



## Site Options Appraisal DRAFT

Shropshire Clinical Commissioning Group

## **Shropshire Cavell Centre**

### **Introduction**

NHS England have selected Shropshire CCG as a pilot area for the development of a new Cavell Centre. NHS Cavell Centres are in-community health and wellbeing buildings, offering a range of joined-up health and social care services, closer to home. The Centres form part of a national estates programme and are designed around a core primary care offering. They will promote the colocation of community services, outpatients, diagnostics and other NHS health services - in addition to third sector and Local Authority services (for example, social care and housing support), helping to support the wider determinants of health.

Currently there are 8 GP Practices involved within the project:

**Beeches Medical Practice**

**Claremont Bank Surgery**

**Mytton Oak Surgery**

**Radbrook Green Surgery**

**Belvidere Medical Practice**

**Marden Medical Practice**

**Marysville Medical Practice**

**South Hermitage Surgery**

In addition to the GP Practices identified above other potential partner organisations will deliver services from the site including both community, acute and voluntary sector providers.

The project is currently at the Project Initiation Stage and early consideration around site selection forms part of this stage. It is fundamental to know that there will be a suitable site available to take the project forward and that the site has the necessary characteristics to support the overall outcomes of the project. In addition to this the number of practices involved in the project will impact upon the size of the site required. It is therefore important to identify a site that works well, in terms of its location and proximity to the patient population that it is designed to cover.

## **Potential Sites (Long List)**

There are 8 sites that have been considered as a long list, potentially being suitable to locate the new facility.

The sites considered are:

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area</b>
1	<b>Meole Brace Park and Ride</b>	Hereford Road, Shrewsbury, SY3 9NB	3.404 hectares (8.41 acres)
2	<b>Pitch and Putt Golf Course</b>	Oteley Road, Shrewsbury, SY2 6QQ	1.62 hectares (4 acres)
3	<b>Shirehall</b>	Abbey Foregate, Shrewsbury	c4.05 hectares (c10 acres)
4	<b>Shrewsbury Business Park</b>	Shrewsbury Business Park - Phase 2, Anchorage Ave, Shrewsbury, Shropshire, SY26FG	Plots 0.08 – 0.2 hectares (0.2 – 0.5 acres)
5	<b>Shrewsbury South Urban Extension Land</b>	Oteley Road, Shrewsbury, SY2 6QH	4.2 hectares (10.4 acres)
6	<b>Freehold Development Site for sale</b>	Oteley Road, Shrewsbury, SY2 6QH	0.65 hectares (1.61 acres)
7	<b>William Farr House</b>	Mytton Oak Road, Shrewsbury,	2.22 hectares 5.5 acres
8	<b>Shrewsbury Hospital Land</b>	Rear of Mytton Oak Surgery	0.74 hectares TBC
9	<b>Future Development Land</b>		1 hectare TBC

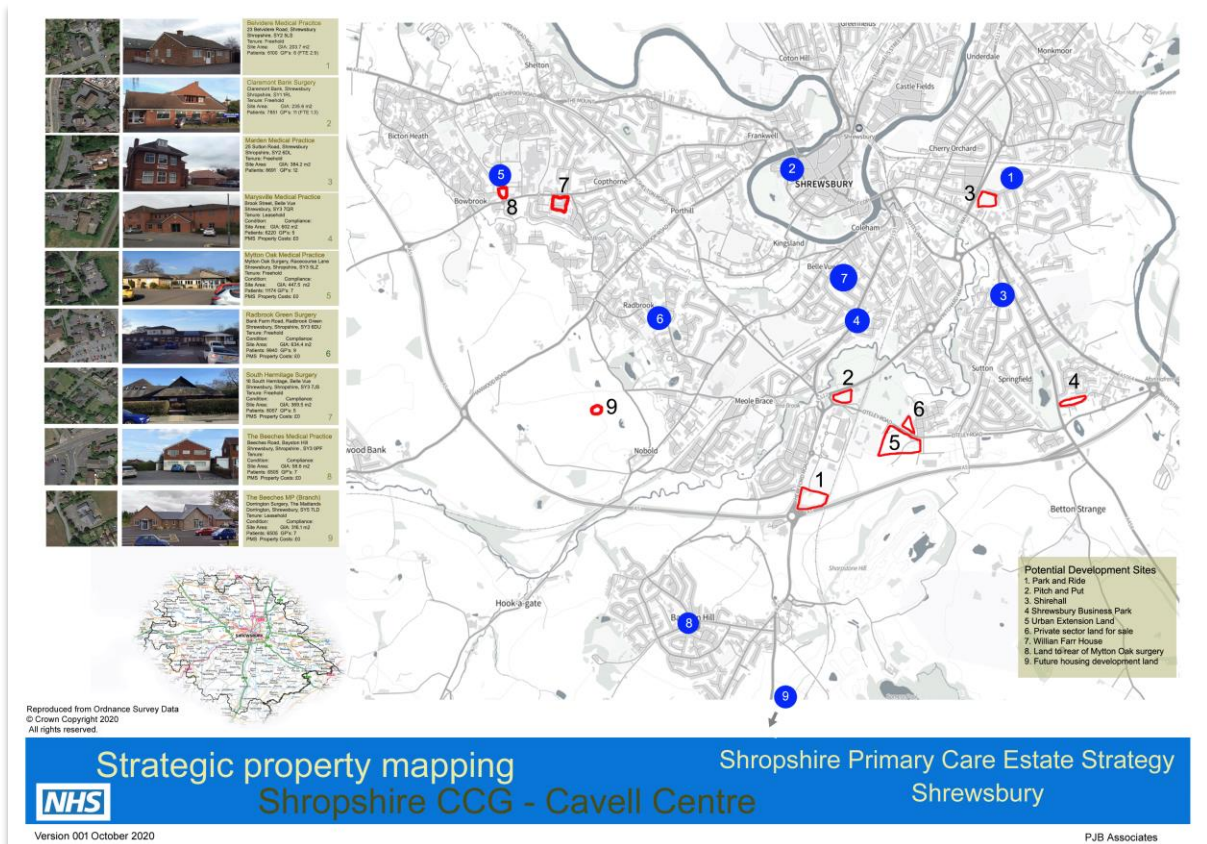
The sites have been identified through various routes. Shropshire Council has put forward four sites within their ownership, two potential NHS sites have been proposed, one site has been identified through discussions with the Local Planning Authority and enquiries were made with local and national land agents. The agents approached were:

- Cooper Green Pooks
- Monks Estate and Letting Agents
- DB Roberts Property Centres
- Miller Evans
- Halls
- Rapleys
- Towler Shaw Roberts

Responses were received from two agents, Rapleys and Towler Shaw Roberts, with two sites being identified, both of which sit within the Shrewsbury South Urban Extension area. These sites have been included as Sites 5 and 6 within the appraisal.



The map below identifies the potential site locations relative to the existing surgery locations.



## Site Ownership

The freehold ownership of the nine sites under consideration are held with various owners. The table below identifies the ownership each one.

Site Number	Site Name	Ownership
1	<b>Meole Brace Park and Ride</b>	Shropshire Council
2	<b>Pitch and Putt Golf Course</b>	Shropshire Council
3	<b>Shirehall</b>	Shropshire Council
4	<b>Shrewsbury Business Park</b>	Shropshire Council
5	<b>Shrewsbury South Urban Extension Land</b>	Private developer
6	<b>Freehold Development Site for sale</b>	Private developer
7	<b>William Farr House</b>	NHS Property Services
8	<b>Shrewsbury Hospital Land</b>	Shrewsbury and Telford Hospital NHS Trust
9	<b>Future Development Land</b>	Private developer/land owner

## **Site Details**

### **Site 1 – Meole Brace Park and Ride - 3.404 hectares**

Hereford Road, Shrewsbury, SY3 9NB



The site is owned by Shropshire Council and is currently used as a park and ride facility. The site is situated at the junction of the A5 and the A5112. It sits in close proximity to the Meole Brace retail park which contains Sainsbury's supermarket. There is currently no direct access from the main road and with the access being via a service road from the retail park.

### **Site 2 – Pitch and Putt Golf Course – 1.62 hectares**

Oteley Road, Shrewsbury, SY2 6QQ



The site is situated on the junction of the A5112 and the B4380 Oteley Road. The site sits next to the Bannatynes Health Club and was formerly the Pitch and Put course to the main golf course which it also sits adjacent to. There is currently no direct access to the site from the main road. The Council has identified part of the site for other development.



### Site 3 – Shirehall - c4.05 hectares

Abbey Foregate, Shrewsbury



The site is currently owned and occupied by Shropshire Council. The Council are looking to re-locate their headquarters by 2023 and make the site available for development. The site will ideally not be cleared it will be sold as is. Discussions as to whether the interested parties looking to purchase the site for residential would agree to relinquishing a portion for NHS.

