
Health Update Waterbeach

26th March 2024



Waterbeach Community Forum Agenda



Time	Content	Presenters
1930 - 1940	Welcome & Introductions 1. PPG Chair 2. ICB Chair	Viv Cooper David Parke
1940 - 2015	Presentations 1. Urban&Civic (new town development) 2. Cambridgeshire & Peterborough Integrated Care Board (NHS estates) 3. Malling Health (primary care delivery)	Becca Britton David Parke Fiona Edwards
2015 - 2045	Question Time Open to questions from the floor	David Parke All

Who we all are

Waterbeach



Fiona Edwards: Director of Primary Care
Bruce Abel: Practice Manager



Rebecca Britton: Regional Director - Communications, Communities & Partnerships
Fiona Reardon-Rose: Communications & Partnerships Manager



David Parke: Assistant Director
Lucy Winchester: Primary Care Contracts Business Partner for General Practice
Jo O'Connell: Relationship & Contracts Lead (GP)



Planning process

Waterbeach

Local Plan process

Planning process

Waterbeach

Supplementary Planning document for Waterbeach New Town

Local Plan process

Planning process

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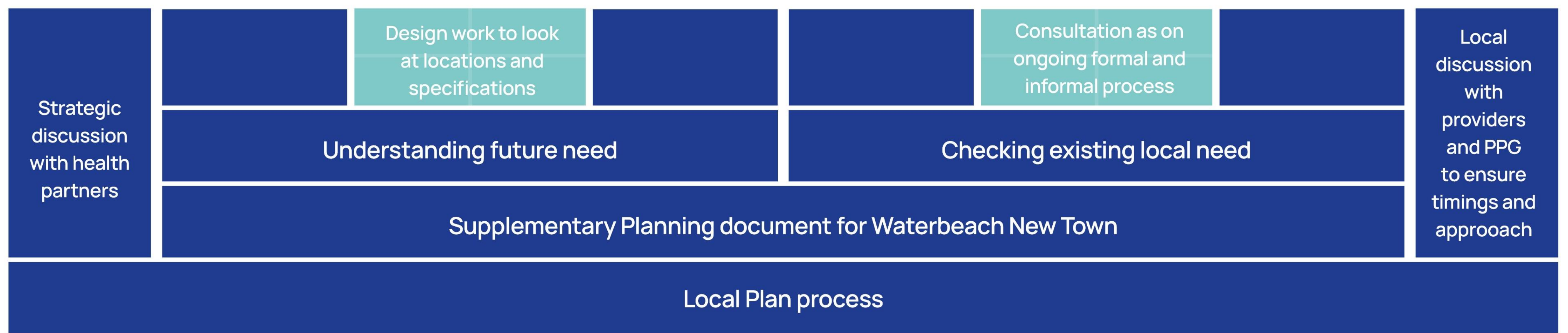
Understanding future need

