

Proposal	Edenbridge Integrated Health and Wellbeing Centre
Applicant	Kent Community Health NHS Foundation Trust
Wards	Edenbridge North & East Edenbridge South & West

RECOMMENDATION: That the **£600,000.00** applied for, as set out in the report, for scheme “Edenbridge Integrated Health and Wellbeing Centre” be approved for the following grounds:

- Strong economic, social and environmental benefits to the community;
- Strong local support for the scheme;
- Partnership working with other organisations;
- The CIL Contribution will be matched funded from other sources; and
- The scheme forms part of a planned strategy to address the need for Infrastructure.

Introduction

- 1 The Kent Community Health NHS Foundation Trust (KCHFT) is one of the largest NHS community health providers in England, serving a population of approximately 1.4 million people across Kent. The KCHFT provides wide-ranging NHS care for people in the community in a range of settings including within own homes of residents, nursing homes, health clinics, community hospitals, minor injury units, walk in centres and mobile units. Further information on the KCHFT can be found at www.kentcht.nhs.uk.
- 2 Officers received the application for CIL funding on 29.10.2018. Members should note that a previous application was made to the first CIL Board but it was not considered due to the lack of information provided.

Description of Proposal

- 3 KCHFT is proposing to create brand new health and wellbeing centre in Edenbridge. It is proposed the current Medical Practice and services at the Edenbridge War Memorial Hospital are moved into a single integrated building to provide a number of medical and community health services. The creation of an integrated Health and Wellbeing Centre would also look to provide the associated infrastructure to support the development including associated infrastructure with energy centre, car parking and community areas.

Funding

- 4 The KCHFT have stated that to complete the Health and Wellbeing Centre will cost an estimated £12.5 million. This would include the construction of a new building and associated works, including required infrastructure, parking and community areas. Members should note that this is an indicative cost and is subject to change, once the final scheme has been agreed.
- 5 The KCHFT have identified the following additional funding sources and grants to support their application to the Board:
 - Bids to the Department of Health and Strategic Transformation Plan (STP) Wave 4: circa £13 million
 - Community funding: £250,000.00
 - KCHFT funding: £450,000.00
 - Developer funding: TBC
- 6 Members should note that it is not clear from the application whether the funding streams have been applied for and/or secured. There is also an expectation that developer contributions will contribute toward the delivery of the project but this has not been quantified at present. Further information may be required to determine the current position.
- 7 To enable the project, the KCHFT believe that enabling costs and any groundwork packages will cost an estimated £1.2 million. Therefore, to meet the funding gap the KCHFT have applied for £600,000.00 of CIL funding.

Representations and Support

- 8 The application made by KCHFT states that the project will be shared with the West Kent Clinical Commissioning Group to deliver the project. There is

- 9 evidence that NHS England will need to support for the proposal, subject to a planning application being made.
- 10 The application is supported by the following local representatives and organisations:
 - Edenbridge Town Council have supported the proposal in principle, which has been minuted in Town Council meetings in 2017 and 2018. It has been supported as part of their submissions to the Local Plan consultation.
 - Cllr. Stuart McGregor (SDC Ward Member for Edenbridge North & East)

Lead Officers Appraisal of Bid

Principal Criteria met

- Strong economic, social and environmental benefits to the community;
- Strong local support for the scheme;
- Partnership working with other organisations;
- The CIL Contribution will be matched funded from other sources; and
- The scheme forms part of a planned strategy to address the need for Infrastructure.

Appraisal

Strong economic, social and environmental benefits to the community

- 11 When considering an application for CIL funding from the Board, it must be demonstrated that there are clear economic, social and environmental benefits to the scheme proposed. This enhances the sustainability case as to whether the scheme should receive CIL funding.
- 12 The proposal is a significant piece of infrastructure that would bring substantial social, economic and environmental benefits to the local community as well as the wider community that the facility would serve. In terms of economic benefits, the proposal seeks to align with the aspirations and ambitions of the Local Plan to create integrated communities, which are served by appropriate infrastructure to support development. There are also aspirations to integrate existing community facilities and services with the new integrated health facility.
- 13 The proposal seeks to be environmentally friending with zero carbon technologies, renewable energy and sustainable urban drainage solutions

being worked into the design. Further consideration will be given when looking at public transport and how the transport network can be enhanced to create more environmental benefits.

- 14 Finally, there are significant social benefits associated with the scheme with the integration of health, social and medical services within one facility including mental health, social services and other community health teams.

Strong local support for the scheme

- 15 A further key consideration when assessing applications for the CIL Board is to determine whether the scheme has local support from the local community.
- 16 The applicant has confirmed that local support has been gathered from both the Edenbridge Town Council and a local Ward Member for Edenbridge. In addition to this, information has been submitted on an extensive public consultation which was held during 2016. The outcome of this local public consultation was support for a new medical/health facility.
- 17 Therefore, it has been clearly demonstrated that the application has strong local support from the local community and its representatives.

Partnership working with other organisations

- 18 Another key criterion for assessing the application is determining how the project will be delivered and whether any additional partners are included in the project delivery.
- 19 There is evidence in the application that the proposal will involve a number of organisations with the KCHFT and the West Kent Clinical Commissioning Group being the key partners to deliver the project. NHS England will also be involved in the delivery of the project as well as NHS Property.
- 20 Therefore, it is clearly demonstrated that there is strong partnership working to facilitate the delivery of this proposal.

