

**AREA  
MEETING  
  
REPTON**

**AGENDA  
AND  
REPORTS**

**Wednesday, 1st February 2006**

**WOODVILLE INFANT SCHOOL,  
HIGH STREET,  
WOODVILLE**

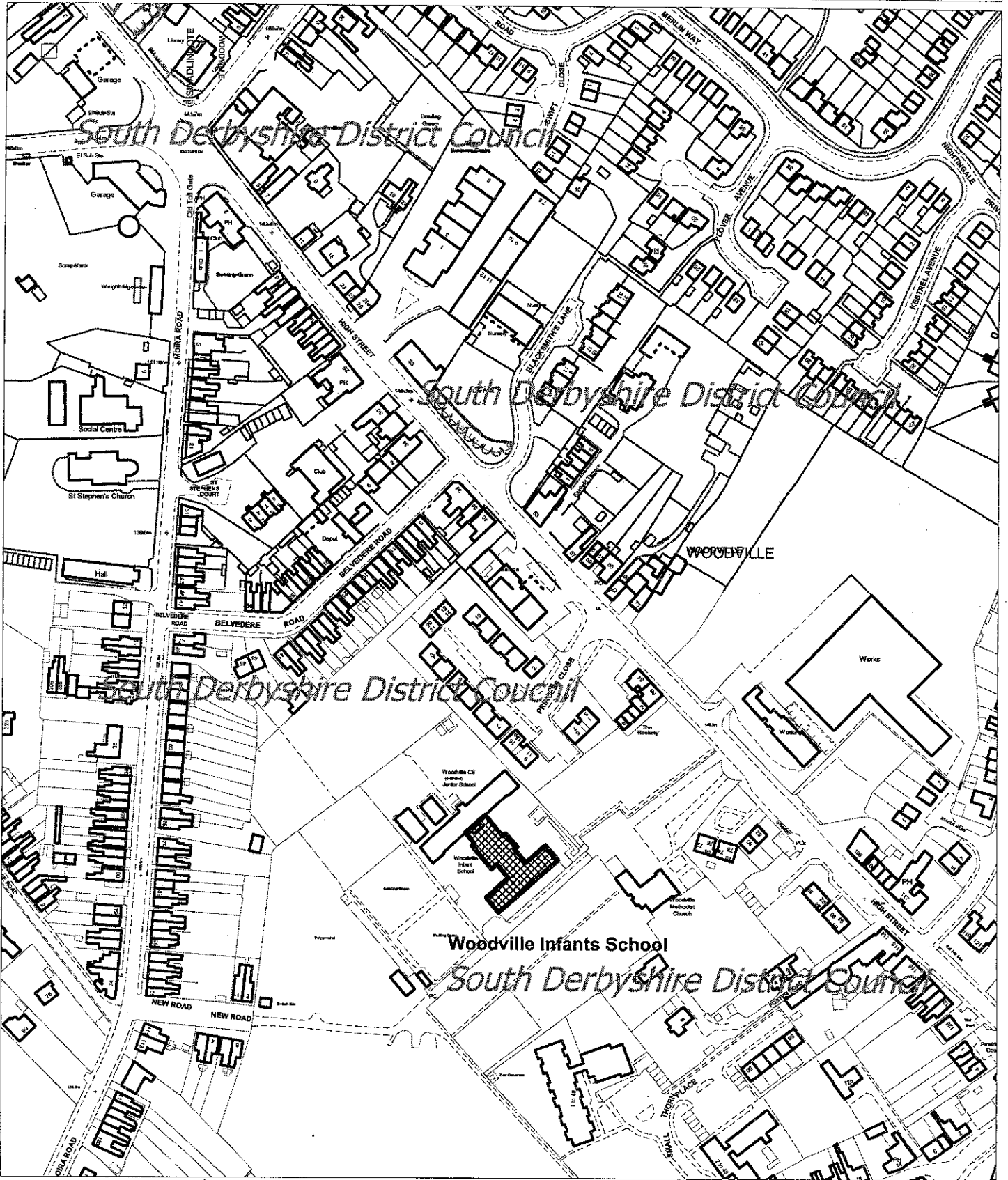
**7.00 p.m.**

## OTHER FORTHCOMING MEETINGS OF THE COUNCIL:

Environmental & Development Services	Thursday, 2nd February 2006
Housing & Community Services	Thursday, 9th February 2006
Corporate Scrutiny	Monday, 13th February 2006
Development Control	Tuesday, 14th February 2006
Community Scrutiny	Monday, 20th February 2006
Finance & Management	Tuesday, 21st February 2006
Overview	Monday, 27th February 2006
COUNCIL	Thursday, 2nd March 2006
Development Control	Tuesday, 7th March 2006
Environmental & Development Services	Thursday, 9th March 2006
Housing & Community Services	Thursday, 16th March 2006
Finance & Management	Thursday, 23rd March 2006
Community Scrutiny	Monday, 27th March 2006
Development Control	Tuesday, 28th March 2006
Corporate Scrutiny	Monday, 3rd April 2006
Overview	Monday, 10th April 2006
COUNCIL	Thursday, 13th April 2006
Environmental & Development Services	Thursday, 20th April 2006
Etwall Leisure Centre	Monday, 24th April 2006
Development Control	Tuesday, 25th April 2006
Housing & Community Services	Thursday, 27th April 2006
Finance & Management	Thursday, 4th May 2006
Community Scrutiny	Monday, 8th May 2006
Corporate Scrutiny	Monday, 15th May 2006
Development Control	Tuesday, 16th May 2006
Overview	Monday, 22nd May 2006
ANNUAL COUNCIL	Thursday, 25th May 2006
CIVIC COUNCIL	Friday, 26th May 2006

Area Meeting Venue

Woodville Infants School High Street Woodville



**South Derbyshire District Council  
Policy and Economic Regeneration**

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Date Plotted 13/9/2005



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## SOUTH DERBYSHIRE DISTRICT COUNCIL

### AREA MEETING

(covering Bretby, Hartshorne,  
Newton Solney, Repton, Willington  
and Woodville)

## REPTON

Meeting to be held at  
Woodville Infant School  
High Street,  
Woodville  
on Wednesday, 1st February 2006  
at 7.00 p.m.

