

Supporting Planning Statement

(including the Design and Access Statement, Statement of Community Involvement)

Installation and Operation of Prescription Collection Automated Dispenser and Associated Works At: Gardener's Pharmacy

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Prepared by :**INNOV8PLANNING**: for:



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Application Drawings

PB24.01.1

PB24.01.2

Statement of Community Involvement

Government's National Planning Policy Framework (NPPF) which states that "*early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.*" The NPPF also highlights that "*good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*"

Government guidance and the Council's SCI encourages pre-application discussions and community involvement. As a result, the public consultation programme had a number of key objectives, including:

- To encourage as much input as possible from the local community, including residents, interest groups, councillors and businesses;
- To provide the community with a genuine opportunity to provide feedback on the plans;
- To identify and consider any issues raised by the local community and stakeholders.

The applicant considered the advice above but concluded that this application is of such a minor nature it was not considered necessary to undertake any formal consultation work as no local stakeholders would be directly or indirectly affected by the scheme.

Design and Access Statement

DESIGN AND ACCESS STATEMENT (MAXI Unit)

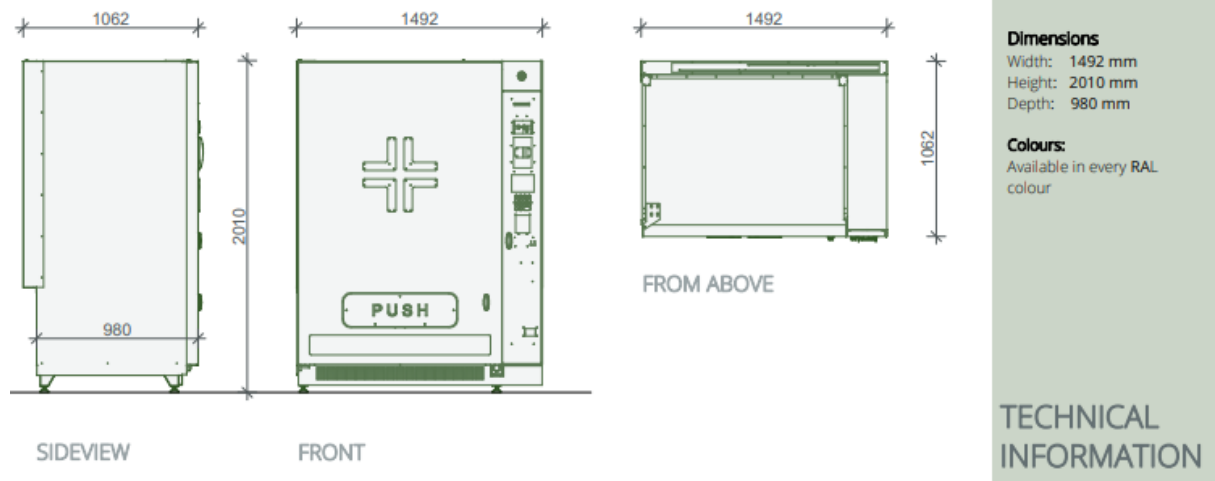
Introduction - This Design and Access Statement ('DAS') is submitted in support on a planning application made by Pharmabox 24 for a Prescription Collection Automated Dispenser ('PCAD') at Gardener's Pharmacy, Vernon Road, Greenmount, Bury BL8 4DD.

The unit is fitted flush to the elevation of the existing shopfront.



USE/AMOUNT - The Pharmabox24 is a self-contained, secure, vandal-resistant, machine, measuring approximately 2.01 m tall, 1.062m deep and 1.492m wide externally, fitted securely into the elevation of the Surgery featuring the business logo, a touch screen, credit card reader and collection flap. The collection flap is automatically locked when patients are not collecting the prescriptions. The machines have a capacity of up to 150 dispensing bags.

LAYOUT/DESIGN/APPEARANCE – As the PCAD is designed to be access during the night as well as during the day it is self-illuminated. The unit can be lit in a choice of colours. The design of the PB24 can include any RAL colour so that it blends in with existing frontages, whilst still being identifiable to the consumer/ end user.



ACCESS - Experience has shown that, in the vast majority of instances, patients will collect from the Pharmabox24 during the Practice's normal opening hours, but it also provides patients, who cannot get to the Surgery during opening hours the opportunity to collect their prescriptions at their own convenience, meaning patients do not miss out taking their medicines.

It also allows patients who would only be able to visit the pharmacy at peak times to come at off peak times thus having a positive impact on the local infrastructure. The Pharmabox 24 may have other benefits such as reducing emergency requests for medicines – reducing pressure on out of hours medical services and A&E.

