JDSP DENTAL LIMITED

Robert Doughty Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Planning Statement (including a Design and Access Statement) for a change of use to Dental Surgery (Use Class D1)

Units 1 and 2 Winsover Centre, 14-16 Winsover Road, Spalding, PE11 1EJ

Document Reference: 1328 3/PS/MB

August 2018



town planning



landscape architecture



architecture

TABLE OF CONTENTS

1. INTRODUCTION 1

2. THE APPLICATION SITE AND PROPOSAL 2

3. PLANNING POLICY AND MATERIAL CONSIDERATIONS 3

4. DESIGN AND ACCESS 7

5. CONCLUSION 9

Appendix

A NHS Correspondence dated 6 August 2018.

1. INTRODUCTION

1.1. This Statement has been prepared by the Robert Doughty Consultancy Limited on behalf of JDSP Dental Limited to support a planning application for a change of use to D1 – Dental Surgery. The application site, which is currently in A1 retail use, is within one of "Defined Retail Centres" shown on Inset Map 15 – Spalding of the South Holland Local Plan (2007).

1.2. The development is put forward because the applicant has been awarded a contract by NHS England Central Midlands Local Office to deliver services with a focus on:

- Improved access to NHS General Dental Services
- Increased capacity of NHS general Dental Services in Lincolnshire
- Commitment to providing urgent and routine dental care between 8am to 8pm, 7 days a week, 365 days a year
- Supporting the implementation of the Department of Health's Delivering Better Oral Health guidance to improve oral health and promotion
- Increased training capacity.

1.3. A letter of support for the application from the NHS dated 6 August 2018 is presented as Appendix A.

1.4. The need for the development is identified in the "Public Health England Oral Health Needs Assessment by Local authority: Leicester, Leicestershire, Rutland and Lincolnshire" and "The Central Midlands Local Office Commissioning Plan 2017-19".

1.5. Provision of new NHS Dental services will help address the current shortfall in provision and support the future growth in the Spalding area.

2. THE APPLICATION SITE AND PROPOSAL

2.1. The application site, outlined in red on the location plan, is a shop unit on Winsover Way, Spalding.

2.2. The change of use will not require any alterations to the external appearance of the building.

2.3. A separate application under the advertisement regulations will be submitted in due course to deal with new signage, should this be required.

2.4. The proposal will use the building to provide dental services with a reception and consulting rooms.

3. PLANNING POLICY AND MATERIAL CONSIDERATIONS

3.1. The National Planning Policy Framework (NPPF) sets out Central Government's planning policies for England and how these are expected to be applied.

3.2. Paragraphs 6 and 7 of the NPPF confirm the commitment to sustainable development based on three dimensions:

"**an economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

3.3. Paragraph 17 of the NPPF sets out the 12 Core Planning Principles that the planning system ought to play, including the effective re-use of land.

3.4. Section 7 - Ensuring the vitality of town centres states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking positive approach to their growth, management and adaption. Health and fitness centres are listed in the glossary as Main Town Centre Uses.

3.5. Paragraphs 196 and 197 confirm that applications should be determined in accordance with the Development Plan and that, in such cases, Local Authorities should apply the presumption in favour of development.

THE DEVELOPMENT PLAN

3.6. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

3.7. The Development Plan for the purposes of this application is the South Holland Local Plan (2007), although this is in the process of being replaced by the South East Lincolnshire Local Plan (SELLP). The examination of the SELLP is nearing completion, and proposed Main Modifications are currently out for consultation.

South Holland Local Plan (2007) (SHLP)

3.8. A number of the saved policies of the SHLP are of relevance to the current proposal.

SG3: Settlement Hierarchy

3.9. Spalding is identified as the "Main Town" in South Holland, and the main focus for growth. Development serving a larger catchment can be expected to be located in Spalding.

EC5: Development within Retail Town, District and Local Centres.

3.10. Defined centres, such as Spalding, will be the focus for town centre uses. The town centre uses are not defined in the policy, but the NPPF does include health centres in the definition of town centre uses. Each centre is expected to accommodate facilities that meet its catchment. The Dental Surgery will serve a substantial section of South Holland's population and Spalding, as the main town in the district, is the best and most sustainable location for this new facility.