Checking existing local need

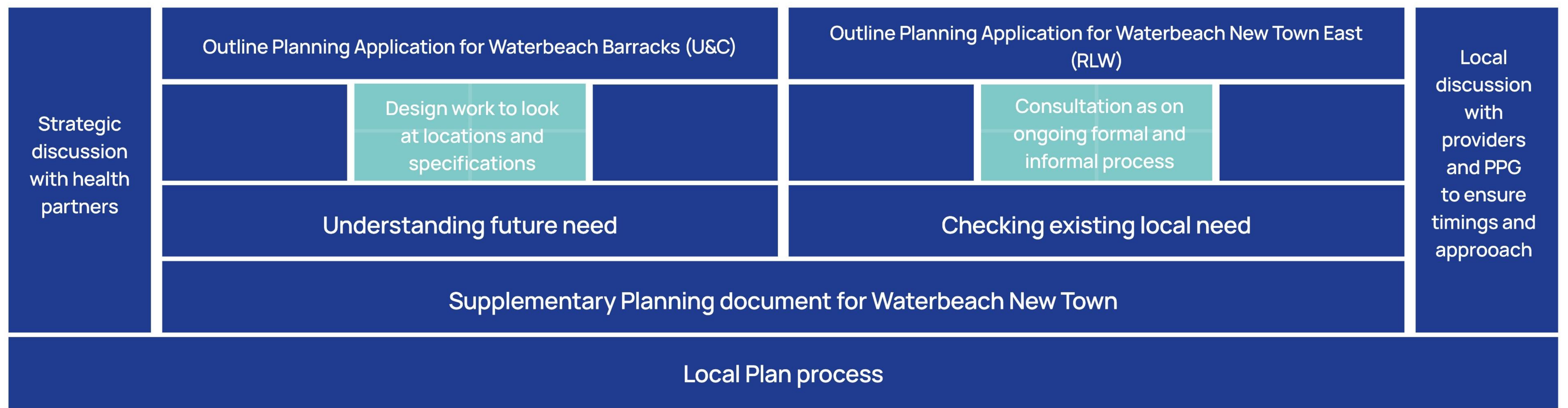
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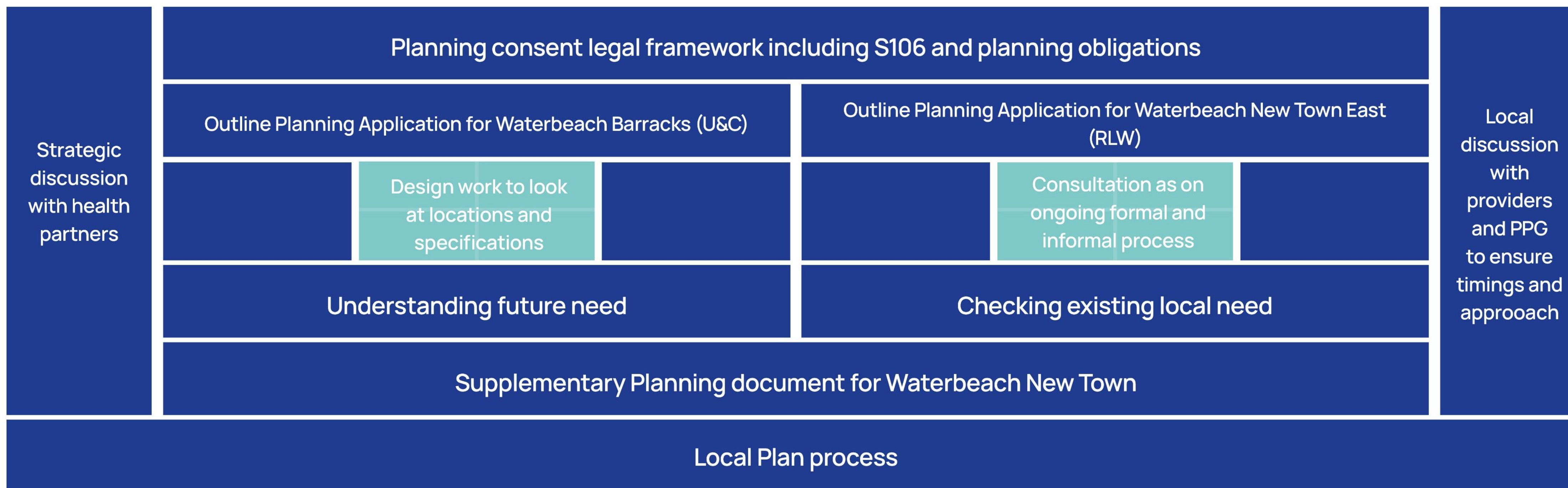