### Site 4 – Shrewsbury Business Park - Plots 0.08 – 0.2 hectares

Shrewsbury Business Park - Phase 2, Anchorage Ave, Shrewsbury, Shropshire, SY26FG



The site is owned by Shropshire Council and is part of the Shrewsbury Business Park site. An option agreement with a local developer allows them to draw down (buy) plots from SC and build out. If the developer will agree plots can be opted out of the agreement. Access to the site is from Wenlock Road to the east or through the Business Park service roads to the west.

**Site 5 – Shrewsbury South Urban Extension Land – 4.2 hectares**  
Oteley Road, Shrewsbury, SY2 6QH



The land is part of the Shrewsbury South Urban Extension and is on the market for sale in various parcels. It is marketed as Unique Commercial Development opportunity with land for sale or design and build, suitable for a variety of commercial uses (Subject to Planning). It is adjacent to Shrewsbury FC stadium, Wyevale Garden Centre and a new proposed Waitrose. The site is also close to Meole Brace Retail Park and Shrewsbury Business Park. The land is being marketed by Towler, Shaw and Roberts. The site has been discussed with them and an indicative value of between £325,000 and £350,000 per acre has been indicated. There is a requirement for a service road to be installed, however, the developer will be completing these works.



### Site 6 – Freehold Development Site for sale – 0.65 hectares

Oteley Road, Shrewsbury, SY2 6QH



The site located on the B4380 Oteley Road is currently on the market for sale as a development site, marketed as land for general retail or commercial. Located opposite Percy Thrower's Garden/Retail centre, new Aldi store, a Taylor Wimpey residential development and Site 5 that has been identified above. The agents for the site are Rapleys property and planning consultants.

### Site 7 – William Farr House – 2.22 hectares

Mytton Oak Road, Shrewsbury

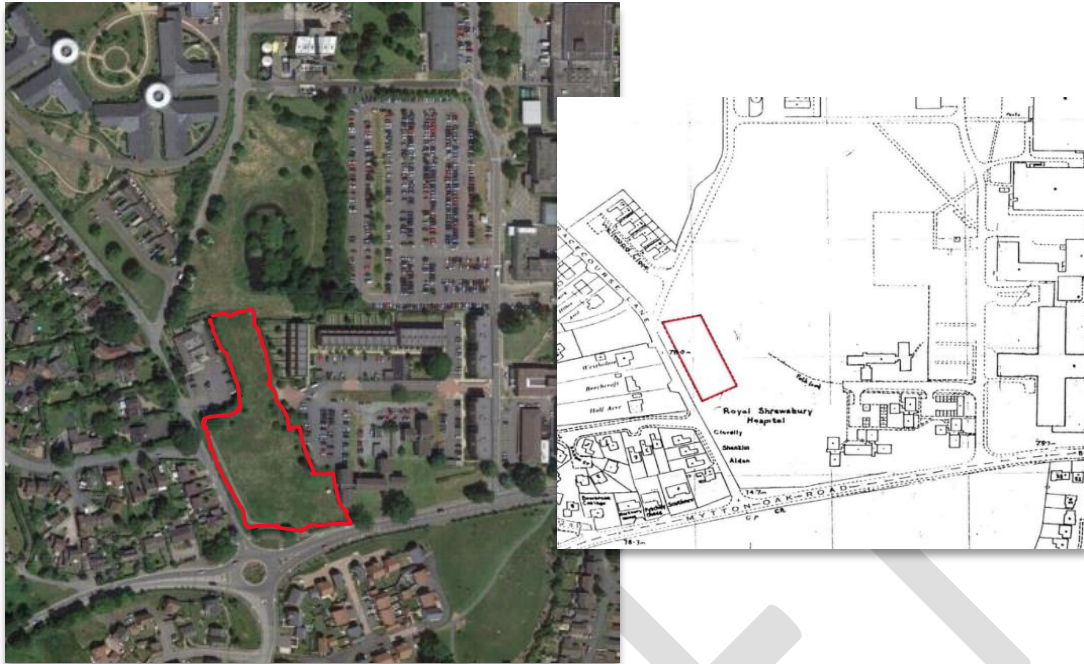


The site is in the ownership of NHS Property Services. The whole site extends to 2.22 hectares (5.5 acres), including the Therapies building and car park. The intention is to clear the site but retain the Therapies building and associated car parking (edged green on the plan above). It is anticipated that the site would be available by the end of March 2023.



### Site 8 – Shrewsbury Hospital Land - 0.74 hectares (TBC)

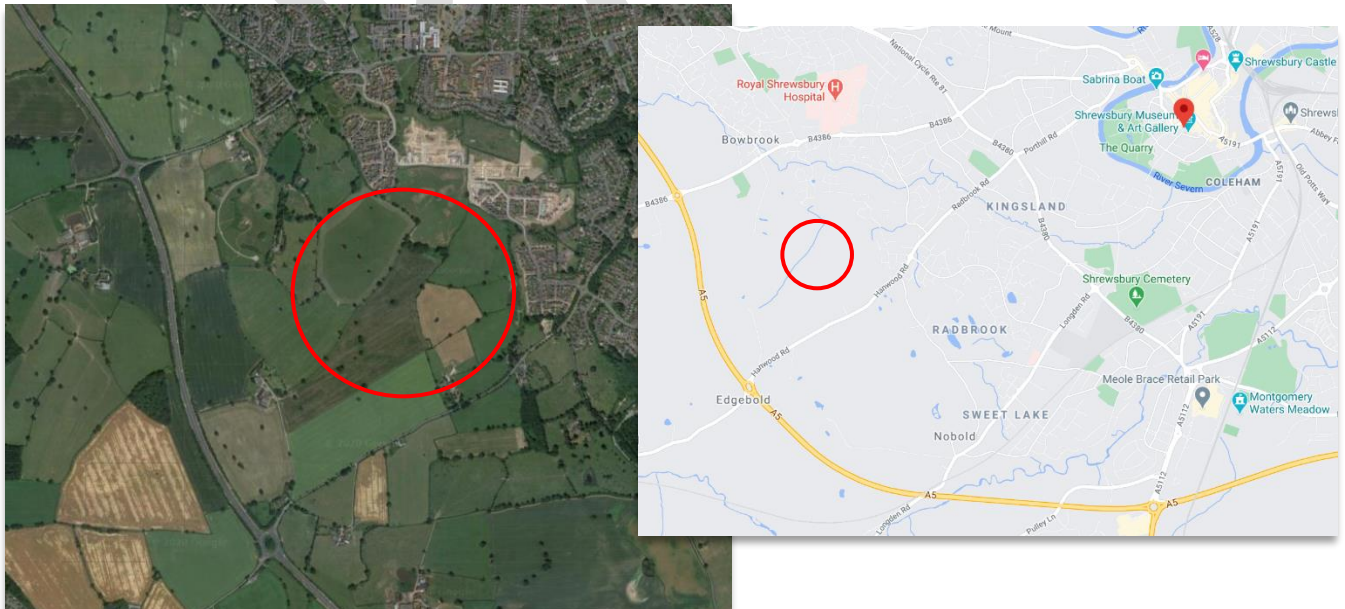
Land to rear of Mytton Oak Surgery



The land is owned by the Shrewsbury and Telford Hospital NHS Trust. The land is part of the Royal Shrewsbury Hospital site and is located behind the Mytton Oak surgery.

### Site 8 – Future Development Land - 1 hectare (TBC)

Known as private development land



The site has been identified for future housing development land. Further details have been requested from the Councils strategic planning function but has not been provided. It has been indicated that a parcel of around 1 hectare could be provided for healthcare purposes.

## **Site High Level Risk Assessment**

Each of the sites has been considered from a risk management perspective.