(Light Refreshments will be available at 6.30 p.m.)

### Members:

District Councillors: Councillor Taylor (Chair) and Councillor Bladen (Vice-Chair) and  
Councillors Bell, Ford, Mrs. Hood, Isham, Jones and Mrs. Wheeler

County Councillors: Councillors Jones and Southerd.



## BUSINESS

1. Apologies for absence.
2. To note the Minutes of the Meeting held on 9th November 2005 (copy herewith).
3. Chair's Announcements (if any).
4. Report back on issues raised at the last Meeting.
5. Public Question time and suggestions for future local discussion items.
6. Date of Next Meeting.

### Community Items

7. Budget 2006/07 Overview.
8. Corporate Plan 2006/09
  - Feedback on Consultation
  - Consultation on 2006/07 Proposals

REPTON AREA MEETING

9th November 2005

**PRESENT:-**

**District Council Representatives**

Councillor Taylor (Chair), Councillor Bladen (Vice-Chair) and Councillors Bell, Ford, Mrs. Hood and Mrs. Wheeler.

Mr. M. Alflat (Director of Community Services), Mr. N. Betteridge (Democratic Services Officer) and Mr. B. Jones (Helpdesk).

**Derbyshire County Council Representatives**

County Councillor A. Jones.

G. Moyes (Democratic Services Officer).

**Derbyshire Constabulary**

Inspector S. Fairbrother.

**Parish Council Representatives**

D. Buchanan (Newton Solney), R. Paulson and J. Shortt (Repton), P. Ricketts (Willington) and R Statham (Woodville).

**Members of the Public**

H. Banton, H. Blackhall, D. Cope, J. Cownie, M. Coxon, A. Gillespie, G. Holmes, G. Johnson, A. Kimber, P. Laughlin, A. Mayger, J. Orme, T. Orton, P. Rainey, M. Ross, G. Savage, B. Sharratt, G. Varty, K. Vincent, C. Warner, A. Webster, A. Worley and P. Worley.

**APOLOGIES**

Apologies for absence from the Meeting were received from District Councillor Isham, D. Adams, A. Gifford, J. Stamford, P. Yates and Mr. D. Tysoe (County Secretary).

RA/10. **MINUTES**

The Minutes of the Meeting held on 24th August 2005 were received and noted.

RA/11. **PRESENTATION BY THE PRIMARY CARE TRUST**

Nina Ennis, Chief Executive of the Derbyshire Dales and South Derbyshire Primary Care Trust (PCT), addressed residents on the development of Primary Care Services in the Hilton, Willington, Etwall and Repton areas. Action was necessary due to the growing population, a plan to increase services available locally and insufficient space in existing facilities. She advised that patient numbers had increased by 500 during the previous six months. The current provision was outlined. Repton Health Centre provided an office base for approximately 60 staff together with some direct services. The GP practice at Willington was very cramped and was less than 50% of the minimum space suggested by the Department of Health for a practice of this size. Wellbrook

Medical Centre was a newly built GP surgery with limited space for development.

It was proposed to replace both the GP surgery and Repton Health Centre with a new primary care centre in Willington. It was intended to work with community transport providers to facilitate access to health care, wherever possible. A range of services would be developed in the new centre but at the present time, there was no definitive timetable.

Key issues on the proposals related to the additional services which would be of benefit in the community and whether all new services should be based in the new centre at Willington, or whether some should be provided from Hilton and Willington. This would be the last consultation exercise to be undertaken and a full report would be submitted to the Public Board Meeting on 23rd November 2005.

A resident expressed disappointment that so few people were aware of the proposals. The Chief Executive of the PCT advised that attempts had been made to provide information and a previous meeting had been advertised in the local press. It was queried whether the area of land at the Castleway, Willington was the only site which had been considered and the Chief Executive advised that several comments had been made relating to the suitability of the site and these would be reported to the Board. District Councillor Mrs. Wheeler referred to the 60 quality jobs which would be relocated from the Repton site and requested consideration to be given to a site in Willington rather than in Hilton. The Chief Executive advised that some posts may be moved to the Swadlincote site but expressed a wish that people should be based locally. District Councillor Ford considered that the Castleway site would not be suitable for everyone but felt that wherever the facility was sited, dental provision was paramount. Further factors expressed by residents in any final decision related to the availability of transport and adequate car parking provision. The Chief Executive confirmed that these matters would be covered in any planning application submitted.

It was reported that at a meeting of Willington Parish Council on 8th November 2005, the need to consider other sites was raised and it was felt that a more central facility would be welcomed. In response to a query relating to other sites, the Chief Executive advised that other sites had been considered and economic factors had been taken into account. A resident referred to transport matters and a report from the Office of the Deputy Prime Minister on sustainable communities. He considered that with the current proposals, there would be problems relating to jobs, schools and health. In addition, a bus facility needed to be available.

The representative of Repton Parish Council expressed concern at the continued erosion of facilities in the village and the Chief Executive reiterated that a substantial amount of time had been devoted to consideration of alternative sites for clinical services. There was a clinical risk in the local environment and the current site was of insufficient size. District Councillor Ford felt that transportation links were vital and the facility needed to be appropriate for the majority of people in the area. The Chief Executive agreed with this view and expressed a wish for joined-up working with other agencies.



