

PLYMOUTH LOCAL DEVELOPMENT FRAMEWORK PROPOSED HEALTH-RELATED DEVELOPMENTS IN DEVONPORT

Introduction

Proposals are currently being considered to locate two health-related developments adjacent to the existing Cumberland Centre in Devonport. These two developments are a new GP surgery and a Dental Training School which forms part of a South-West Peninsula wide group of facilities.

Location of Developments

Options are being considered to locate the facilities on two parcels of land behind the Cumberland Centre.

The first parcel of land abuts the boundary fence adjacent to the Brickfields and consists of about one and a half acres, currently in the ownership of Plymouth City Council. The City Council has indicated that they would consider releasing this land for development. Due to the space requirements for the two buildings, the need to encroach across the boundary fence onto existing public open space is also being considered. This aspect will be explored in preparing the Development Control Plan and would obviously be included in any outline planning application.

The second parcel of land lies within the existing Cumberland Centre boundaries, where consideration is being given to demolishing two existing buildings, currently in the ownership of the Primary Care Trust, to make way for the proposed new developments.

Assuming that both developments do go ahead on the Cumberland site, it is not yet clear how the buildings will be sited on the land parcels that might be available. This will be the subject of a Development Control Plan that is currently being commissioned.

Informal discussions have taken place on-site with Development Control officers at the City Council who have indicated that there would be no objections in principle to the development of the site, subject to the approval of detailed plans.

Proposed GP Surgery

The case for improved primary care services in Devonport has been clearly demonstrated. The range of services to be provided in the proposed new GP surgery are being developed in consultation with the Devonport Regeneration Community Partnership. Locating the surgery adjacent to the Cumberland Centre site would bring some synergy with the services already provided there and there are also plans to reconfigure services at the existing

Cumberland Centre to meet the aspirations of the local community for improved health services.

A new surgery is also required to increase the available capacity for Primary Care Medical Services as the area will see an increase in population from the housing developments in both the Devonport and Millbay areas.

The proposed building is likely to be in the region of 1000 square metres, probably across two floors.

Peninsula Dental Training School

The Peninsula Dental School will be the joint responsibility of the Universities of Exeter and Plymouth offering a joint BDS degree. Governance and programme validation mechanisms will mirror those successfully in place for the Peninsula Medical School. The south-west competed nationally to win this facility for the area and hence there is considerable political backing for the new facility. New facilities are required by September 2008.

This is the first new dental School to be built nationally in over 20 years. The School will be centred on Plymouth, with Plymouth University providing the University campus site, co-located with students of medicine and other health professions. Clinical experience will be gained in three outreach facilities: A major community facility developed within the Plymouth New Deal for Communities area at Devonport and related facilities in Truro and Exeter.

Although the primary focus of the School will be on provision of optimal undergraduate education and training, research will also be encouraged. Postgraduate provision will be integrated with the existing Peninsula Postgraduate Health Institute, joint of the Medical School and Faculty of Health and Social Work that offers multidisciplinary modular masters programmes, professional doctorates and research degrees. The dental school will provide an option for patients to access dental services to both the local and wider population.

The proposed building in Devonport could be up to 4000 square metres, across a number of floors.

The Planning Process

The land adjacent to the Cumberland Centre is the favoured site for the proposed new GP surgery. It is also a strong contender for the Peninsula Dental School but a number of alternative options are also being considered.

An initial feasibility study has been prepared, to provide an indication of what could be fitted on the site and a more detailed Development Control Plan is being commissioned. Development Control have indicated their preference for an early outline planning application, together with a traffic impact assessment.

Archaeological and topographical surveys have already been conducted on part of the proposed site and a full geophysical survey is being commissioned.