Planning process



Planning process

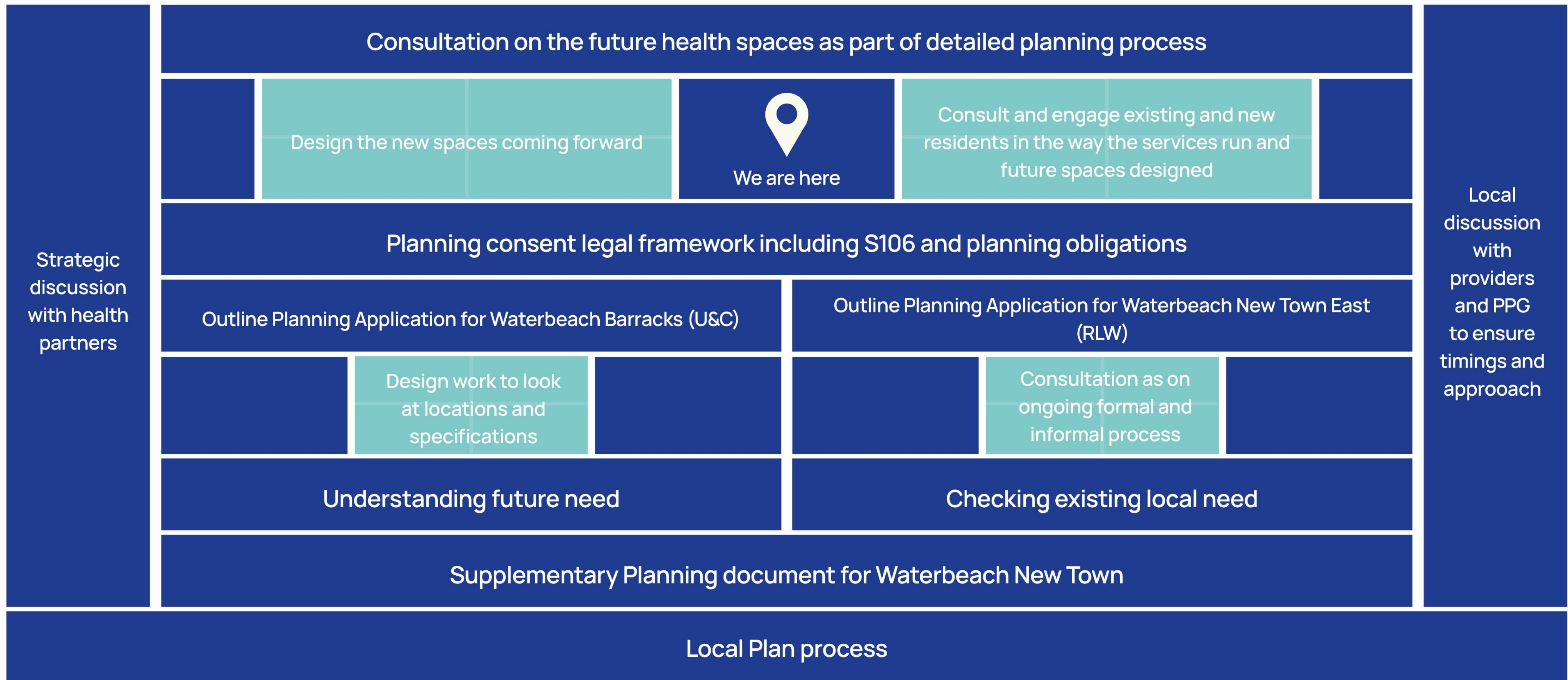