RA/12. **REPORT BACK ON ISSUES RAISED AT THE LAST MEETING**

With regard to wheeled bins being left on the pavement between collections, the Director of Community Services advised that if any refuse bins left on the street were causing an issue regarding an obstruction of the highway, the Council would approach the householder or pass the information on to the Highways Department of the County Council. The Council had no byelaws and was unaware of authorities in the surrounding area that had implemented these. Refuse operatives were instructed to return the bins from where they were presented for collection. Any residents who experienced problems with this matter were encouraged to report their concerns directly to Paul Evans, the Council's Direct Services Manager.

With regard to the removal of the post box from a wall at Butt Farm, Woodville, the Chair read the contents of a letter from the Royal Mail to residents. It was noted that the post box had been donated to the Sharpe's Pottery and Visitor Centre at Swadlincote.

It was noted that the travellers at Meadow Lane, Willington had now vacated the site. With regard to the differing number plates on traffic travelling from Toyota to NYK Associates, a resident advised that he had only witnessed one similar instance since the last meeting. In respect of the issue relating to parked cars on Station Road, Woodville, Inspector Fairbrother advised that this matter was under consideration together with HGV vehicles. Arising from this matter, District Councillor Mrs. Wheeler referred to the legality of foreign vehicles parking in lay-bys. Inspector Fairbrother advised that similar issues had been raised in respect of vehicles parking at the Mickleover Court Hotel and in other areas and this was currently under investigation.

Arising from the matter relating to traffic travelling from Toyota, a resident referred to the possibility of the provision of traffic lights at peak times on the A50/A38 Toyota island. In this regard, it was understood that a recent study had been undertaken and this would be investigated accordingly.

Details of issues raised at the last meeting pursued by the County Council were also circulated to residents. With regard to the construction of a route from Ashby Road to Moira Road and its continuation into Swadlincote, the Chair requested that this should be referred back to the County Council for further consideration as the responsible Highways Authority.

With regard to the 20mph safety zone outside Woodville Infants and Junior School, it was reported that a puffin crossing and adequately highlighted school signs had already been provided. The County Highways Authority felt that a school safety zone with 20mph signs were unlikely to prove viable due to congested and slow speeds in any event. The Chair considered that this was partly true but expressed significant concern at the nearby development in progress. This would remove the existing parking provision with the resultant effect likely to promote free flowing traffic. In the circumstances, he felt it was essential that parking conditions were reviewed in the area in the interests of the safety of school children.

**RA/13. PUBLIC QUESTION TIME AND SUGGESTIONS FOR FUTURE LOCAL DISCUSSION ITEMS**

A resident referred to recent media reports on speed cameras and enquired whether the sites within the district would now be reviewed. Inspector Fairbrother advised that locations for mobile cameras were chosen mainly on the basis of complaints regarding speeding supported by the relevant injury accident statistics. Queries had been raised relating to several locations and questions could be logged through the website [www.slowitdown.com](http://www.slowitdown.com). Inspector Fairbrother reiterated that he still wished to pursue a community speedwatch scheme involving members of the public. Councillor Ford advised residents that the location of forthcoming mobile speed cameras were also printed in the local press.

The representative of Repton Parish Council expressed concern at vehicles parking outside the post office in Repton, causing a major obstruction on this narrow section of the highway. Inspector Fairbrother confirmed that he would issue an instruction to enforce any illegal parking in this vicinity. However, he advised residents that blue badge holders were entitled to park on yellow lines.

The representative of Newton Solney Parish Council enquired whether speed monitoring was possible in the vicinity of Newton Solney. Inspector Fairbrother understood that surveys had recently been undertaken in this location and he would ascertain details of any survey and results. He reported that certain requirements were necessary for speed survey locations.

The representative of Woodville Parish Council expressed concern at the lack of presence of a Beat Officer which he had raised on previous occasions. In particular, he advised of problems on the recreation ground which required attention. The Chair expressed his support of the work and achievements of the Beat Officer in Woodville during the previous 12 months. There were difficulties with a perceived lack of presence and visibility and the Chair acknowledged the many pressures on his time. Inspector Fairbrother also considered the particular Beat Officer to be a success and emphasised that more Police Community Safety Officers would be in evidence shortly, with appropriate powers. These would be organised into neighbourhood teams and hopefully, there would be direct liaison between Parish Councillors and Beat Officers. Inspector Fairbrother reported that South Derbyshire had been classed as the second safest area in the county.

A resident referred to access for the disabled at Willington Station and advised that funding of £370 million was available on a nationwide basis from Central Government towards disabled access provision. It was agreed to pursue the possible availability of funding with the relevant operator.

A resident referred to the efforts of Derbyshire Wildlife Trust to acquire the gravel pits at Willington and convert them into a nature reserve. The Chair advised that he would be attending a meeting with the Derbyshire Wildlife Trust in the future and would report further at a future meeting.

It was reported that at the next Area Meeting, a presentation would be made on the Council's budget proposals.

RA/14. **DATE OF NEXT MEETING**

It was reported that the next Area Meeting would be held during January/February 2006 and residents would be advised of the date in due course.

RA/15. **CORPORATE PLAN**

The Director of Community Services introduced this item and explained the importance of the Corporate Plan and the consultation exercise being undertaken. This was residents' opportunity to shape where District Council funds were spent. He explained that the District Council's Members and Officers had devised six themes, each with two priorities. Residents' feedback was sought to shape these priorities and hopefully to condense them into three or four key priorities. Council spending in some areas might be reduced or even withdrawn, whilst for other areas, levels of resources would be increased. A questionnaire had been circulated and the Council sought a thoughtful response from residents to ascertain priorities. Following the consultation, a further report would be provided to the next round of Area Meetings.

The Director of Community Services confirmed the importance of the Corporate Plan, which set out the ambitions for South Derbyshire, the plans and priorities for delivering improved services and a framework for partnership working. The new style document had better links with the Community Strategy, a new Vision for South Derbyshire, with six cross cutting themes and a clear indication of the challenges to be faced, priorities and action areas.