The PCAD also allows for a more efficient use of the Practice, reducing queuing time and increasing staff resource by allowing staff more time to spend with patients who need it and delivering new services, benefitting the whole the community. In addition, the collection point also allows the Surgery to reduce the need for home deliveries which leads to a reduction in its carbon emissions.

The benefits to the customers are reduced waiting times and allowing patients the convenience to collect medicines at their own convenience. The PCAD particularly useful for repeat prescriptions and busy patients who are unable to collect prescriptions during opening hours.

The proposed works make no alterations to the existing access and there will be no material increase in vehicle or pedestrian movements into and out of the Practice. The unit enjoys the same level of physical accessibility as the Practice.

Context

The Pharmabox24 PCAD is an automated medicine collection point which is available 24/7 - meaning patients can collect their prescription items at their convenience. A Pharmabox24 Collection Point can help a pharmacy or dispensing practice retain customers by providing a safe and secure collection point for a patient's medication.

The proposed development involves the installation of a PCAD at the Gardener's Pharmacy. The PCAD will allow patients of the practice to access their prescribed medication outwith the normal opening hours of the shop. Those wishing to utilise this service will notify the Practice and their medications (which are checked and dispensed on the usual manner) will be loaded into the PCAD for collection at a time of their convenience. Patients will be able to access their medication by using a one-off pin code.

There are a number benefits that result from the installation these machines, including:

- Patient journeys and journey time – patients will no longer need to travel to Pharmacy during opening hours to collect their medication. Potentially reducing peak time traffic
- Patient convenience – patients can collect their dispensed medication at a time convenient to them – especially if their convenient time is outwith normal opening hours
- Linked journeys – the added flexibility of increased collection time availability will increase the opportunity for linked journeys (journeys to similar destinations for more than one reason) this will help reduce car journeys, traffic congestion and reduce carbon emissions
- Reduce queuing times within the pharmacy – reduce patient waiting times, reduce wasted journeys
- Reduce traffic congestion associated with car parking during Pharmacy opening hours
- Reduce transmission of contagious diseases – a particularly pertinent and relevant in these post-pandemic times

1 Introduction

1.1 Synopsis

The aim of the development is to improve accessibility to prescription medicines. The provision of an PCAD will allow those who can't access their pharmacy or dispensing surgery during opening hours or in busy periods.

1.2 Background

This planning statement is submitted in support of a full application submitted under the provisions of the Town and Country Planning Act 1990, as amended.

1.4 The Planning Application

The planning application comprises:

- Covering Letter
- This Supporting Planning Statement
- Drawing PB24.01.1
- Drawing PB24.01.2

2 The Site and its Surroundings

2.1 The Site

The PCAD will be installed in the frontage of Gardener's Pharmacy.

2.2 The Surroundings

The Pharmacy sits within a small shopping centre with a convenience store, hair and beauty salon, a butchers and a bistro. The parade benefits from off road car parking.



2.3 Designations

The building is not listed and does not lie within a Conservation Area.

3 The Proposed Development

3.1 Design, Scale and Layout

The Pharmabox24 is a self-contained, secure machine (similar to a large Bank ATM), which measures 2.01 m tall, 1.062m deep and 1.492m wide. The unit is fitted flush to the elevation of the existing building. The unit features a touch screen, credit card reader and collection flange. It should be noted that the collection flange is automatically locked when patients are not collecting the prescriptions. The machines can hold up to 150 dispensing bags at any one time.

The pharmacy benefits from a double frontage so it will be able to retain an open façade as well as accommodating the dispensing unit.

3.2 Construction Impacts

The PCAD can be installed within 24 hours and involves minimal construction/building works.

4 Policy Context

4.1 The Development Plan

This section sets out the local and national planning policies as well as material considerations which are relevant, both to the application site, and the type of development proposed. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

Sub Section 5 of Section 38 of the 2004 Act also states that, *“if to any extent a policy contained in a development plan for an area conflict with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be)”*

This principle has been developed and clarified by subsequent case law, which has confirmed that a particular proposal does not need to accord with each and every policy in a development plan; the key issue is that it accords with the overall thrust of Development Plan policies taken as a whole. Accordingly, policy and plans play an important role in determining any planning application.

Adopted Policy

The current Bury UDP was adopted by the Council on 29 August 1997.

Part One Policy EC4 - SMALL AND GROWING BUSINESSES states that *‘The Council will ensure that the needs of small and growing businesses are met by looking favourably on proposals for such developments, where these do not conflict with other policies and proposals of the Plan’*.