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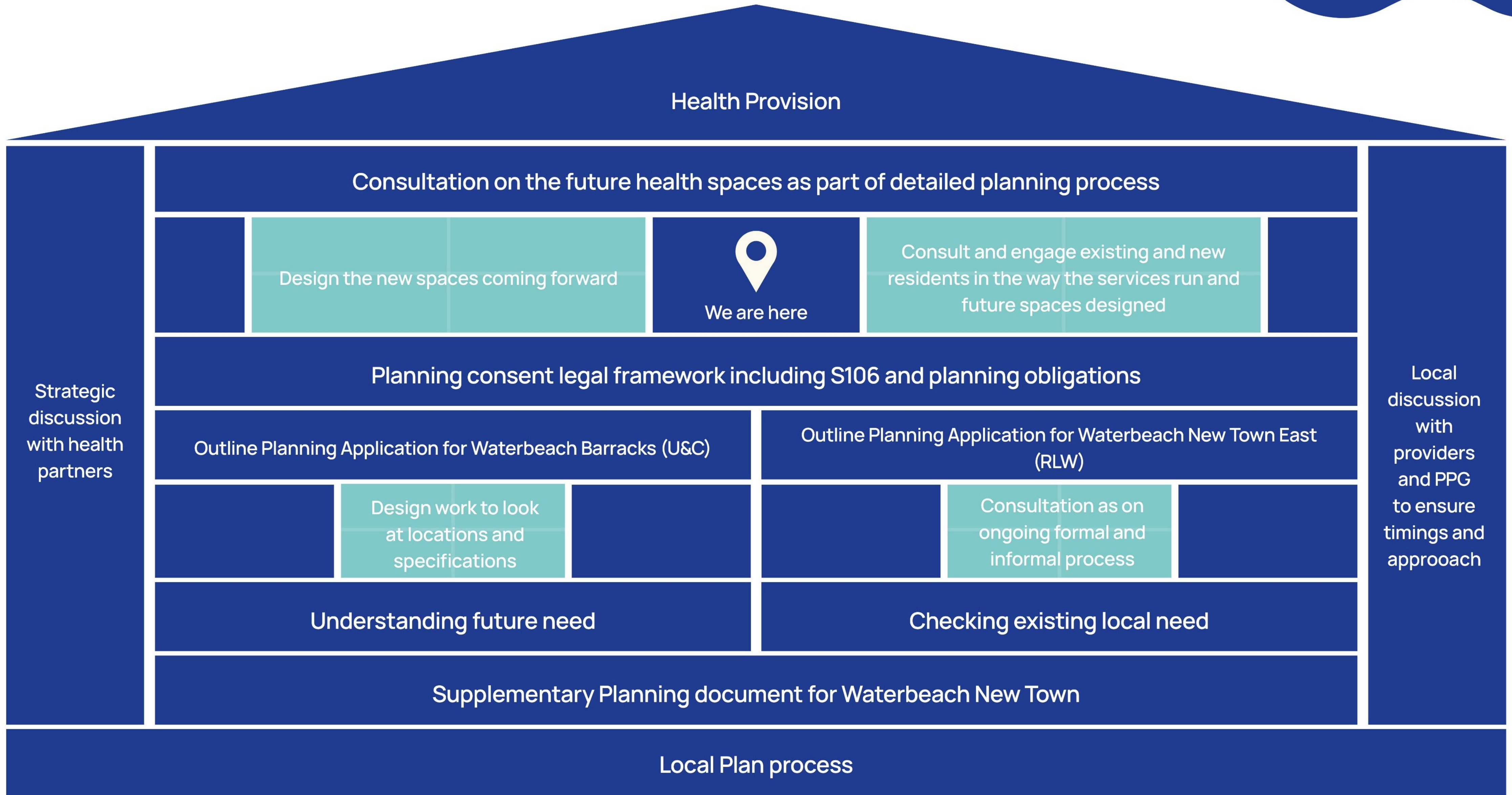
Planning process