The presentation then looked at the detail of each of the six themes. They comprised You at the Centre, Safe and Strong Communities, Prosperity for All, High Quality Services, Rural South Derbyshire and Strong in the Region. The presentation concluded by looking at the next steps, following the community consultation. The Council would develop detailed proposals, consult, short list and then agree the final Plan, linked to the budget. The Director of Community Services added that this new Corporate Plan was different to its predecessors and was the most inclusive that the Council had produced. The consultation being undertaken was real and the document would provide the way forward in delivering Council services over the next three years.

The Chair encouraged residents to complete the questionnaire and thus have an input into the future priorities of the Council.

S. TAYLOR

CHAIR

The meeting terminated at 8.45 p.m.



**SOUTH DERBYSHIRE DISTRICT COUNCIL**

**REPTON AREA MEETING**

(Covering Bretby, Hartshorne, Newton Solney,  
Repton, Willington and Woodville)

**REPORT BACK ON ISSUES RAISED AT THE LAST MEETING**

At the Repton Area Meeting held on 9th November 2005 at Willington Village Hall, a number of issues were raised. These issues are listed below, together with progress made to date:-

ISSUES	PROGRESS	ACTIONED BY
1. Use of differing number plates - traffic travelling from Toyota to NYK Associates.	Police agreed to monitor. There have no further instances of this reported since the last meeting.	Inspector Stephen Fairbrother
2. Cars and HGV vehicles parked illegally in Station Road, Woodville.	Police agreed to monitor and report back.	Inspector Stephen Fairbrother
3. Vehicles parked illegally outside the Post Office in Repton (area known as The Cross).	Police agreed to monitor, action and report back.	Inspector Stephen Fairbrother
4. Parking of lorries in laybys.	Police agreed to monitor, action and report back.	Inspector Stephen Fairbrother
5. Details of the results of previous traffic speed surveys in Newton Solney.	Police agreed to provide information.	Inspector Stephen Fairbrother
6. Provision of traffic lights on the Toyota Island.	Following the discussion at the last Meeting, the Highways Agency was requested to provide information on this matter. Their response is set out in Appendix 1 to the report.	Frazer Powell Democratic Services Officer (01283 595709)

<b>ISSUES</b>	<b>PROGRESS</b>	<b>ACTIONED BY</b>
7. Disabled Access at Willington Railway Station	The question of the provision of central government funding for disabled access at Willington Railway Station has been raised with Central Trains. Their response is detailed in Appendix 2 to this report.	Frazer Powell Democratic Services Officer (1283 595709)
8. Construction of a highway route from Ashby Road to Moira Road continuing into Swadlincote.	Matter referred back to Derbyshire County Council for further consideration as the responsible Highways Authority.	Environmental Services at Derbyshire County Council are investigating the request.
9. Review of parking conditions in the area of Woodville Infants and Junior School, Woodville.	Matter referred to Derbyshire County Council as Highways Authority to review parking conditions in the interests of the safety of school children.	Environmental Services at Derbyshire County Council are investigating the request.
10. Presentation by Chief Executive of the Derbyshire Dales and South Derbyshire Primary Care Trust (PCT) on the development of Primary Care Services in the Hilton, Willington, Etwall and Repton areas.	A copy of the report to the Derbyshire Dales and South Derbyshire PCT Board Meeting on 23rd November 2005 on the development of primary care services in the Hilton, Willington, Etwall and Repton areas together with a minute extract from the Board Meeting is attached as Appendix 3 to this report.	Derbyshire Dales and South Derbyshire PCT

## APPENDIX 1

Following the request at the last Area Meeting, the Highways Agency has been contacted and has advised that as part of a continuing programme to improve safety and journey time reliability, a number of improvements and changes to traffic conditions at the A50/A38 junction, Willington, Derbyshire are proposed. In summary the proposal includes:-

- Reducing the speed limit around the roundabout to 40 mph.
- Constructing a new dedicated slip road from the Toyota car plant to the northbound A38 on slip.
- New lane markings to reduce uneven queuing in peak hours and guide drivers around the gyratory
- Additional signing and safety works to better inform drivers and reduce the potential for accidents.

The Highways Agency has advised that Traffic Regulation Orders (TRO's) are about or have already been published as a necessary step to the legal adoption of the proposals and all members of the public will be able to comment on the TRO's. It was anticipated that the TRO's would be published in the second part of January 2006.

Comments on the proposal were requested to be made by 31st January 2006 to:-

Route Manager  
A50/A38 Junction Improvements  
Connect Road Operators  
Watery Lane  
Scropton  
Derbyshire DE65 5PL





## APPENDIX 2

The Department of Transport (DfT) has available funding of £370 million, known as "Access for All". This will provide funding over the next 10 years to improve facilities at Stations for disabled passengers across the rail network in the United Kingdom. The DfT is currently prioritising those stations for investment in the next three years. The prioritisation process will focus on the usage of a station and the numbers of disabled individuals living in that region. It will also take into account special circumstances such as disabled schools located locally and the lack of other accessible stations in the area.

The DfT has advised that the stations for investment in the first three years have not yet been finalised, but from the consultation, Willington is currently not included in the list identified for this investment. Passenger usage according to the DfT is less than 20 people per day and for this reason it has not been included. The prioritisation for investment after the first three years will be undertaken at a later date, and the DfT has confirmed that the situation will be assessed again at that time.



**Board 05/189 The Development of Primary Care Services in the Hilton, Willington, Etwall and Repton Areas – Response to the Public Consultation**

The Board received a paper setting out the results of a consultation exercise that had been undertaken in the Hilton, Willington, Etwall and Repton areas regarding the provision of primary care services in those areas. The paper also highlighted 7 key issues that the consultation had raised and presented comments on each. The paper asked Board to:

- Note the process of the public consultation and its outcome.
- Approve the relocation of the services within the Repton health centre and Willington general practice to a new site in Willington. In doing so, the Board was asked to note that the preferred site remains the Castleway site and discussions will be progressed with the Diocese. However, in light of comments received during consultation the alternative sites identified will be investigated as they were not available on the market at the time of the previous land search.
- Approve the continued development of the scheme for submission as part of Tranche 2 of the Southern Derbyshire LIFT programme.