EC6: Development in Primary Shopping Locations

3.11. Although EC5 indicates support for a range of uses in the town centre, not just A1 retail, EC6 states that loss of A1 uses will not be supported if the number or coalescence of such uses would undermine the dominant retail function or harm the vitality and viability of the town centre. Although the proposed Dental Surgery would be a non-compliant use, it will support the vitality and viability of the town centre as a whole as an active business that will attract people to the town centre and which will generate a significant footfall from 8am to 8pm. The proposed NHS Dental Surgery will support the role and function of the town centre, despite not being an A1 retail use.

South East Lincolnshire Local Plan (SELLP)

3.12. The SELLP is at Public Examination stage. Upon its adoption, anticipated in early 2019, it will replace all the policies of the SHLP. As part of the

examination process, consultation on the proposed Main Modifications is currently underway.

Policy 2: Spatial Strategy

3.13. The SELP identifies two sub Regional Centres, Boston and Spalding, as the main settlements, within which development will be promoted to support the role of these towns.

3.14. A dental surgery will serve the population of Spalding and the surrounding areas and, as such, meets a sub regional role. Its location within the town is in conformity with this policy.

Policy 6: Meeting Physical Infrastructure and Service needs.

3.15. Although the policy focus is to ensure that new developments contribute towards the provision of infrastructure, rather than addressing the provision of infrastructure in its own right, it is clear the SELP supports the provision of new infrastructure, including NHS dental surgeries, to meet existing shortfall in provision and the needs of the growing population.

3.16. The NHS has identified the need to invest in new Oral Health care provision in the Spalding Area as explained in the letter presented as Appendix A.

Policy 21: The retail Hierarchy

3.17. The policy identifies Spalding Town Centre as a locational focus for town centre uses, including D1 Uses, such as dental surgeries. The policy gives priority to A1 retail uses at ground level in the primary shopping area of Spalding. Proposed non-retail uses at ground level are expected to demonstrate that the development is complementary to and support the competitiveness of the town centre.

3.18. The proposed Dental Surgery can be expected to have patients entering and leaving the building continually through its opening hours, some of whom may not otherwise come to Spalding. The proposed use will promote activity in the town centre and facilitate multi-use trips to the town centre. Provision of a Dental Surgery will complement and support the competitiveness of the town centre and complies with the policy.

Policy 22: Primary Shopping Frontages

3.19. Non-retail uses will be accepted in primary shopping frontages provided that:

- They make a positive contribution to the vitality and viability of the primary shopping frontage – a dental surgery, operating from 8am to 8pm, will ensure continual footfall within the town centre, bring people to the area beyond the normal business day and making a positive contribution towards the vitality and viability of the area.
- They do not result is a loss of A1 floorspace or frontage of a scale that undermine the retail function of the frontage – the application site has a small frontage and will have a continual footfall entering and leaving the premises. The development will not prejudice the retail function of the area.
- They allow upper floors to be effectively used – the proposal is for the use of both floors of the application building as part of the dental Surgery. The upper floor will be actively used.

The proposal is in in compliance with this policy.

Policy 28 Community Health and Well Being

3.20. The policy requires new community facilities to be provided as close to the community as possible. Because dental surgeries have such a large catchment, the town centre is the most accessible location for the community to be served by the new NHS dentist. The location is readily accessible by public transport, foot and bicycle and is compatible with nearby uses. The proposal is in conformity with Policy LP28.

4. DESIGN AND ACCESS

Context and Layout

4.1. The application building fronts Winsover Road and is part of a terrace of units within the defined Town Centre and Primary Shopping Frontage. The change of use will not change the external appearance of the building.

4.2. The use is defined as a Town Centre Use in the emerging SELLP and the revised NPPF. The surgery will contribute towards the continued vitality and viability of the area because of the regular throughput of patients from 8am to 8pm. There will be no significant change to the amenity of those properties, as there are no shared access arrangements. There are no proposed changes to the external appearance of the building.

Design

4.3. No changes are proposed to the external form of the building. Changes to signage will be subject to a future application under the Advertisement Regulations if consent is required.