Planning process



Planning process



Health Provision

Consultation on the future health spaces as part of detailed planning process

Design the new spaces coming forward



We are here

Consult and engage existing and new residents in the way the services run and future spaces designed

Planning consent legal framework including S106 and planning obligations

Outline Planning Application for Waterbeach Barracks (U&C)

Outline Planning Application for Waterbeach New Town East (RLW)

Design work to look at locations and specifications

Consultation as on ongoing formal and informal process

Understanding future need

Checking existing local need

Supplementary Planning document for Waterbeach New Town

Local Plan process

Strategic discussion with health partners

Local discussion with providers and PPG to ensure timings and approach

Delivery of health at Waterbeach - 3 phase plan



1

Early capacity building

- Design support
- Funding for 2 additional clinical rooms in current surgery
- ongoing support and information to surgery team

2

Interim Health Provision

- Provision of 2 clinical rooms and Reception (within first community building)
- Use of wider community space as needed
- Regular review meetings

3

Permanent Health Provision

- Permanent bespoke Health facility
- Serving existing village and new residents

Strategy must be in place for future health provision

Ahead of any homes being occupied. Part of Nursing accommodation being created.



By the time 250 homes are occupied



800 homes occupied



By the time 1,600 homes are occupied

The small print - with real teeth!

Legal planning framework and obligations

Key points

The S106 legal agreement contains the requirement for both an 'Interim Health Facility' and main 'Health Facility'.

The Interim Health Facility is to be provided within Key Phase 1, (which may be within a community building) to provide access to GP services by early residents on the site until such a time as the main 'Health Facilities' (or first phase thereof) are available.

The interim Health Facility is to be provided prior to the occupation of 250 dwellings.

The main 'Health Facility' is required prior to the occupation of 1,600 dwellings.

S016 Agreement - timings

Obligation 44 of the Waterbeach S106 requires to provide the provision of the interim health facility prior to the occupation of 250 dwellings.

Obligation 46 requires the approval of the Health Facilities Strategy prior to the occupation of 800 dwellings.

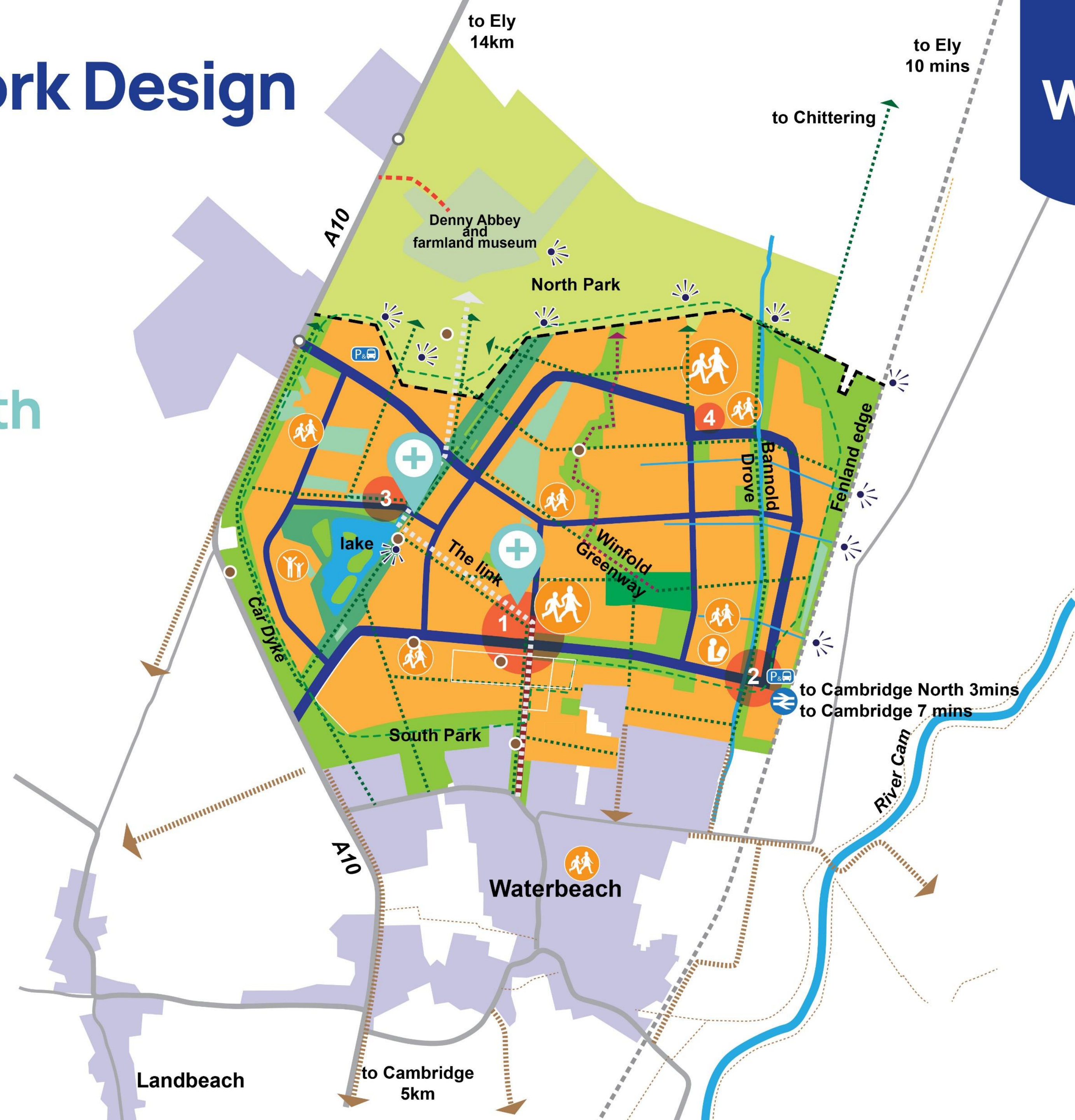
Obligation 47 requires to observe and perform the requirements of the approved Health Facilities Strategy, including identifying land, design and planning process, and any transfers of ownership arrangements