<b>Site Number</b>	<b>Site Name</b>	<b>Site Risks</b>
1	<b>Meole Brace Park and Ride</b>	<ul style="list-style-type: none"> <li>• The site is currently accessed through the retail park which gets very congested with traffic</li> <li>• There maybe infrastructure costs associated with a new access to the site</li> </ul>
2	<b>Pitch and Putt Golf Course</b>	<ul style="list-style-type: none"> <li>• Infrastructure costs associated with forming a new entrance to the site</li> <li>• Traffic congestion at peak periods on the main roads</li> <li>• Some of the site has been identified for potential retail use with significant interest in the site</li> </ul>
3	<b>Shirehall</b>	<ul style="list-style-type: none"> <li>• The site would be part of a larger redevelopment of the Shirehall site</li> <li>• Timing could be a potential issue relating to the clearance of the site</li> <li>• Existing building demolition</li> </ul>
4	<b>Shrewsbury Business Park</b>	<ul style="list-style-type: none"> <li>• Not one single parcel of land</li> <li>• Private developer has options on the individual plots Release of plots would have to be negotiated.</li> </ul>
5	<b>Shrewsbury South Urban Extension Land</b>	<ul style="list-style-type: none"> <li>• The land is in private ownership and may command a high value</li> <li>• Consideration would need to be given to access arrangements</li> <li>• The land could be sold at any time and become unavailable</li> </ul>
6	<b>Freehold Development Site for sale</b>	<ul style="list-style-type: none"> <li>• The land is in private ownership and may command a high value</li> <li>• Consideration would need to be given to access arrangements</li> <li>• The land could be sold at any time and become unavailable</li> </ul>
7	<b>William Farr House</b>	<ul style="list-style-type: none"> <li>• Timing of the release of the site may not work for the Cavell Centre delivery</li> <li>• Demolition of existing buildings and unknown site conditions associated with existing buildings</li> <li>• Cost of demolition</li> </ul>
8	<b>Shrewsbury Hospital Land</b>	<ul style="list-style-type: none"> <li>• Availability</li> </ul>
9	<b>Future Development Land</b>	<ul style="list-style-type: none"> <li>• Timing of land availability currently unknown</li> <li>• Location within the development site currently unknown</li> </ul>



## **Criteria for assessment**

The initial sifting criteria considers the technical aspects of the sites to enable the long list provided to be distilled to a short list. The short list is then considered with input from the practices and other stakeholders with the benefit of the information contained within this appraisal. The intention is to arrive at a preferred site and a secondary option as a fall-back position should the preferred site fall away for any reason.

### **Technical assessment**

The technical assessment considers the following aspects in order to determine whether or not a site could be taken forward to the short list:

- Size of the site to accommodate the indicative area requirements of the Cavell Centre
- Availability of the site, to be delivered within the Cavell Centre delivery period
- Major known site constraints to delivery

## **Indicative Area Requirements**

The indicative area requirement for the site has included the assumptions that the following services will be included within the Centre:

- Primary care – existing GMS service space for 8 practices
- Primary care – existing extended GP facilitated services
- Primary care – additional future GMS services based upon population/housing growth
- Primary care – space requirements for PCN staff
- Enhanced primary care – community services
- Mental Health
- Community diagnostics
- RJAH out-reach services
- STHT out-reach services
- Other partner space
- Voluntary sector space

The indicative area requirement has also included assumptions for the following:

- External landscaping allowance
- Access roads and car parking

The calculations of these areas indicate a building of around 8500 m<sup>2</sup> will be required. The external landscaping, access roads and carparking areas to service the building are calculated at around 10000 m<sup>2</sup>. A key consideration with regards to the footplate of the building is the number of stories that will be allowed within the context of planning approvals. The table below provides two options for two and three storey buildings, as it is unlikely that the building would be acceptable in planning terms above three stories.

The total land area has therefore been calculated for a two and three storey building:

2 storey building land required - 1.51 hectares

3 storey building land required - 1.34 hectares

Site	Site Name	Area	2 Storey Pass/Fail	3 Storey Pass/Fail	Available	Site constraints
1	<b>Meole Brace Park and Ride</b>	3.404 hectares (8.41 acres)	Pass	Pass	Yes	No
2	<b>Pitch and Putt Golf Course</b>	1.62 hectares (4 acres)	Pass	Pass	Yes	Other development
3	<b>Shirehall</b>	c4.05 hectares (c10 acres)	Pass	Pass	Unknown	Demolition
4	<b>Shrewsbury Business Park</b>	Plots 0.08 – 0.2 hectares (0.2 – 0.5 acres)	Fail	Fail	Yes	Yes
5	<b>Shrewsbury South Urban Extension Land</b>	4.2 hectares (10.4 acres)	Pass	Pass	Could be sold	No
6	<b>Freehold Development Site for sale</b>	0.65 hectares (1.61 acres)	Fail	Fail	Could be sold	No
7	<b>William Farr House</b>	2.22 hectares (5.5 acres)	Pass	Pass	Yes	Demolition
8	<b>Shrewsbury Hospital Land</b>	0.74 hectares (1.84 acres)	Fail	Fail	Unknown	No
9	<b>Future Development Land</b>	1 hectare (2.47 acres)	Fail	Fail	Unknown	Unknown

## **Short List**

Based on the above technical assessment the following sites can be ruled out:

- 4. Shrewsbury Business Park
- 6. Freehold development site
- 8. Shrewsbury Hospital land
- 9. Future development land

This leaves a short list of the following 5 sites:

- 1. Meole Brace Park and Ride
- 2. Pitch and Putt Golf Course
- 3. Shirehall
- 5. Shrewsbury South Urban Extension Land
- 7. William Farr House

## **Final Selection**

In order to assess the merits of the short list of sites and arrive at a preferred option and secondary option, a set of criteria was agreed for delivery of the Cavell Centre and its surroundings:

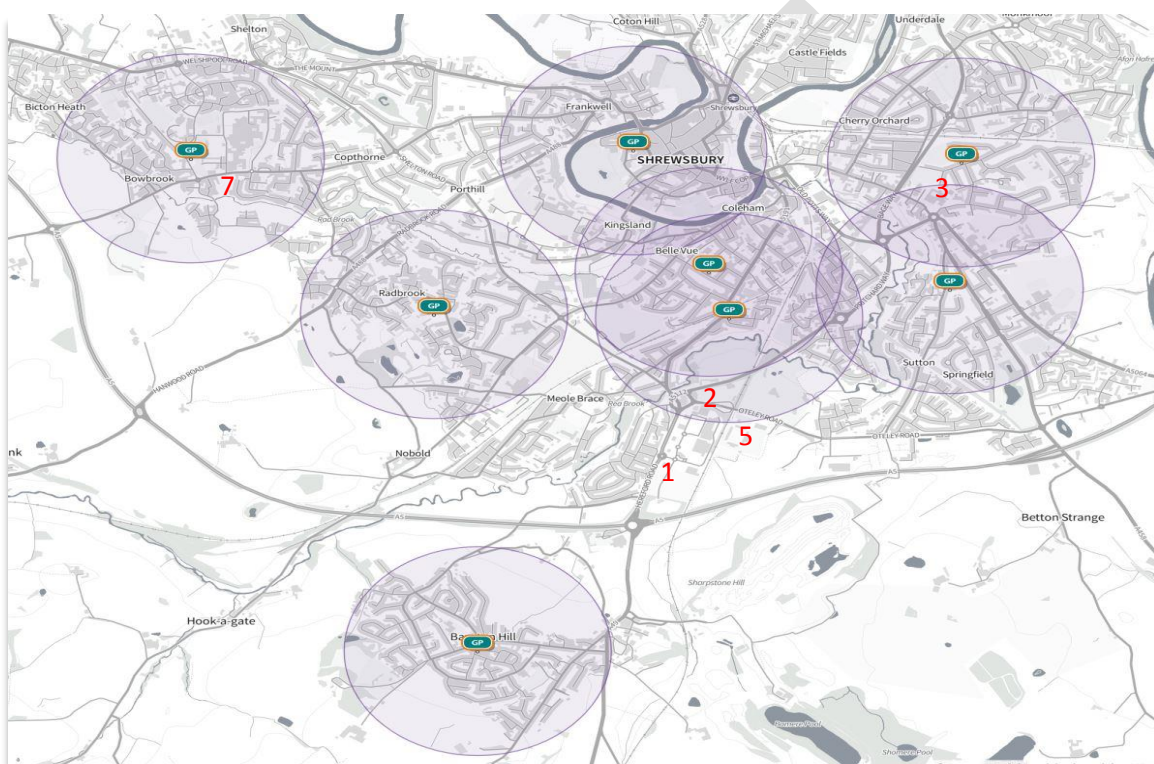
- The sites location should be well located and in close proximity to serve the patients of the participating practices
- The sites should be easily accessible by car and by public transport
- The site should allow for some expansion of this space for future partner services