The CIL Contribution will be matched funded from other sources.

- 21 The Council has determined that the purpose of CIL funding is to be a “top-up”, to be used in meeting any funding deficiencies or gaps in order to deliver the proposed scheme. To reflect this one of the key criteria used to assess bids is to consider whether the CIL contribution will be matched by funding from other sources.

- 22 The applicant has indicated that there are a number of funding streams that are being looked at including central Government through the Department of Health, as well as capital investment from Community funding and the KCHFT itself. No information has been provided in the application on whether the KCHFT have approached Edenbridge Town Council for CIL funding.
- 23 Members should note however that there is little information to suggest that all the funding streams have been secured, as they are subject to separate bidding processes with each organisation. However it is considered, on balance, that due to the commitment to the scheme, the fact that it is a part of a number of strategies and the clear benefits that this application will provide that the bid should be approved.

The scheme forms part of a planned strategy to address the need for Infrastructure.

- 24 As part of their bid, applicants are asked to demonstrate that the project forms part of a planned strategy to address the need for infrastructure. It has been stated in the applicant's submission that the scheme has been identified in the emerging Neighbourhood Plan and is also incorporated into sites under the emerging Local Plan.

Local Plan position

- 25 It should be drawn to Members attention that the proposal is also being considered as part of a mixed use allocation in the emerging Local Plan. The Council has been made aware of proposals for the development of a new medical/health facility alongside the potential for a new secondary school and housing development.
- 26 A number of locations for the Health and Wellbeing Centre were submitted during the Council's Call for Sites which included Land east of Four Elms Road, Land at Crouch House Road and Land at Breezehurst Farm. The Council consulted extensively on all sites in Edenbridge during the Draft Local Plan (Regulation 18) consultation, and has concluded that the preferred location for a new medical/health facility is the Land at Four Elms Road, Edenbridge next to the Eden Centre.
- 27 The Council is proposing to take this draft allocation forward into its Pre-Submission Draft of the Local Plan (Regulation 19) consultation. Residents and technical stakeholders will have a further opportunity to comment on the proposals. Further information on the draft allocation can be found in the individual Site Appraisals (see Background Papers).
- 28 Members should note that if the site is formally allocated in the Local Plan following Examination by the Planning Inspector, it does not mean that the

proposal is automatically granted planning permission. The purpose of the allocation is to establish with the principle of development in this location is acceptable. The proposal is then subject to the Development Management process and a separate planning application.

Neighbourhood Plan Position

- 29 Edenbridge Town Council is currently in the process of producing a Neighbourhood Plan for the area. There has been extensive consultation over the last couple of years to identify issues that the Neighbourhood Plan could address. One of their main objectives is to support the provision of improved Health Centre/GP Practice facilities in the town. In addition, New Medical Facilities has been accepted as forming a part of Edenbridge Town Council's infrastructure priorities as part of this document.
- 30 In light of this it is therefore considered that the scheme forms part of existing borough wide and local strategies and therefore meets the aims of this criteria.

Other considerations

Planning Permission

- 31 An additional consideration of the criteria in which applications are assessed, is whether a proposal has the appropriate consents in place to carry out the project.
- 32 Given the scale and the type of development proposed, planning permission will need to be granted before any works are carried out. As part of their CIL application, the KCHFT have confirmed that planning permission is currently being sought with anticipation of a planning application to be submitted in Quarter 4 2018. KCHFT have been in contact with Development Management Officers to understand the potential planning requirements to enable such a development in this location.
- 33 Once planning permission is granted, it is expected that the project will take approximately two years to build out, with a completion date of Quarter 4 2020.
- 34 When considering this application for CIL funding, Members of the Board could consider whether the clear merits of the scheme outweigh the absence of planning permission.

Management of the project

- 35 While the project is in its early stages, the KCHFT have confirmed that the KCHFT will manage the project and would be integrated into its existing reporting structures with the West Kent Clinical Commissioning Group and Sevenoaks District Council being included. The KCHFT have stated that a Project Manager and Design Team have already been appointed to carry out the proposed work.

Conclusion

- 36 The proposal from KCHFT is to provide a new integrated Health and Wellbeing centre in Edenbridge with associated works and infrastructure to support the development, including car parking, community areas and renewable energy centre. The information that has been submitted to the Board demonstrated that there are clear environmental, social and economic benefits to the scheme. The proposal has strong local support from the community and has been identified in the emerging Local Plan. KCHFT has identified a number of funding streams to support the delivery of the project, however there is little information at this stage to confirm whether the funding outlined has been secured. It is clearly demonstrated that there are a number of organisations will be involved in the project and there is a clear management structure in place to ensure the delivery of the Health and Wellbeing Hub.
- 37 After reviewing the application, it is considered that there are clear benefits of the scheme that outweigh some of the concerns in regard to deliverability, and it is therefore recommended by Officers that £600,000.00 of CIL funding be approved to support the delivery of the project. As there is already a considerable amount already put down by other organisations, approving this bid would provide good value for the amount of CIL money applied for compared to the cost of the overall project.

Appendices

Appendix D1 - Original bidding proforma and supporting information

Background Papers

[Planning Advisory Committee \(November 2018\) - Appendix 3 2 Local Plan Sites Appraisals - Sites Included](#)

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