Part Two Objective 1: *To maintain and enhance the vitality and viability of established shopping centres at the town, district and local level.*

Objective 2: *To ensure that the range and distribution of shops and shopping facilities are convenient, appropriately located and provide shoppers with a balanced level of provision and choice.*

Policy S1/4 - Local Shopping Centres states that *‘The Council will seek to maintain and enhance local shopping centres and will encourage the provision of a range of shopping facilities required to serve purely local needs’*.

Emerging Policy

Due to the age of the adopted plan an assessment has been made of the emerging plan, though this is also starting to age.

Bury Local Plan Policy Directions 2018 sets out a long-term framework to guide and control future growth and development

The NPPF specifies that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

In response to these issues, the Local Plan it is considered that the Local Plan should seeks to support a hierarchy of vital and viable town, district, local and neighbourhood centres.

Policy Direction TC5 Local and Neighbourhood Centres

It is proposed that the Local Plan should include a policy that recognises the importance of local retail facilities within the Borough's Local and Neighbourhood Centres and identifies the factors that will be considered in determining proposals for the change of use of retail (Class A1) to a non-retail use.

The justification for this policy direction states:

This policy would recognise the valuable contribution made by these facilities and seek to manage proposals to change the use of these existing retail uses in order to maintain a convenient and accessible community resource.

Policy Direction TC6 Local Shops and Services

It is proposed that the Local Plan should include a policy that seeks to retain local shops and services outside recognised centres, particularly where these serve the day-to-day needs of local communities that would otherwise have limited access to such facilities.

The justification for this policy direction states:

The policy would seek to resist proposals that would involve the loss of local shops and services outside recognised centres and, in doing so, would consider the availability and accessibility of other opportunities for the local community to meet their day-to-day shopping and service needs.

An analysis of these relevant policies suggests that the development of proposals which enhance the retail offer of shops within existing neighbourhood centres will be encouraged. Moreover the proposed development will help retain the vitality and viability of other shops in the centre.

It has been concluded from an assessment of the development plan that there are a number of supportive policies and that no development plan policies would fall

contrary to the proposed development. The above demonstrates that the proposed development in this location conforms to the development plan.

4.2 National Policy

The UK Government published the revised National Planning Policy Framework (NPPF) in July 2021 which sets out the Government's planning policies for England and how these should be applied. It recognises the contribution the planning system makes to the achievement of sustainable development, identifying that sustainable development consists of economic, social and environmental roles.

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. This sets out the government's planning policies for England and how these are expected to be applied.

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

The purpose of the planning system is to contribute to the achievement of sustainable development, Paragraph 8 states that:

Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

The NPPF provides a presumption in favour of sustainable development.

Paragraph 84 also states that:

' planning policies and decisions should enable: (inter alia) the retention and development of accessible local services and community facilities.....'

Paragraph 93 states:

'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

(a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments'

It is clear that the proposed development will improve the accessibility of an existing and vital, community service and therefore help achieve the social objection of the NPPF.

5 Summary of Other Considerations

Under the provision of 38(6) of the Planning and Compulsory Purchase Act (which states 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise') supportive planning policy should prevail unless other material considerations indicate otherwise. In this instance there would be no detrimental environmental impacts accruing from the proposed development (it does not create any noise or pollution) so it is respectfully suggested that the following issues would be 'material' to the consideration of the application.

a) Design

The PCAD will be installed within the existing front elevation of the Pharmacy - standing flush with the existing shop front. The unit will primarily replace an existing shop window. There would be no undue detrimental impacts arising from the design of the of PCAD and/or its installation. The Design and Access statement confirms that the unit can utilise any RAL colour and it is considered that a RAL that matches the green of the existing shop front would be appropriate and this can be conditioned as part of the planning application process. The unit is internally illuminated.

b) Access

The proposed development does not require any changes to the existing access arrangements to the Pharmacy. Patients will be able to access the PCAD via the existing road side car parking provision.

The installation of the PCAD is considered to improve patient's access to their medicines.

c) Security

As the Parade is already utilised during evenings and weekends it already benefits from existing security measures such as street lighting and natural surveillance there will be no undue impact on patient's security.

d) Noise

The machine does not generate a noise. There is no 'beep' associated with pressing buttons on the machine.

This summary demonstrates the benign nature of the changes and no neighbouring properties will be affected by these minor changes.

6 Planning Balance and Conclusions

6.1 Introduction

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan - unless material considerations indicate otherwise.

Paragraph 38 of the NPPF also states that *'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'*.

6.2 Concluding Statement

The proposed development improves patients access to their prescriptions. The proposal also improves and maintains the vitality and viability of this small parade of shops. There are no material considerations identified that would outweigh the provisions of a supportive development plan. Therefore, it is respectfully requested that this application is approved.