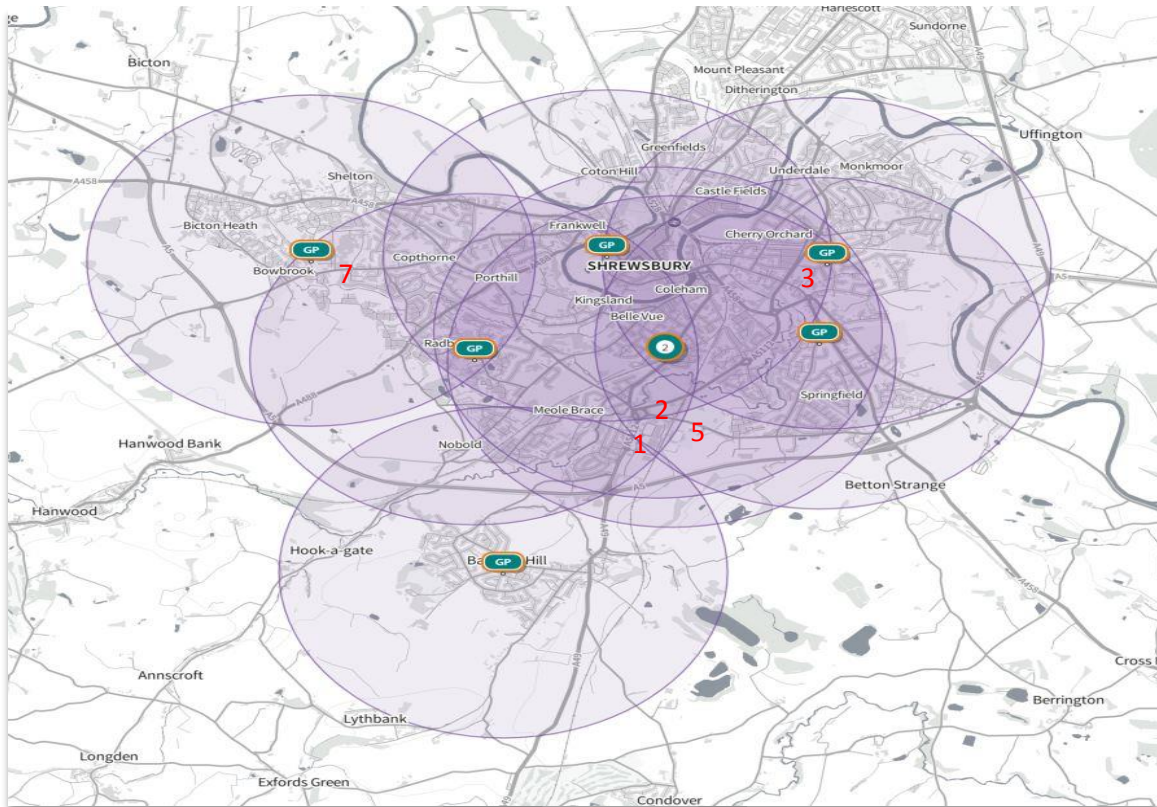
- The building plan is flexible in terms of the number of stories which will impact upon the footprint subject to planning constraints
- The master plan should allow space for sufficient car parking spaces
- The master plan should allow space for sufficient landscaped areas
- The site should be free of major planning constraints
- The site should have 'clean title'

### **Proximity to existing sites**

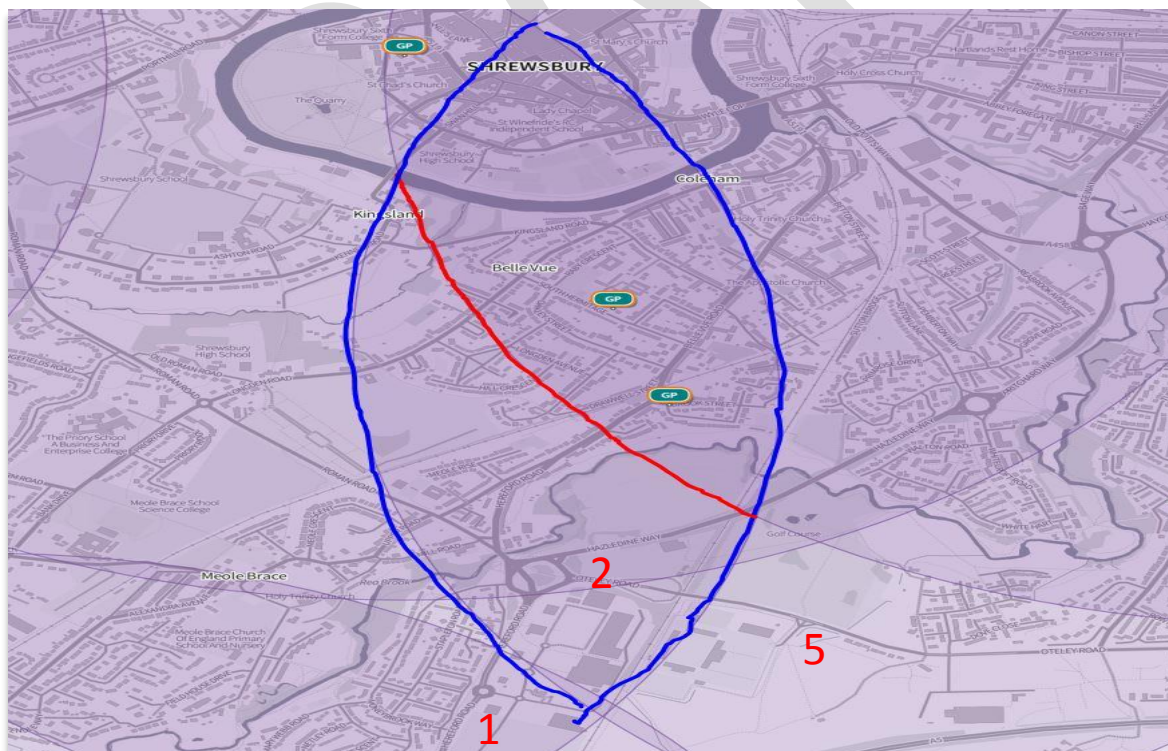
The following maps consider the location of short listed sites in relation to the existing practice locations



The above map identifies existing GP Surgery sites with half mile radius circles.



The above map identifies existing GP Surgery sites with 2-kilometre radius circles.



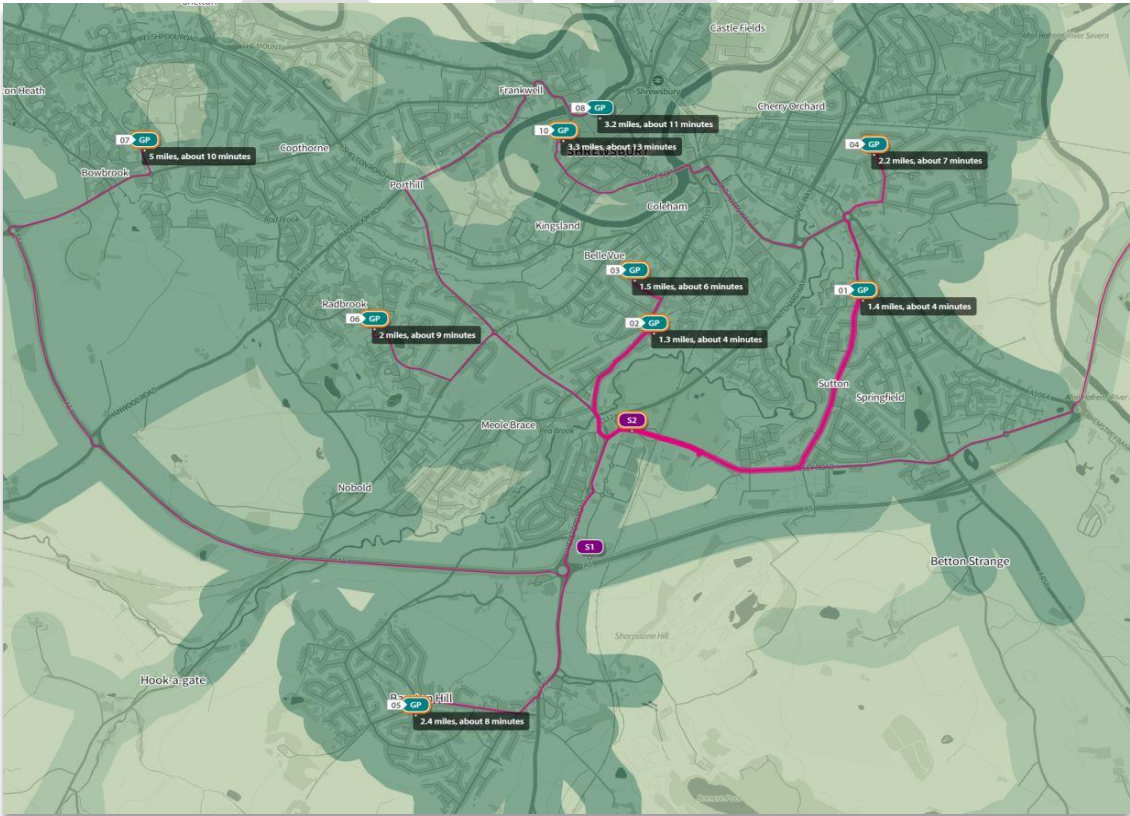
Nucleus of the 2km radius circles identifies two existing practice locations within it; Marysville, South Hermitage and has Claremont Bank on the periphery. Potential development site 2 sits within the nucleus and sites 1 and 5 are just on the edge.