Spatial Framework Design

Waterbeach

 Interim Health Centre Location

 Permanent Health Centre Location



What this looks like

Central location with Access for all

- Car access
- Main bus route through the development
- Cross section from rail station to Park&Ride
- On main cycle and pedestrian route



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Interim Space within the first phase

Waterbeach



- 1 Sustainable Travel Hub
 - 2 Space for imaginative play
 - 3 The Causeway
 - 4 Deneia Primary Academy
 - 5 Wild Woods Play Area
 - 6 Allotments (coming in 2026)
 - 7 Waterbeach Gardens
 - 8 Lake
 - 9 Community centre, café and interim health centre
 - 10 1.2km lake loop
 - 11 Memorial Park
 - 12 Sports Hall & The Playground assault course
 - 13 Mere Way cycle route
 - 14 Waterbeach Military Heritage Museum
 - 15 Squash courts
 - 16 Tillage Way cycle route
 - 17 Waterbeach Causeway
- Walking and cycling routes



Interim health designs

- 2 x 18sqm consultation rooms
- 6 parking spaces required for Health
- Separate Bin storage
- Privacy to consultation rooms
- Allocation of 1 Accessible WC
- Separate entrance lobby

Building areas:

- Health Centre
- Community Centre (incl. library)



What that might look like

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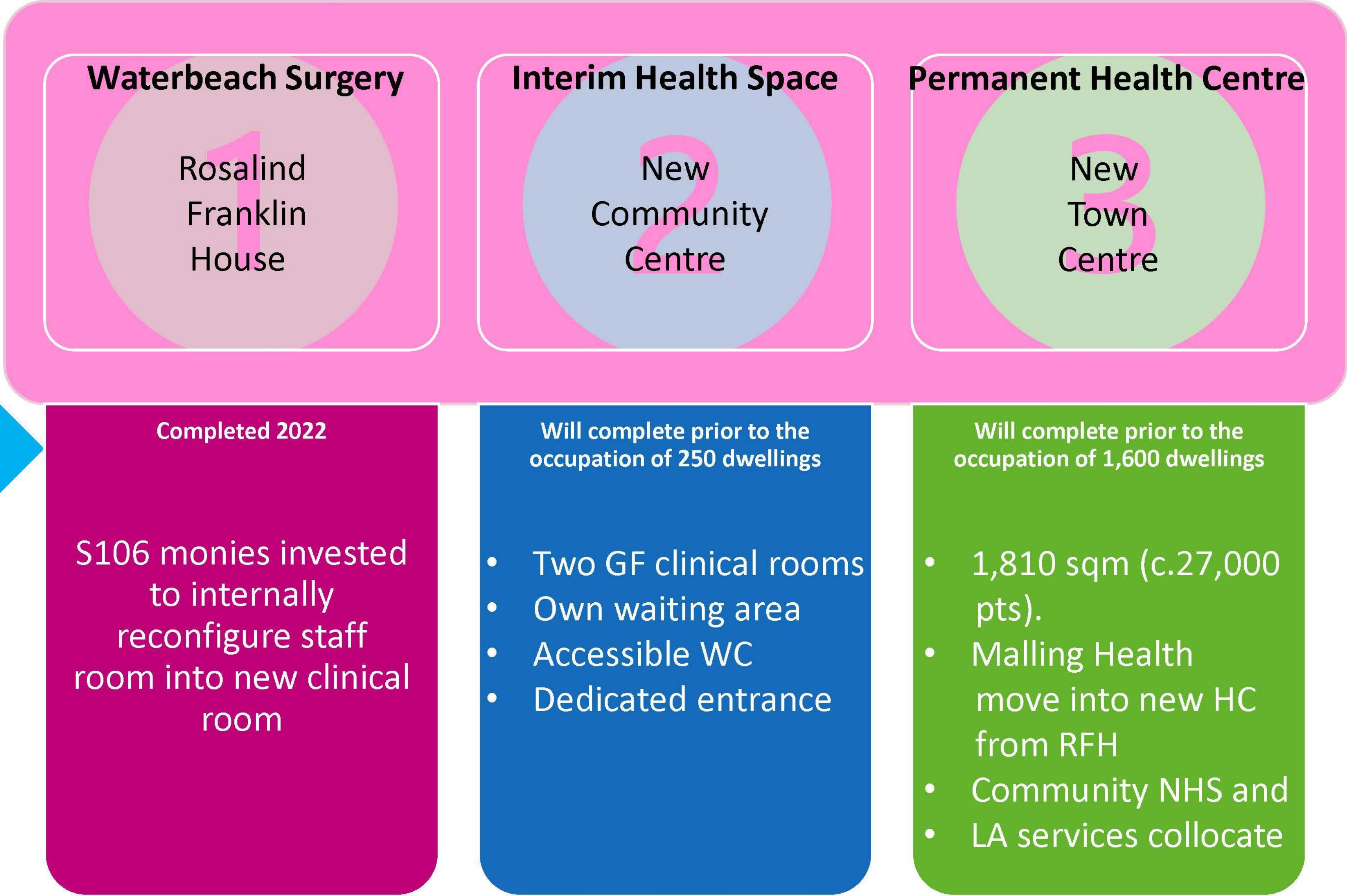




26 March 2024

David Parke (Assistant Director Infrastructure & Sustainability South)

Rosalind Franklin House, Interim & Permanent Health Centre



Permanent Building Principles and Specification



Exemplified services that are under consideration for the new permanent health facility

Specifications

Rules, codes, regulations & law

Accommodation lay out
Infection Prevention Control
Net Zero
Patient flow
Outside biodiversity space
Dementia friendly
Sensory design (e.g. light sensitivity).
Equality of access

Services

Head to toe
Cradle to grave
Wider determinants of health

General Practice
Pharmacy, optometry & dentistry
Mental health
NHS: School Health, District Nurses, Health Visitors, physio, podiatry etc.
Civic (Citizens Advice Bureau, foodbank, warm hub, housing etc.).
Diagnostics
Minor injury and Treatment rooms
Specialist satellite services

