, may now be available. However, significant planning constraints have been identified. These include:</p> <ul style="list-style-type: none"> • The land is within the Wrington Conservation area and is therefore subject to the planning restrictions which go with this status including Tree Preservation Orders which would restrict the potential for building on this land. The space available would mean that the services from Wrington and Churchill could not be co-located on this single site. • There would be overlooking issues from neighbouring properties. • Vehicular access to the land would only be possible on the south side (the access via Church Walk is not deemed adequate). This would cause major access problems during construction and in the future operation of the surgery. • There are also planning constraints related to the existing outdoor playing space on this land and it is 	<p>Both the extension of the existing site and more recently the development of the Glebe Land have been extensively explored by the Practice and their developer. The area is described in the North Somerset Local Plan as “existing outdoor playing space” and as such is protected by policy CF/4 which is designed to safeguard such areas. The loss of such a facility would only be considered under certain circumstances, such as the site being redundant or there being a replacement facility at least equivalent in terms of usefulness, attractiveness & quality.</p> <p>The area is further protected by Policy ECH/1 designed to protect areas of high amenity value. As this is the only area of public open space within Wrington, the loss of this would not be looked on favourably. The land is within the Wrington Conservation area and the trees within the site would be subject to Tree Preservation orders. This would restrict the potential for building on the land.</p>	<p>The opportunity to extend the existing premises onto a third floor should be explored with local planners to determine whether there are any circumstances that this might be considered. It is recognised that this may not give the practice sufficient space to meet all their needs but this could be considered as part of a wider review of multi-site options during the development of the business case.</p> <p>The PCT recognises the significant planning constraints and challenges associated with building a new surgery on the Glebe Land.</p> <p>The estimates of costs provided by the practice for a new build on the Glebe land significantly exceed the financial envelope agreed by the PCT and we would expect the District Valuer to confirm that this option does not present value for money as the resulting rental costs would exceed those that could be reasonably expected for a property of this type. In addition, costs would be incurred from relocating the outdoor playing area.</p>

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	<p>protected by policy to safeguard such areas. The loss of this space would only be considered if 'a replacement facility at least equivalent in terms of usefulness, attractiveness and quality' could be found. This is the only area of public open space within Wrington so this is unlikely. The costs have not been calculated as no other site for the reprovision of the outdoor playing space has been found.</p>	<p>Vehicular access to the land would only be possible via the existing route on the south side, which would cause major problems both during construction and future operation of a larger building with more patient and healthcare professional footfall.</p>	