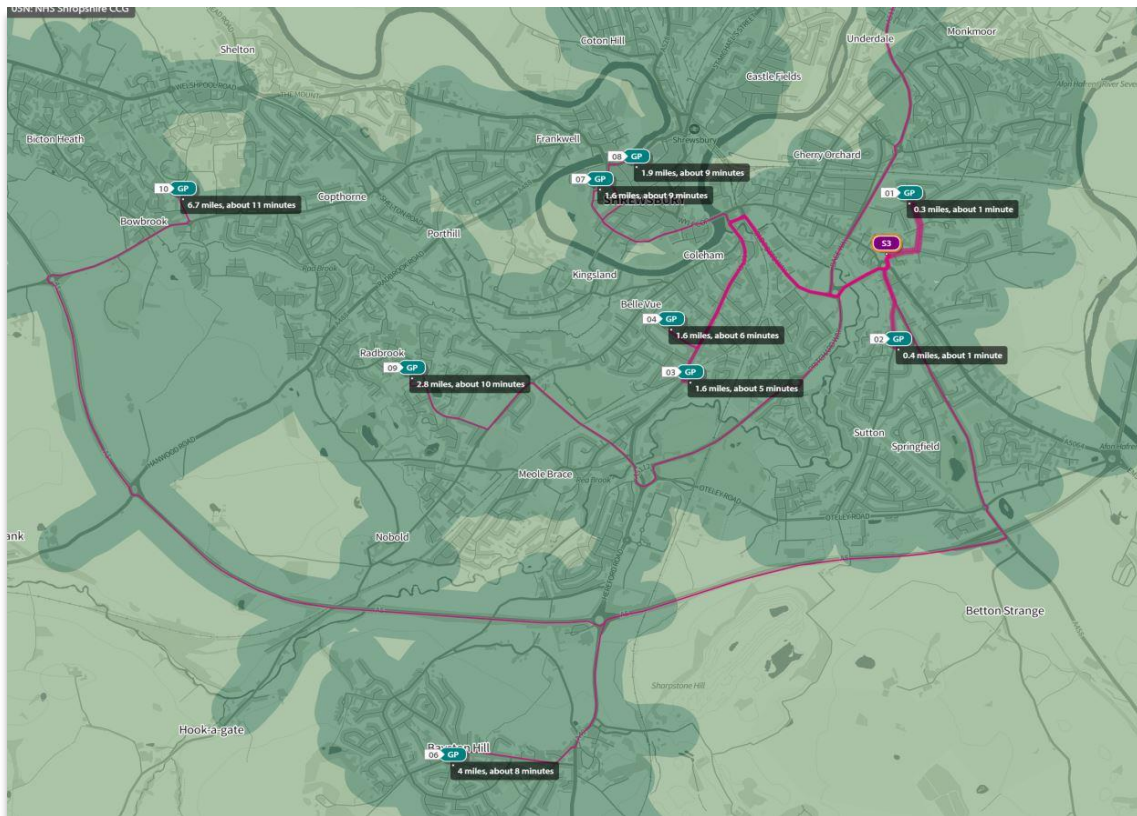
Travelling distances



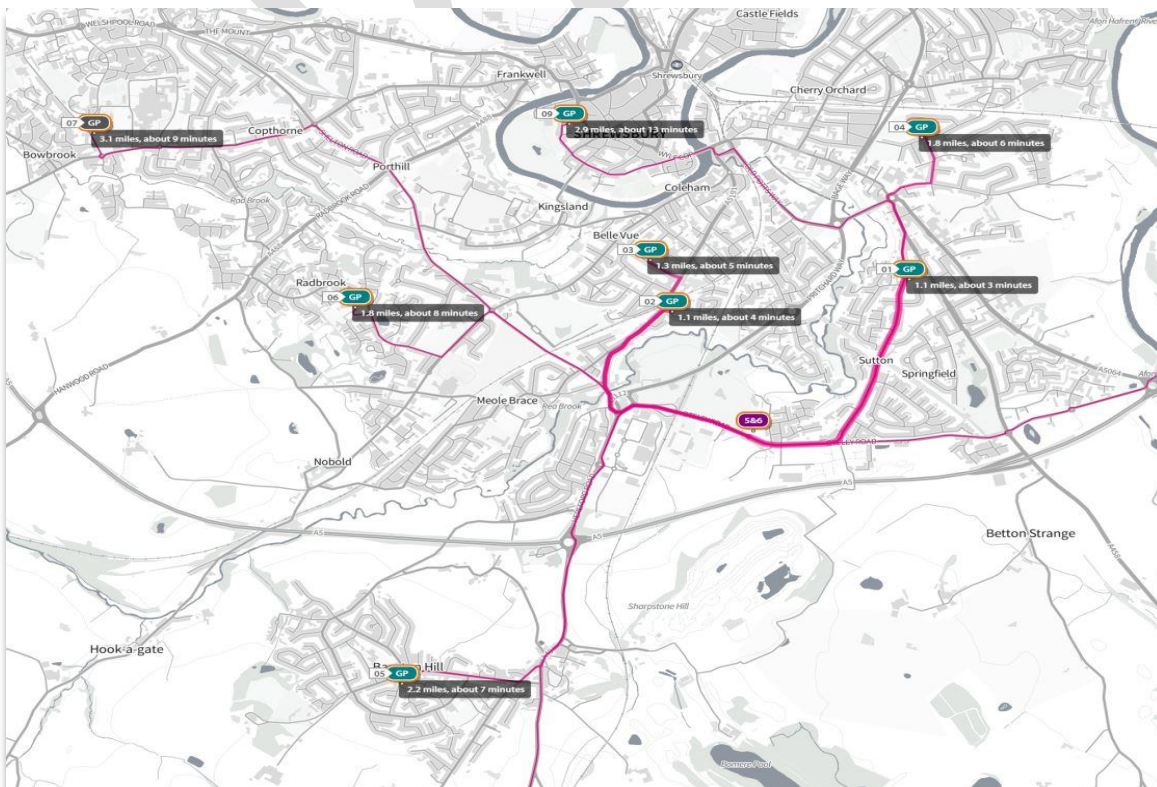
The map above identifies the distance from each of the existing practice locations to Site 1 - Park and Ride



The map above identifies the distance from each of the existing practice locations to Site 2 – Pitch and Put site

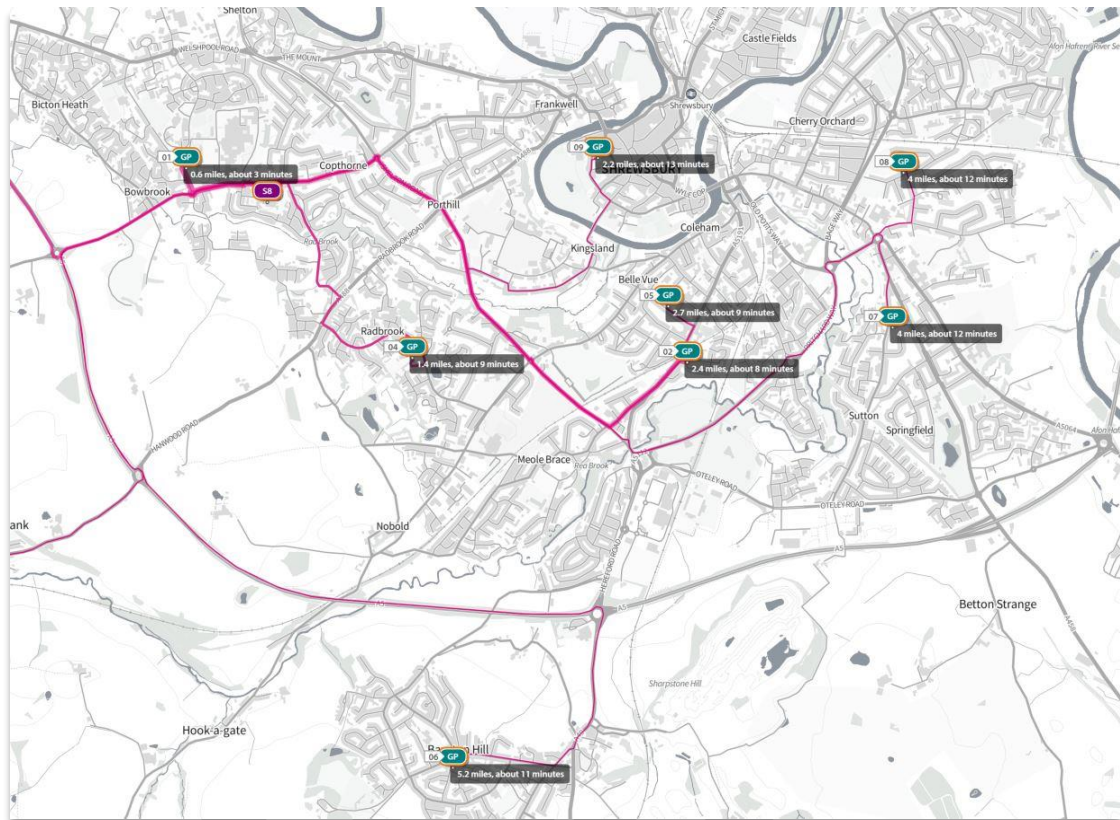


The map above identifies the distance from each of the existing practice locations to Site 3 – Shirehall