The Board gave consideration to the consultation results and the issues raised. As with the previous item the Board considered issues around transportation and joint working. After due deliberation the Board agreed the proposals outlined above.



**BOARD MEETING 23<sup>RD</sup> NOVEMBER 2005**

**THE DEVELOPMENT OF PRIMARY CARE SERVICES IN THE HILTON, WILLINGTON,  
ETWALL AND REPTON AREAS**

**RESPONSE TO THE PUBLIC CONSULTATION**

**1. Summary**

The purpose of this paper is to report on the outcome of the public consultation regarding the PCT's proposed development of Primary Care Services in the Hilton, Willington, Etwall and Repton areas. Members will recall the approval of the public consultation at the July Board meeting, and the subsequent launch of a 3 months consultation on 5<sup>th</sup> August 2005.

**2. Introduction**

The proposal was drawn up in the context of the previously identified health needs in Derbyshire Dales and South Derbyshire and the PCT's Primary Care Strategy. The PCT had already consulted upon and gained public support to create primary care centres in Ashbourne and Swadlincote town centres. The vision was to now develop a primary care centre for the people living in the middle of the PCT area. Neither of the existing facilities in Repton or Willington had sufficient space on site to enable a primary care centre to be built to deliver quality services to these communities. A land search was conducted and several sites investigated with the preferred site being land currently owned by the Diocese. Negotiations with the Diocese have not taken place in any detail, awaiting the outcome of this consultation process.

**3. Context - The PCT's Primary Care Strategy**

The PCT has recently agreed a strategy for Primary Care. This recognised that the needs and expectations of the public are changing. The DH has also over the summer consulted upon the public's views for services outside of an acute hospital setting. This will result in a White Paper before Christmas setting out the plans for these services. Some of the discussions have been around seeking more choice of providers, easier access at times convenient to them, for example weekends and early evenings, a possible option to register at more than one GP practice or a move away from a registration system completely and access to services closer to home that have traditionally been provided in a hospital. The role of the GP is also gradually changing to an expert diagnostician and complex case manager, rather than directly providing the full continuum of care with other professionals taking increasingly larger roles, for example, practice nurses, long term conditions matrons and pharmacists.

It is essential that the PCT grasps these opportunities to deliver services in the community and first class facilities and staff will be needed to meet increasing public expectations. This will require a greater mix of skills within practices; links with voluntary sector and social care professionals, with co-location of services wherever possible to aid communication.

This proposal is in line with the overall strategic vision of the PCT and is consistent with the anticipated changes in the forthcoming White Paper.

#### **4. Developing the Consultation Document**

The range of services currently provided through the Health Centre at Repton was identified. Consideration was given to the services that could, potentially, be delivered from a new primary care centre and views were requested on which services would be of benefit in the local community.

The GP surgery had also indicated that they would also relocate into a new facility which would give them additional room to develop to meet the needs of the population as it increases through new housing locally. The current building provides only 48% of the minimum space suggested by the Department of Health for a GP practice serving around 8,300 patients.

The Wellbrook Medical Centre at Hilton is also planning to expand in the near future to meet the needs of its increasing population. Views were therefore sought as to whether all new services should be based at a single centre in Willington or whether alternative models that allowed some services to be delivered from Hilton and some from Willington would be preferred.

#### **5. Consultation Process**

The consultation process included the following elements:

##### **5.1 Consultation documents**

Full and summary versions were widely circulated, and attracted some press coverage.

##### **5.2 Consultation meetings**

Organisations being consulted were invited to have a PCT representative to take part in meetings to give a presentation on the proposals. There was a poor uptake of this invitation although the Chief Executive has presented the proposals to the Local Authority Repton Area meeting on 9<sup>th</sup> November 2005, and a separate meeting has been held with two of the local councillors. An initial meeting of a project group was held on 5<sup>th</sup> September 2005 to which were invited representatives from the Willington and Hilton surgeries and Repton Health Centre staff.

An informal meeting for members of the public was organised at the Willington Village Hall on 21<sup>st</sup> October 2005 and this was advertised in the surgery and surrounding areas and through a press article in the Burton Mail. Attendees at this meeting were also invited to put their names forward to form a user group

#### **6. Consultation results**

Attached are the responses received. All responses have been acknowledged as they have been received and a copy of this report and the outcome of the Board meeting will also be sent to all responders.

The comments received broadly support the PCT proposals. Some suggestions were made with regard to development of services and some concerns raised as summarised below. A small number of alternative sites were identified which were not available to the market at the time of the PCT/LIFT company land search. These will be fully investigated before any negotiations with the Diocese are progressed.

## 6.1 Services

Service	PCT Response
An approach has been made by Dr Gillham, dental surgeon who would be interested in investigating the potential of relocating his dental services into the new primary care centre.	The LIFT team are approaching Dr Gillham to discuss this further
An enquiry was made as to whether the pharmacy would be relocated into the new primary care centre	The LIFT team are approaching the pharmacy to establish their interest.
Additional physiotherapy, or osteopath services were requested during the consultation meeting at Willington Village Hall	The building will be flexibly designed so that a range of service could be offered on a sessional basis. As part of the PCTs continuing role in the commissioning of services consideration will be given to what services are needed by the local population. These will change over time as the needs of the population changes.
There is a long waiting list for paediatric OT in South Derbyshire and appropriate facilities to accommodate group sessions for this service have been requested.	The building will be flexibly designed to ensure such services can be accommodated.
Facilities for the deaf and hard of hearing were requested	The building will be flexibly designed to ensure such services can be accommodated. Work will continue through the project group to establish the exact range of services that can be sustained locally.