Ecology

4.4. The NPPF and Local Plan policies require the bio-diversity value of the site to be taken into consideration in any development proposal. The proposal is for a change of use and will not have any impact on ecology.

Highways safety

4.5. It is essential that new development should seek to limit its impact on highway safety and to promote sustainable forms of travel. The application building is already used for a town centre use. No new access arrangements are proposed and the new use will rely on existing access arrangements.

Historic Environment

4.6. The site lies outside the Spalding Conservation Area and the proposed development will not have any impact on any heritage assets.

Landscape and Boundary Treatment

4.7. The site fronts directly onto Winsover Road. There is no boundary treatment or landscaping other than the frontage to Winsover Road and this will not change.

Flooding and Drainage

4.8. The application is for the conversion of an existing building. No new built development is proposed, and the drainage arrangements will not change.

5. CONCLUSION

5.1. The application is for a change of use of an existing retail property on Winsover Road, within the defined primary shopping area of Spalding. The new use will bring extra footfall to the area over a longer working day than retail services in the town.

5.2. The applicant has been awarded a contract to provide NHS services to address a shortfall of provision identified by both "The Public Health England Oral Health Needs Assessment by Local Authority: Leicester, Leicestershire, Rutland, and Lincolnshire" and "The Central Midlands Local Office Direct Commissioning Plan 2017-2019". This proposal will improve Health Outcomes and reduce inequalities in priority areas.

5.3. The proposal will provide NHS dental services to support both the existing population and the planned growth in the Spalding area.

5.4. The proposal complies with the key policies of the South Holland Local Plan and the emerging South East Lincolnshire Local Plan.

5.5. The change of use of an existing retail unit to a dental surgery will have preserve the built character of the area and will not lead to any detriment in highways safety, ecology, flooding and Drainage.

5.6. The proposal will not have any impact on heritage assets and complies with Policy LP25: Historic Environment.

5.7. The development conforms with national and local planning policy and will deliver much needed NHS dental services in the area to meet the demands of the current population and the anticipated growth in the area.

Appendix A

NHS Correspondence dated 6 August 2018.

Midlands & East (Central Midlands)
Fosse House
6 Smith Way
Grove Park
Enderby
Leicestershire
LE19 1SX

Tel: 0113 824 9579

Email: england.leiclincs-dental@nhs.net

Private and Confidential

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

6 August 2018

Dear Sir/Madam

Description: Change of Use to Dentist (D1)
Location: 1-2 Winsover Centre, 14-16 Winsover Road, Spalding, PE11 1EJ

On behalf of NHS England, I am writing in support of the above named planning application.

The development has been put forward to support the delivery of the new contract awarded by NHS England, Midlands and East, Central Midlands to improve access to NHS general dental services in Lincolnshire. This is supported by the Public Health England Oral Health Needs Assessment by Local Authority: Leicester, Leicestershire, Rutland and Lincolnshire and the Central Midlands Local Office Direct Commissioning Plan 2017-2019 to deliver the Five Year Forward View strategic aims.

The Five Year Forward View sets out the importance of strengthening access to high quality primary care services. The Central Midlands Local Office Direct Commissioning Plan 2017-2019 supports the delivery of the strategic aims to improve health outcomes and reduce inequalities in priority areas identified in the Oral Health Needs Assessment.

The JDSP Dental Limited has been awarded a contract by NHS England Central Midlands Local Office to deliver key commissioning intentions with particular focus on.

1. Improved access to NHS General Dental Services
2. Increased capacity of NHS General Dental Services in Lincolnshire
3. Commitment to providing urgent and routine dental care between 8am to 8pm, 365 days a year

4. Supports implementing the Department of Health Delivering Better Oral Health guidance to improve oral health and promotion.
5. Increased training capacity.

I trust that the context and the importance of establishing a new NHS dental practice in Spalding with regard to national and local NHS strategic aims will be taken into account in considering the planning application.

Yours faithfully



Jane Green
Assistant Contract Manager – Dental and Optometry

rdc
Robert Doughty
Consultancy

A design consultancy specialising in Town and Country Planning, Landscape Architecture and Architecture

Chartered Town Planners | Chartered Landscape Architects