The map above identifies the distance from each of the existing practice locations to Site 6 – Private Sector site



The map above identifies the distance from each of the existing practice locations to Sits 7 – William Farr site

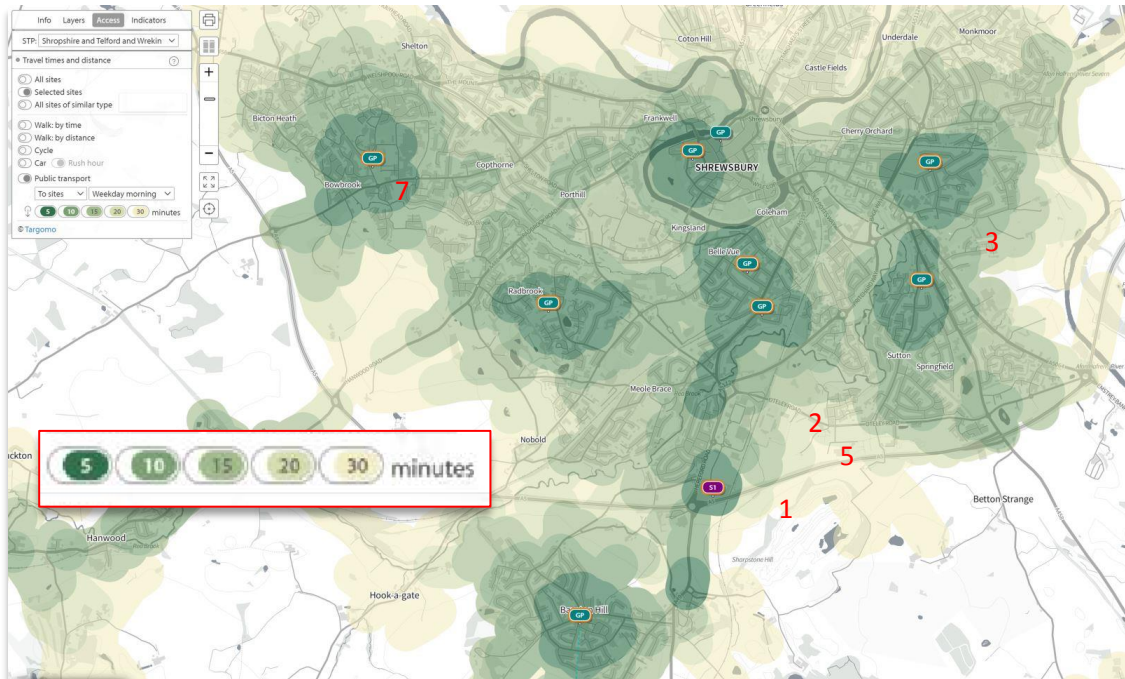
The following table provides the distances from each existing practice location to the respective potential development sites.

Practice/Site	1 Park&Ride	2 Pitch&Putt	3 Shirehall	5 Private Site	7 William Farr
<b>Beeches Medical Practice</b>	1.8	2.4	4	2.2	5.2
<b>Claremont Bank Surgery</b>	3.2	3.3	1.6	2.9	2.2
<b>Mytton Oak Surgery</b>	4.5	5	6.7	3.1	0.6
<b>Radbrook Green Surgery</b>	2	2	2.8	1.8	1.4
<b>Belvidere Medical Practice</b>	2.5	2.2	0.3	1.8	4
<b>Marden Medical Practice</b>	2.6	1.4	0.4	1.1	4
<b>Marysville Medical Practice</b>	1.2	1.3	1.6	1.1	2.4
<b>South Hermitage Surgery</b>	1.4	1.5	1.6	2.2	2.7

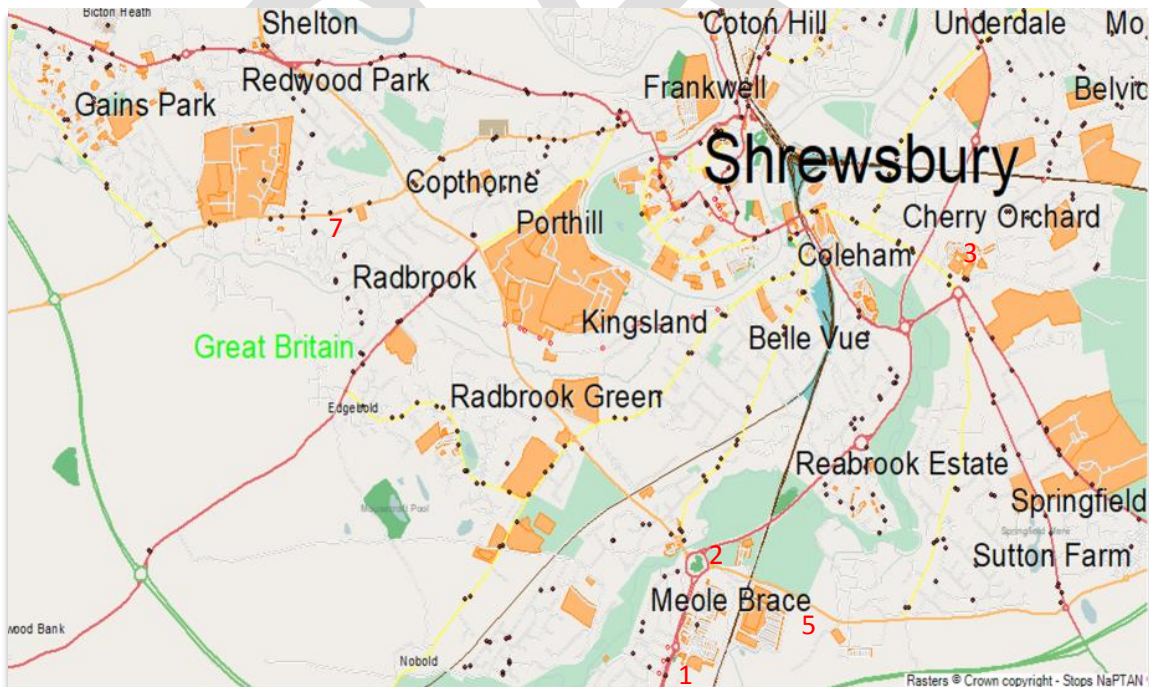


## Public Transport

The following maps consider public transport relative to site locations.



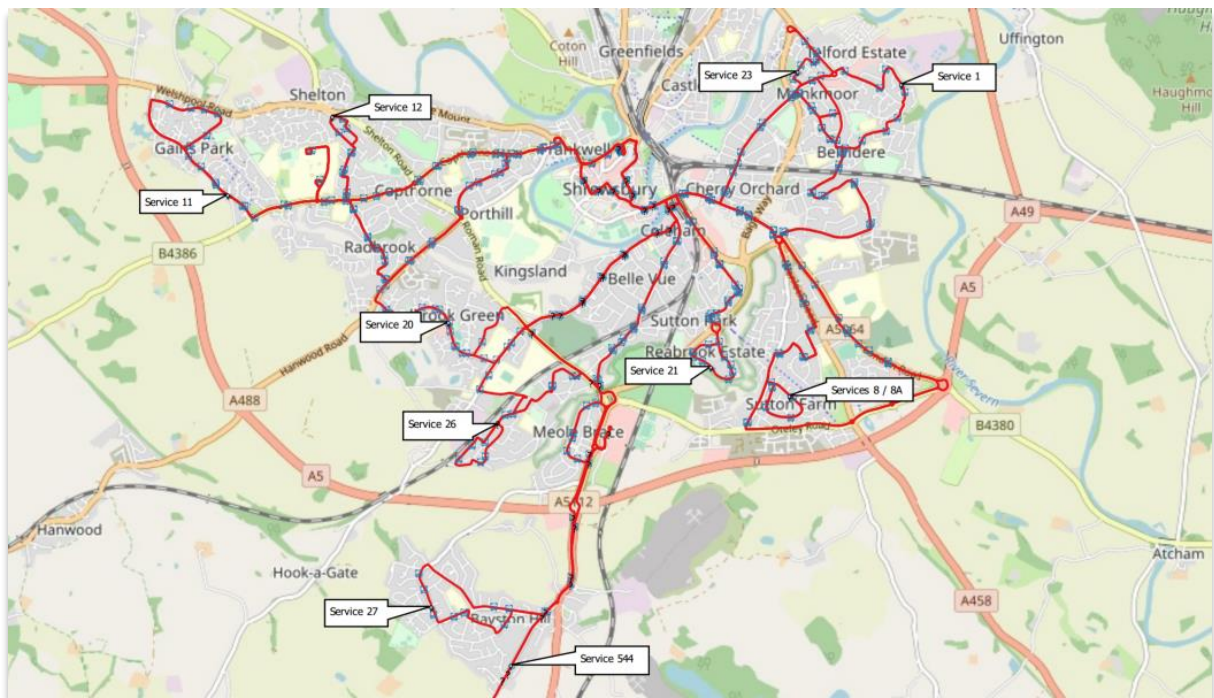
The above map identifies public transport distance travelling times – Mid Week Mornings