## 6.2 Issues

Issue	Response
Castleway is not currently served directly by a bus route and the walk from the existing village bus stop may prove difficult for some people.	The PCT will work with local bus companies and community transport providers to address this. Additionally car parking facilities will be taken into account at the design stage.
The entrance to the site is partially obscured to on-coming traffic and could prove hazardous	The LIFT company would work with the Local Authority planning officers to ensure that any hazards are overcome. The County Council as Highways Authority will be consulted as part of the planning application process.
There is a local perception that the land is prone to flooding	This would be taken into account at the design and planning stage.

<p>Concerns have been raised as to the design, size and height of the building and the impact it would have on the picturesque qualities of the area.</p>	<p>The exact size of the building is yet to be determined. The LIFT company policy is to design buildings in character with the surrounding area.</p> <p>The PCT would be happy to discuss plans at a formative stage with local residents and any remaining concerns can be raised as part of the planning permission process</p>
<p>Why is development not taking place within Hilton?</p>	<p>The site at Hilton was purchased privately by the GPs with regard to needing to expand in the future to meet the needs of the growing population for GP services. The PCT has already agreed with the Hilton GPs an extension plan based on the population growth estimates from the Local Authority.</p> <p>It is the responsibility of the PCT, and not the GPs, to provide other community services. Currently these are provided at Repton, which is inadequate and does not allow room for expansion.</p>
<p>Have other sites been considered, for example the power station site?</p>	<p>The PCT and the LIFT company had been working with local authority colleagues on a possible site within any redevelopment of the power station. Once the housing development was not supported by the Inspector's report the PCT decided it could not wait until the situation with the Local plan was resolved before service development could take place.</p> <p>A full search for alternative sites was commissioned within the Repton and Willington areas and the land at Castleway was identified as the preferred option by the GP practice.</p>
<p>The consultation shows a lack of strategic vision and sets out only a short term solution</p>	<p>This consultation relates to a small part of the PCT area and will provide a sustainable future for this local area.</p> <p>A full primary care strategy has been developed in which the plans for the whole of the PCT area are set out. Work is taking place within other geographical areas to ensure that all primary and community services are developed to keep pace with the rapidly expanding population.</p>

## 7.0 Outcome of Consultation

As a result of the consultation process and responses received it is recommended to the PCT Board that the process to design a primary care centre based at Castleway be taken forward.



## **8.0. Next Steps**

As part of the process of designing the buildings so that they can deliver the identified services, a project group has been set up consisting of service providers and stakeholders. Additionally attendees at the consultation meeting at Willington Village Hall were invited to give their names to become members of a user group to be involved in the detailed planning of the facilities. The project group and user groups will work with the LIFT company designers.

There is no firm timetable yet agreed for this development and although the diocese have agreed in principle to support this development negotiations over the purchase of land in Willington are yet to start in earnest. An investigation into the alternative sites identified will also be completed before any detailed negotiations begin with the Diocese. However it is still anticipated that the scheme will be put forward for Tranche 2 of the Southern Derbyshire LIFT programme, which currently has an anticipated timetable for reaching financial, close by April 2007, with building commencing on included schemes in the summer of 2007.

## **9.0 Recommendations**

The PCT Board is asked to:

- Note the process of the public consultation and its outcome.
- Approve the relocation of the services within the Repton health centre and Willington general practice to a new site in Willington.

The preferred site remains the Castleway site and discussions will be progressed with the Diocese however, in light of comments received during consultation the alternative sites identified will be investigated as they were not available on the market at the time of the previous land search.

- Approve the continued development of the scheme for submission as part of Tranche 2 of the Southern Derbyshire LIFT programme.

Comments Received in relation to The Development of Primary Care Services in the Hilton, Willington, Etwall and Repton Areas

Comment number	Received via	Comment(s)
W001	Phone	Request copy of Consultation Document
W002	Email	<p>I am not qualified to comment on the technical aspects of the report but am sure I share with many inhabitants of the village our delight at Willington being selected for the location of the centre. I understand that the current plans are for it to be sited in land adjoining the Old Vicarage, on the rhs of Castaway, as you leave the village.</p> <p>I have two comments on this.</p> <p>1/ Castleway is not currently served directly by a bus route, and the walk from the existing village bus stop to the site may prove difficult for some people.</p> <p>2/ The present entrance to the site, just after the canal bridge, is partially obscured when travelling by car up Castleway and may prove hazardous when used by larger numbers of vehicles. I believe it would be safer if an entrance were moved further up the road.</p>
W003	Reply sheet	Would a new GP Medical centre in Repton as well as Willington Surgery be a good idea? It would give patients choice and easier access for the elderly etc. of Repton. I am interested in relocating my dental practice to the new Health Centre. Dr A J Gillham, Dental Surgeon, Little Trodgers, Repton.
W004	Phone	Repton resident - transport to Willington currently difficult. Hope public transport will be taken into consideration, as taxis are very expensive as they come from Burton/Derby.
W005	Comments sheet	Due to the long waiting list for paediatric OT in South Derbyshire I am doing more group work. Running groups with my paediatric physiotherapy colleague. We are running a group in the Swadlincote Health Centre once weekly starting in November, however, ideally we need to be able to run a once weekly group in the Repton/Willington area. At present there is no suitable room in this locality. We would need a large room at least as big as the health ed room at Swadlincote clinic. A sink in the room and a floor that can be easily wiped. Community Paediatric Occupational Therapist (see also M008).
W006	Phone	Welcomes proposal but must have as many facilities there as practicable. The location would be fine for those with cars. Having fought for some time to get community transport to the new practice in Hilton, obviously concerned that this is a must.
W007	In Person	Concerned as lives and owns land adjacent to preferred site. Requested further information. Given copy of cons doc.
W008	In Person	Willington resident concerned about lack of public transport to proposed site, which would bring about a

