



Rutland
County Council



**East Leicestershire
and Rutland**
Clinical Commissioning Group

Rutland Local Plan

Statement of Common Ground

**Rutland County Council and East Leicestershire &
Rutland Clinical Commissioning Group**

December 2020

1. Introduction

- 1.1 This Statement of Common Ground (SoCG) has been developed in order to address Strategic Planning Matters in the emerging Rutland Local Plan 2018 – 2036. The SoCG seeks to identify the Strategic Matters and agree an approach to addressing these between the parties consisting of Rutland County Council (RCC) and East Leicestershire & Rutland Clinical Commissioning Group (EL&RCCG).
- 1.2 The Statement sets out the confirmed points of agreement between the parties with regard to:
- The requirements for primary health care arising from the proposed housing and other growth contained within the Rutland Local Plan 2018 - 2036;
 - The proposed delivery, timing and management of health care provision associated with a proposed New Garden Community at St George's Barracks, Edith Weston;
 - The proposed delivery, timing and management of health care provision associated with development at Stamford North; and
 - The amount, destination and timing of financial contributions required in order to deliver the necessary infrastructure.
- 1.3 The purpose of the Statement of Common Ground is to inform the Inspector of the Rutland Local Plan and other parties about the areas of agreement between Rutland County Council and the CCG in relation to key strategic matters contained in the Rutland Local Plan (2018 - 2036), primarily the delivery of necessary primary care facilities associated with growth. The agreement has been a consideration in the development of proposed Policies (H2 and H3) of and the Infrastructure Delivery Plan within the Rutland Local Plan.
- 1.4 The Statement of Common Ground (SoCG) addresses 'strategic matters' and shared issues between the parties. It demonstrates engagement between the parties in accordance with the 'Duty to Co-operate' obligations arising from Section 110 of the Localism Act 2011 and paragraphs 24 to 27 of the National Planning Policy Framework (2019). The statement provides a framework for the delivery of Primary Health care infrastructure arising from the proposed growth and is prepared in accordance with the Planning Practice Guidance.

2. Background

- 2.1 Rutland County Council is a public body which is the Local Planning Authority (LPA) for its administrative area. East Leicestershire & Rutland Clinical Commissioning Group (CCG) is a clinically-led public body that is responsible for the planning and commissioning of health care services for the East

Leicestershire and Rutland area. Both are prescribed Bodies for the purposes of the Duty to Cooperate.

- 2.2 In developing the Rutland Local Plan, the CCG have been engaged on an ongoing basis in order to assess the impacts of growth on the provision of primary health care. Discussions have sought to identify opportunities to provide new or extend existing facilities to support growth where required. Discussions also sought to identify the necessary financial contributions to deliver new or expand existing facilities. Discussions have mainly been between Rutland County Council and EL&RCCG who have, in turn, liaised with Medical Practices within Rutland County.
- 2.3 This Statement of Common Ground provides a position statement between Rutland County Council and East Leicestershire & Rutland Clinical Commissioning Group based on the best information currently available for submission to the Inspector for the Rutland Local Plan Examination.

3. Areas of Common Ground

3.1 Requirements for new health care provision

- 3.1.1 The Publication version of the Local Plan proposes a minimum of 2,340¹ new homes in Rutland County between 2018 and 2036. The increase in housing will have a commensurate increase in population. As a result of the proposed growth in population and changing demographic circumstances, there will be additional pressures on social infrastructure including primary health care.
- 3.1.2 RCC have liaised with the CCG and produced an Infrastructure Delivery Plan (IDP) as part of the emerging Local Plan. Amongst other things, the IDP seeks to assess the implications of potential growth on health provision. This has involved ongoing engagement with the CCG and in turn Medical Practices within the County of Rutland.

The parties agree that:

- 3.1.3 The available capacity at existing medical practices that serve the current residents of Rutland County is currently insufficient to meet the identified increases in homes and resulting increases in population. Any increase in population will require a commensurate increases in GP practice facilities.
- 3.1.4 The proposed housing growth within the Local Plan could generate some 5,380 additional patients² between 2018 and 2036. Using National Health

¹ Based on the Standard Method for calculating housing need which identifies a requirement for some 130 homes per year. The plan allows for some 2,940 homes 2018-2036 in order to allow for flexibility in delivery.

² Assuming people 2.3 per household.

Service England (NHSE) standard calculations, this number of patients would require additional capacity. The exact calculation of floorspace will be assessed based on the scale of growth and the implications for each existing building.