The above map identifies Bus stop locations

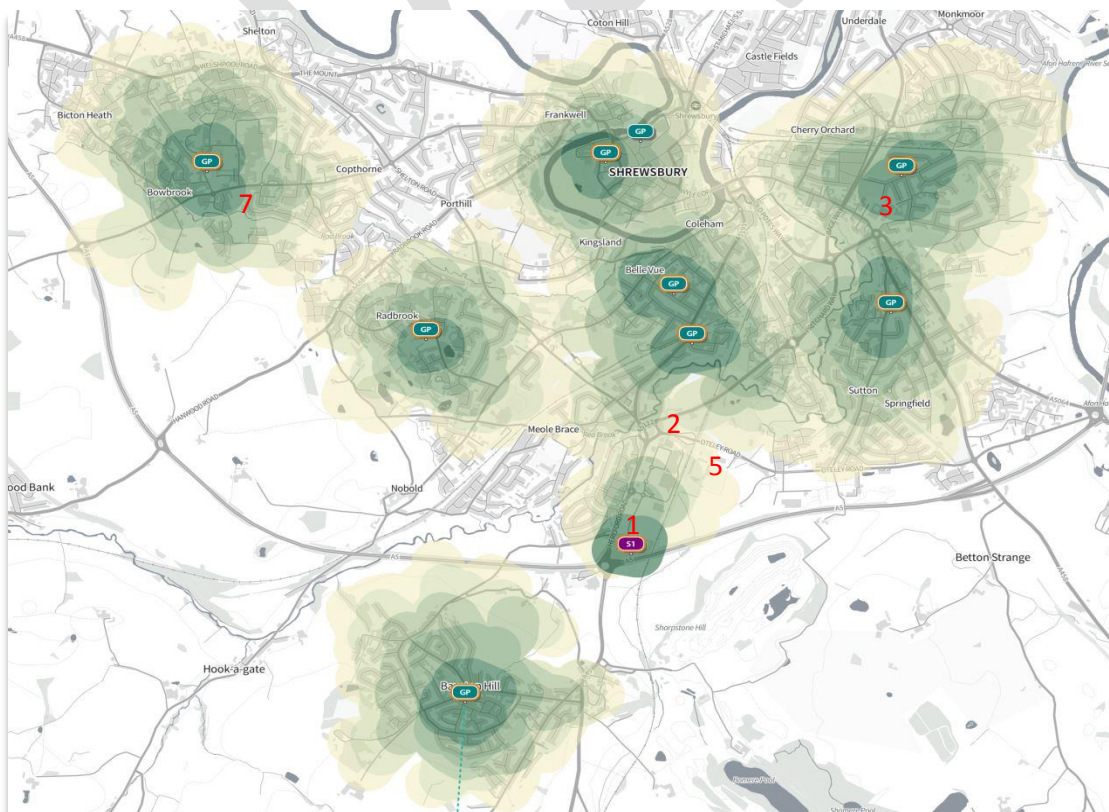


The map below identifies the bus routes that cover Shrewsbury



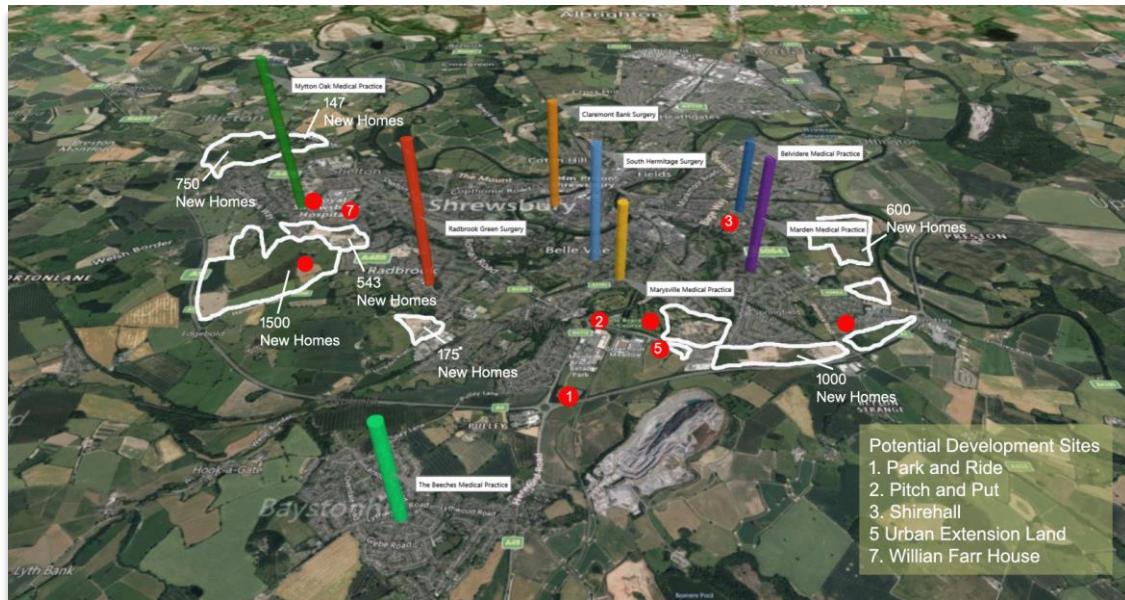
## Walking Distance

The map below identifies Walking Distance Times from current locations.



## **Housing impact on site selection**

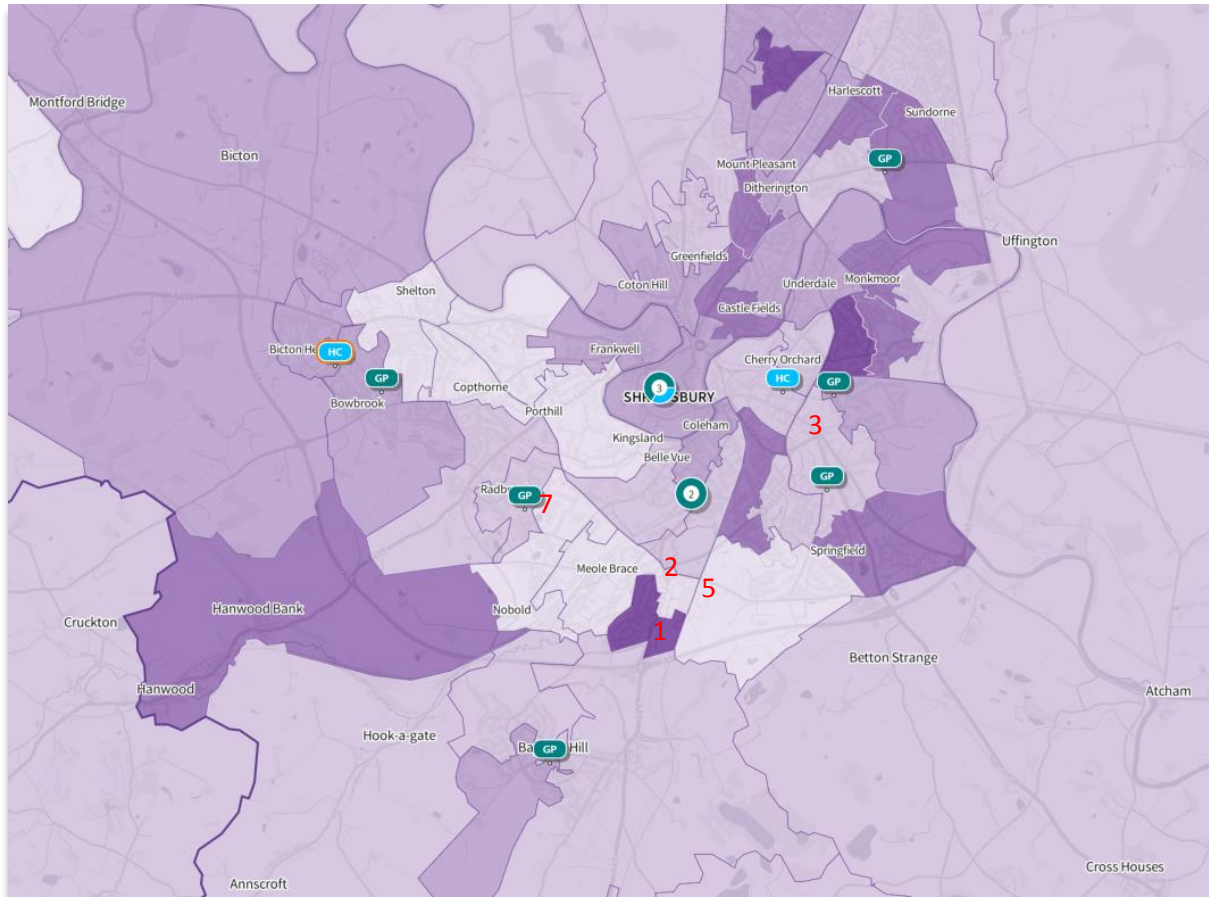
There are a number of large housing development currently being developed and further sites proposed for delivery within the southern area of Shrewsbury. It is important to take account of these larger developing neighbourhoods when considering site selection. The map below identifies the current surgery locations, the potential sites within the short list and the large housing sites.