Principles

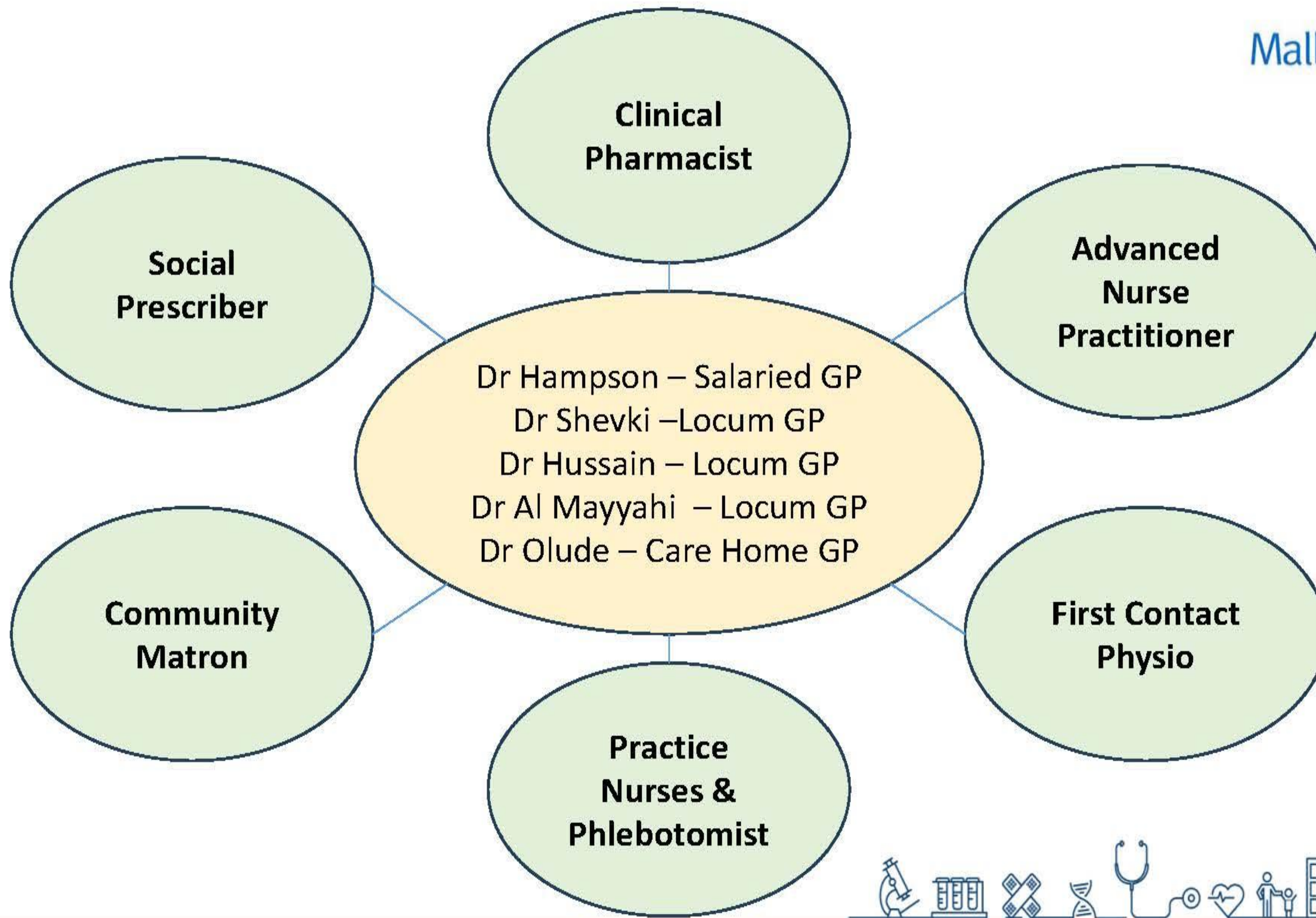
Care closer to home
Digital/AI
Data driven care

Care closer to home
Intelligent commissioning
Health & Wellbeing Hub
Flexible
No names on doors
Social prescribing
Health Prevention
Self-care
Virtual ward (home monitoring)
Community involvement/design

Waterbeach Surgery

Fiona Edwards, Director of Primary Care







Video

Same Day

Evening



Telephone

Appointments



Face to Face

Pre-bookable

Weekend

We delivered 2187 appointments in February 2024
88 patients did not attend their appointment



Online triage

Telephone system

How we are increasing access

Multidisciplinary clinical team

Access Hubs

Signposting



Future plans and predicated population growth

- 10 year APMS contract
- Fully invested and engaged in the plans for the provision of services
- Collaborative working with all health & social care partners