		vast increase in private car usage. Entrance and exit from site appalling. Sent copy of cons doc.
W009	Reply sheet	We rent the land marked on your plan at Castleway. The visibility of the access from this site is very poor for the increased traffic movements entailed by your plans. If you decide to go ahead with a new central health/welfare centre on the Castleway at Willington we would suggest you look into putting an island in the road where the new gravel plant access road is situated and create an access into the field opposite this gravel access road.
W010	Reply sheet	Observations and discussions with our local community show very clearly that the Willington Vicarage site is most unsuitable for this major project. The extremely dangerous access near to the brow of the canal bridge on the busy A5132 main road would create an unnecessary risk and hazard to the many visitors and patients required to use this site. There is currently land on the south side of Castleway for sale with safe and easy access as well as the "Brownfield" site of the old metal factory on the much quieter B5008 road; this would be more convenient and better situated for the needs of the residents of Willington and the environs. Please therefore reconsider this location in the light of these salient facts.
W011	Reply sheet	The site by the Vicarage has an extremely dangerous turn in from the already busy A5132, from both Willington Village and Hilton directions. We suggest you look at other, less hazardous sites i.e. the top of Castleway where there is land currently for sale, the Power Station, the Old Metal Factory or land near Hill Farm. There are restrictions on the development of Glebe Land, causing huge delays whilst details are considered and also the future needs of the parish of Willington and its Church need to be considered.
W012	Letter	<ol style="list-style-type: none"> <li>1. Good prospects for Willington. Proposed site is not too far from village centre or the pharmacy</li> <li>2. Doctors appear to be in favour</li> <li>3. Willington is the practical solution for the location of a new base for all services, being central to the above areas</li> <li>4. Clinics for hard of hearing/deaf to discuss related hearing aid and hearing problems would be a welcome addition to the services currently offered.</li> </ol>
W013	Willington Public meeting 21.10.05	Concerns for people travelling from Repton etc. (1/2 miles) especially in winter. I hope disabled parking space will be covered – covered way to entrance from car park. ? Porters to take people to various areas. Site entrance is at a very lively spot near hump back bridge. Site floods!
W014	Willington Public meeting 21.10.05	Despite the concerns about access to the preferred site, I fully appreciate the benefits of being treated locally whenever possible, rather than having to visit Burton or Derby Hospitals. If the doctors are feeling cramped, stressed and hampered by the present situation, then the sooner we can give them cause for happiness the better!
W015	Letter	<ul style="list-style-type: none"> <li>• The consultation document states that there is a need for health services to meet the needs of local people. The largest and fastest-growing centre of population is at Hilton and yet the proposed site is at Willington, some 4 miles away. This will necessitate the majority of users of the service making journeys by car, which is inconvenient, if not impossible for the elderly and those with children. Even</li> </ul>

		<p>within Willington itself, most of the residents live to the east of the village, outside reasonable walking distance.</p> <ul style="list-style-type: none"> <li>• The transport infrastructure does not support the use of the proposed site. It is not on a bus route and is a lengthy walk from the nearest bus stop. The route from Hilton to Willington is clearly unsuitable for any increase in traffic, let alone coaches and buses.</li> <li>• The report refers to "meeting the needs of the population as it increase through the new housing locally". It is unclear exactly where this new housing will be in Willington, especially now that the plans for the development of the Power Station site have been shelved. The local development plan supports the development of housing in Hilton, rather than Willington.</li> <li>• There is no mention of a feasibility study being undertaken into the proposed change of use of this Glebe land. If this process had been followed, the proposal would surely have fallen at the first hurdle, i.e. access. The entrance to the proposed site is absolutely unsuitable for both access and egress. It joins the busy A5132 just below the brow of a hill and does not have minimum visibility splay, or a separate lane for turning right into the site. Traffic turning on and off this road is highly likely to result in accidents.</li> <li>• The map sent with the consultation document appears to be merely the scale of a road map, rather than an OS map or more detailed plan and is of very little practical use in identifying the true boundaries of the proposed site, neither does it show the existing rights of way to adjacent properties and land, which will need to be preserved.</li> <li>• As the policy of local authority is to build on brown-field sites wherever possible, this use of a Greenfield site, a village asset is definitely inappropriate. Could the PCT advise of other sites that have formed part of your study and whether the land currently for sale further up Castleway is under consideration, having more suitable access and space for expansion. Alternatively, has the former Power Station site been considered?</li> <li>• It is disconcerting to read in the early part of the consultation document that the "new site would be in Willington", which reads very much like a fait accompli – Shouldn't the decision follow the review? In addition the report states that the purpose of the consultation is "to ensure that as many services as possible are included in the development". Again, this implies that the only decisions yet to be taken are on the detail and the content of the facility, not its location.</li> <li>• It is concerning that the consultants involved in putting together the consultation document have not put their name to it. There is also no mention of the project going through the local planning process – at what point will this be done?</li> </ul> <p>There are many worrying features about this flawed proposal. I hope that the comments above are taken into account during the consultation period and that the comments of local residents are given due consideration.</p>
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W016	Reply sheet	<p>Will 'bigger' be 'better'? More space is obviously vital at this stage, but when NHS buildings get bigger, they become bleak, bewildering and barren for the patients. More services are offered but in a rigid, impersonal and uninspiring atmosphere. If we are to build a "health" centre (as opposed to a "sick" centre), patients need a marked climate of welcome, acceptance and beauty.</p> <p>Leave some existing beauty in situ – If the proposed site materialises, there are several well-established weeping-willow trees and flowering hawthorn at the edge of the canal. If you hack them down and take concrete down to the water's edge, you will destroy the tranquility of the canal at that point for all who use it with pleasure.</p> <p>Should Hilton centre be enlarged? Hilton is now so vast (and increasing) that it seems likely that they would overwhelm the proposed centre. Etwall, Findern and Repton are all expanding fast, as is Willington. Why not make Hilton Centre more independent, only calling in their patients to Willington for very specific and expensive tests? Enlarge or equip their centre to cope with most of their own needs.</p>
W017	Letter	<p>Attending the consultation meeting at Willington Village Hall – I would like to offer my support to the Derbyshire Dales and South Derbyshire PCT.</p> <p>It is essential that Willington Health Centre relocates to Castleway, giving the doctors and nurses more scope to carry out their work. The PCT's Primary Care Strategy 2.2 list is excellent.</p> <p>The chemist shop showing an interest in moving is a good step and better for the patients; not another journey to make.</p> <p>Regarding travel, I am sure arrangements can be sorted out for the other villages. I will be the lucky one and I do sympathise for the other patients. I look forward to hearing that the development goes ahead. If I can help in anyway please let me know.</p> <p>Lastly, my husband (Name given) also supports the development but was unable to attend your meeting.</p>
W018	Reply sheet	<p>The proposed site is away from the centre of the village and the main area of population.</p> <p>There is no public transport to this site.</p> <p>Access for traffic is very difficult, with restricted visibility in both directions.</p>