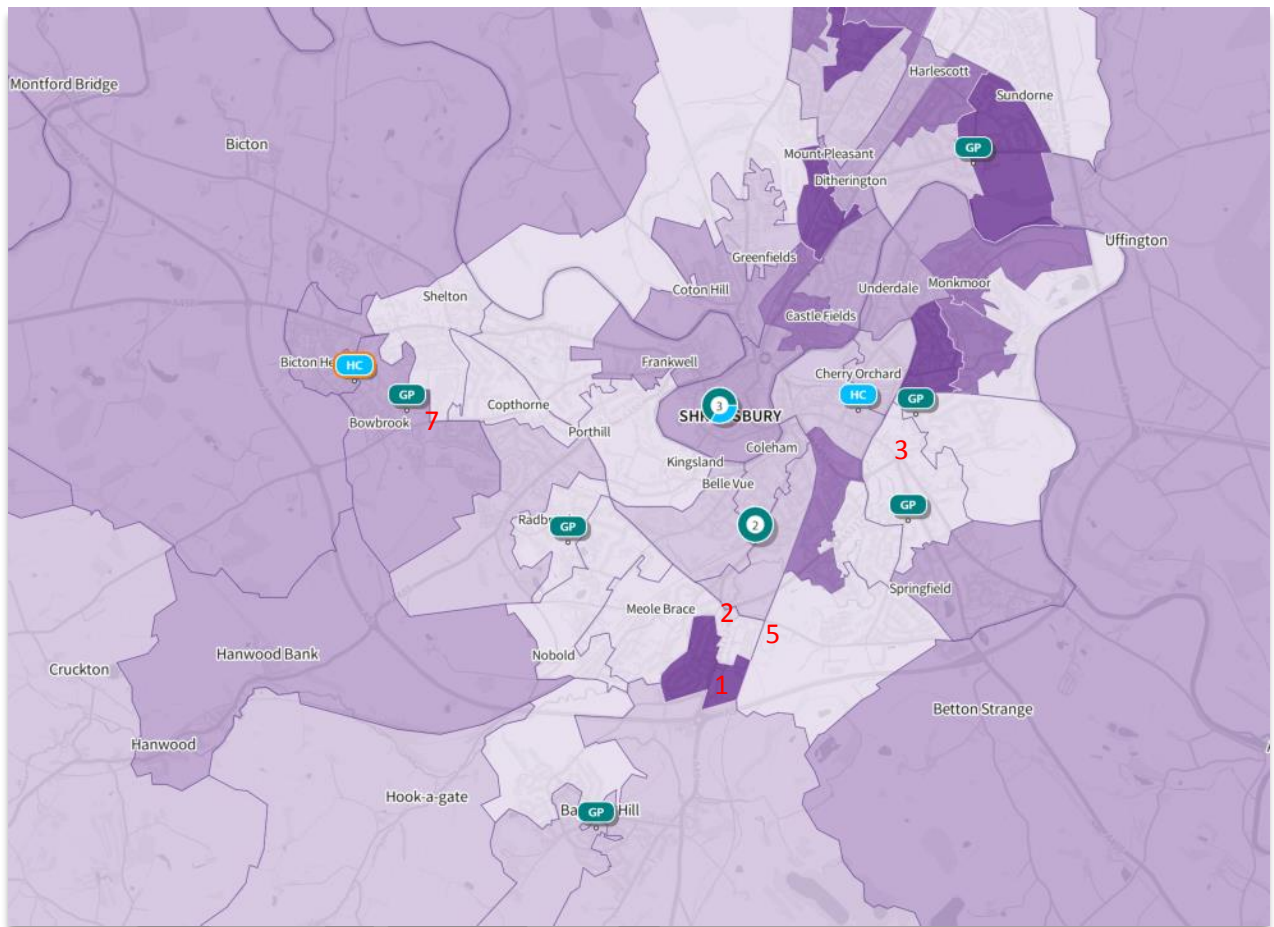
## **Deprivation Indicators**

The map below identifies the levels of health deprivation and disability within the Lower Super Output Areas across Shrewsbury. There are three areas within Shrewsbury that sit within the highest quintiles, one of which sits within the Meole Brace area.



**Map: Health Deprivation and Disability**

The map below identifies the areas of multiple deprivation across the Lower Super Output Areas of Shrewsbury. There are 5 areas that sit within the top quintile.



**Map: Index of Multiple Deprivation**

## Site Selection Workshop

A workshop was held on the 18<sup>th</sup> December with all practices, (apart from The Beeches), to discuss in detail the attributes of each site, the advantages and disadvantages to each practice and risks involved. The table below provides a record of the practices views on each of the sites.

Practice	1 - Park & Ride	2 - Pitch & Putt	3 - Shirehall	5 - Urban extension land	7 - William Farr	Any other comments
Claremont Bank	Ok	Ok	Ok	Ok	Ok	All options ok apart from the Business Park (not short listed). Would have to move quite a distance for all the remaining options.
Mytton Oak	Preference if not William Farr due to access from A5.				Preferred site.	Accessibility for patients is an issue/concern. Currently still keen. If not William Farr, site 1 would be preference due to access from the A5. Plans for 2000+ more houses in vicinity of practice. If site 2, 3 or 5 chosen, strong possibility would drop out.
Radbrook Green	One of two preferred options.	One of two preferred options.			Concern re traffic and road network. Share concern around car parking.	
Belvidere	Would potentially work if possibility of	Potentially.	Preferred option due to location and	Potentially.	Too far away for patients.	Sufficient space for parking a concern.
	being co-located for bus routes.		accessibility for patients (transport an issue for a lot of patients). Sufficient space for parking.			Public transport needed.
Marden	One of three preferred options.	One of three preferred options.	Well located for Marden but concerns around timescales for being available.	One of three preferred options.	Concern around asbestos (response that likely, can deal with it, means timescales a bit longer). Concerns regarding hospital traffic.	
Marysville	One of three preferred options. Would need significant highways and infrastructure involvement	One of three preferred options. Would need significant highways and infrastructure involvement	Wouldn't work - too far north for majority of patients.	One of three preferred options.	Wouldn't work - too far west for patients.	
South Hermitage	One of three preferred options.	One of three preferred options.		One of three preferred options.	Good option as a site but too far for patients.	Parking a concern. Concern no ideal location for all practices. Quite elderly population and patients will only have choice of Severn Fields, Riverside or this centre. Practice undecided, partners not that keen on being in a



						big building - if not convenient for patients will drop out.
<b>The Beeches</b>	Not represented	Not represented	Not represented	Not represented	Not represented	
<b>Summary</b>	Potential option for all practices represented.	Potential option for 6 of 7 practices represented.	Preferred option for Belvidere. OK option for Claremont Bank.	Potential option for 5 of 7 practices represented.	Preferred option for Mytton Oak. OK option for Claremont Bank.	

The Park and Ride site is a potential option for all practices (a distance away from Mytton Oak, whose preferred option is William Farr House site, but if going for another site this would be the preference due to accessibility from the A5). Shirehall would be the preferred site for Belvidere but site 1 is a potential if transport links are there. Sites 1, 2 and 5 are a potential option for the majority of practices.

It was outlined at the workshop that a 2 site approach is still an option to consider and that this should remain a consideration for the business case stage. Funding would only be provided for one site under the Cavell Centre programme however and there would therefore be a risk that the second site would fail to get funded or the timescales would be very lengthy. Funding could come from other sources, e.g. the potential for a developer to donate an area of land for health purposes. SIL funding also an option - this wouldn't fund a site but has the potential to make a significant contribution.

## Conclusions

The conclusion from the Options Appraisal is that the three sites located most centrally, (all of which are in close proximity of each other), would provide the most suitable location for the new Cavell Centre, these are:

Site Number	Site Name	Ownership
1	<b>Meole Brace Park and Ride</b>	Shropshire Council
2	<b>Pitch and Putt Golf Course</b>	Shropshire Council
5	<b>Shrewsbury South Urban Extension Land</b>	Private developer

There is further work and due diligence that will be required at the business case stage to conclusively arrive at the site that will be taken forward for development. In addition the purchase costs of these sites will have to be confirmed and the option of a two site approach needs to be explored further.

The site that has generated the most interest is the Meole Brace Park and Ride site. If this is selected as the preferred site it offers a great opportunity to work with the Council on a joint project which will provide excellent sustainable public transport links for the Cavell Centre.