- 3.1.5 The Infrastructure Delivery Plan (IDP) identifies the need for necessary primary care facilities arising from the levels of housing growth proposed in Rutland County between 2018 and 2036.
- 3.1.6 Improvements to primary care provision arising from development identified in the Local Plan can be delivered through extensions, expansion, relocation or reconfiguration of existing practices. Where required and feasible, the delivery of new primary care facilities will be explored – primarily at St George’s Barracks. Based on the proposed quantity and distribution of growth and an assessment of potential capacity, financial contributions could be spent at a wide range of existing primary care facilities³.
- 3.1.7 Given that patients have freedom of choice and to provide flexibility this list is not prescriptive or exhaustive and other facilities may be expanded using financial contributions⁴. In order to maintain a flexible approach that responds to prevailing circumstances at the time of delivery of development both parties will continue to engage throughout the development process in order to identify and fund the most appropriate solution.
- 3.1.8 Both parties will continue to work collaboratively on joint initiatives such as ‘One Public Estate’ and effective use of public sector property in Rutland.

3.2 Requirements arising from St George’s Barracks New Garden Community

The parties agree that:

- 3.2.1 The proposed development at St George’s Barracks will result in increased demand for primary care facilities. The short term solution for meeting need will utilise existing facilities⁵ (to be agreed between Rutland County Council and the Clinical Commissioning Group). The provision of a new facility ‘on-site’ at St George’s Barracks is the preferred longer term solution.
- 3.2.2 Both parties agree to explore a robust approach to the delivery of a potential new health and wellbeing centre at St George’s Barracks as part of a local

³ Current facilities are found at Oakham Medical practice, Uppingham Surgery and Empingham Medical Centre with potential delivery at Rutland Memorial Hospital.

⁴ Where this is necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

⁵ Likely to be at Empingham but other options will be considered to provide flexibility.

neighbourhood centre. The scale and design of any new facility will involve a full design process for the new building based on NHSE standards. Development will involve consultation and agreement between the Local Planning Authority, East Leicestershire Clinical Commissioning Group and site developers.

3.2.3 The future management arrangements, including any rental value, will be subject to further agreement between Rutland County Council, EL&RCCG and the landowner / developer.

3.2.4 Policy H3 of the emerging Rutland Local Plan sets out a satisfactory Framework for the delivery of health care facilities.

3.3 Proposed development at Stamford North

3.3.1 Some 1,950 new homes are proposed at land north of Stamford. 1,300 homes are proposed within the administrative area of South Kesteven (within the South Lincolnshire Clinical Commissioning Group area). 650 homes are proposed within Rutland County (within the East Leicestershire & Rutland Clinical Commissioning Group area). The location of the development and freedom of choice entails that residents may choose to register with practices in Stamford or Rutland.

The parties agree that:

3.3.2 Subject to further discussion with both EL&R CCG and South Lincolnshire CCG it is proposed that developer contributions would be made towards improved and enhanced primary care services in practices in Rutland County including, but not exclusively, those at Empingham. In order to maintain a flexible approach that responds to prevailing circumstances at the time of delivery of development both parties will continue to engage throughout the development process in order to identify and fund the most appropriate solution.

3.4 The amount, destination and timing of financial contributions required in order to deliver the necessary infrastructure

3.4.1 Financial contributions towards provision of new primary healthcare facilities resulting from growth will primarily be delivered through Community Infrastructure Levy for most developments, other than for St George's Barracks, where on-site provision is the preferred approach. This is considered separately in section 3.2 above.

3.3.3 Rutland County Council levies a charge on development through the Community Infrastructure Levy. The money raised seeks to fund infrastructure that the Council, local community and neighbourhoods need. The infrastructure on which CIL is spent is identified in a 'Regulation 123' schedule, which lists infrastructure projects or types of infrastructure that it intends to fund through contributions. The list includes 'New and expanded GP facilities'.

The parties agree that:

3.4.3 The level of financial contributions required to support the delivery of infrastructure identified in the 'Infrastructure Delivery Plan' will be informed by ongoing dialogue between the Local Planning Authority, East Leicestershire & Rutland Clinical Commissioning Group and site developers. The Infrastructure Delivery Plan is a 'living' document that can be updated in order to respond to changing circumstances and priorities for the delivery of infrastructure. Both parties agree to continue to work together to respond to the prevailing circumstances in order to identify and deliver primary care facilities.

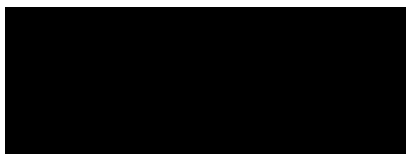
4.0 Map of the Strategic Area



Agreement

Signed on behalf of Rutland County Council

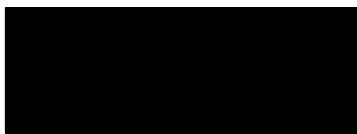
Mark Andrews



Chief Executive

Signed on behalf of East Leicestershire and Rutland Clinical Commissioning Group

Andy Williams



Chief Executive LLR CCGs

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