W019	Reply sheet	<p>The proposal to use land on Castle way is going out of the centre of the village and is not easy to get to on foot.</p> <p>Access would be extremely dangerous for vehicles entering and leaving the proposed land. Visibility is blind due to canal bridge.</p> <p>There is no bus route which goes up the Castle way</p> <p>It would cause extra pollution from increase in car use and/or the need to have public transport to and from a centre.</p> <p>The present surgery is central to the village and is on the bus route with the chemist facility across the road.</p>
W020	Letter	<p>I agree that the rapid population growth of this part of South Derbyshire necessitates additional primary care capacity merely to provide current services. I was pleased to read of the intent to consult on possible additional services. I believe that there are arguments for providing new services aimed at the needs to younger people. I would suggest that some discussion with John Port School (which serves all these communities for secondary education) would make sense. Some of their work on sexual health, for example, could be supported within the centre. I'd also welcome a stronger local presence in mental health. There clearly may be hospital outpatient services which could be carried out effectively locally -- I recall the discussion on services at the new Swadlincote clinic which touched on the balance of efficiency and convenience. These communities largely enjoy reasonably easy access to the City Hospital.</p> <p>I have suggested that the PCT be invited to the next round of area meetings in this part of South Derbyshire. These are attended by Parish Councillors and ordinary members of the public and often produce lively and thoughtful contributions. The district council organises them.</p> <p>I note the location tentatively chosen and regard it as reasonable. It is however outside Willington's village centre and may be less convenient for some village residents to reach, and certainly may inconvenience those coming to Willington from other villages using public transport. The PCT has previous experience from the relocation of Etwall practice. I am sure that Community Transport can assist, as may the bus company, which serves most of this area -- Trent Barton -- if minor route realignments are required.</p>

		<p>Finally, I'd assume that a more detailed specification would be drawn up for discussion in a workshop setting after this consultation. While I regard it as important to press ahead with this scheme while the PCT is still in being in its current form (so that focus on the needs of this area is not diluted) a further discussion based around a firmer template would be valuable. (MP, South Derbys).</p>
<p>W021</p>	<p>Letter</p>	<p>In response to your request for the South Derbyshire District Council to comment on the Development of Primary Care Services in the Swadlincote area and the Hilton, Willington, Etwall and Repton area, a report was taken to the Housing and Community Services Committee on 6<sup>th</sup> October 2005. The committee gave your proposals a great deal of thought and the committee members views are summarised as follows:</p> <p><b>The development of Primary Care Services in the Swadlincote Area –</b> Concern was expressed over the proposals on the Woodville area. It was noted the need for additional services due to the growth of the urban core, but other wards such as Woodville was growing significantly and there had been no increase in doctors' facilities in those areas.</p> <p>It was not felt to be practical or sustainable for Midway residents to travel to a practice in Castle Gresley and that the existing Newhall, Swadlincote and Woodville surgeries are at full capacity so transfer to a more local surgery was not possible.</p> <p>The proposals were not in the interests of the community and he wished to see a solution with realistic improvements for the urban core.</p> <p><b>The development of Primary Care Services in the Hilton, Willington, Etwall and Repton areas –</b> There was concern that patients from the villages would struggle to get to the proposed facilities due to lack of public transport. Investment was required to overcome that situation as a matter of priority.</p> <p>Again, it was considered that the proposals didn't provide a sustainable solution to the provision of Primary Care Services in this area of South Derbyshire, particularly in view of the relocation of the Tutbury Surgery to which people around Hilton would currently use but may wish to transfer to South Derbyshire provision.</p> <p>It was suggested that the purchase of another site in Hilton should be considered and was unfortunate that the existing Surgery hadn't been planned with a future extension in mind.</p> <p><b>General comments –</b> In general it was felt that the report's recommendations were flawed and it was felt that there appeared to be no clear vision for the next 20 years and the proposals were not a strategic consideration but a short-</p>

		<p>term solution.</p> <p>Clearly the Members felt very strongly about the proposals with many of the Members reiterating the fact that many people would be adversely affected by the plans and would have great difficulty in accessing primary care services in their area.</p> <p>I trust that their comments will be helpful to the planning process and we look forward to receiving further news on the proposals.</p>
W022	Letter	<p>Support to proposed developments in the Hilton, Willington, Etwall and Repton areas. (Derbyshire Local Medical Committee)</p>
W023	Meeting of Repton Area committee meeting	<p>Pointed raised included:          Have any other areas of Willington been considered          Disappointment that so few people were aware of the proposals          In view of number of jobs that would move from Repton could Willington, rather than Hilton be considered          Dental provision is required          Adequate parking needs to be available          Concerns over availability of transport          Concern that the decision may be a 'fait accompli'          Willington Parish Council meeting on 8 November felt a need to consider other more central sites          Repton Parish Council concerned about erosion of services within Repton.</p>