



Seaford Health Hub proposal

Background and frequently asked questions

Background

A ground-breaking health hub, that will bring medical, lifestyle and community facilities under one roof is being proposed for Seaford. The new £18 million facility would be built alongside the Downs Leisure Centre in Sutton Road and include a health hub, a retail food unit, a minimum of eight apartments and a bigger car park.

Seaford's two GP practices, Old School Surgery and Seaford Medical Practice, will potentially relocate to the new hub that will cater for these combined GPs with support nursing and admin teams and a minor surgery unit. A new entrance and offices will be built for the leisure centre, which is run by Wave Leisure Trust, and the 60+ Club will be given new meeting facilities within the centre. As well as improved health facilities, the scheme will create employment opportunities with the opening of the new retail food store.

Public exhibition

We are holding an exhibition for local residents to come and see the proposals for themselves, ask any questions and give feedback on the scheme. These will be held at the Downs Leisure Centre on:

- Tuesday 29 January 2019 from 4pm to 8pm
- Wednesday 30 January 2019 from 4pm to 8pm

There will be a further opportunity to comment on the proposed scheme once a planning application is submitted in early summer 2019.



Architects impression of the proposed scheme.

Frequently asked questions

Why is a health hub needed?

Why do the GP surgeries need to be moved from their current locations?

The surgeries have been looking for alternative space within the town for some years but there has been nothing suitable available. The lease on Old School surgery ends in 2022. Both surgeries are short of space and parking is particularly difficult. By relocating to a shared hub, the surgeries will be able to offer better services for the residents of Seaford from modern facilities which are fit for purpose and for the future. The new facility will also allow the surgeries to reduce running costs.

Could the two surgeries be combined in the town centre?

In addition to the issues mentioned above, neither surgery has enough space to accommodate the other as well.

Could Seaford Medical Practice be extended?

Plans were developed about 10 years ago to extend Seaford Medical Practice, using the car park at the rear, to incorporate primary care services for both Seaford Medical Practice and Old School Surgery. The Global Financial Crisis of 2008/09 meant that the project was not taken forward and both practices looked for alternative solutions. In the meantime, the ownership of Seaford Health Centre passed to NHS Property Services as part of the move from Primary Care Trusts to Clinical Commissioning Groups. However, funding issues and project complexity meant that the original scheme could not progress.

Will there be fewer GPs at the hub?

The same number of GPs will be based at the hub as in the current two surgeries. By working from a single base, the combined GPs would be able to provide more flexibility and resilience. Plans for future delivery of services are at an early stage.

Why spend this money when East Sussex County Council is cutting services?

By providing a modern, joined-up health service, we would help alleviate the pressure on social care services the County Council will face in the future.

Grass pitch and children's play areas

Will the playground be removed?

The playground area will not be impacted by the changes.

What will happen with the grass pitch?

We are undertaking a Playing Pitch Review across the district to make sure there is sufficient land allocated to playing pitches. We will be able to make a decision on the use of the pitch once this review has been completed.

Will the artificial pitch be affected?

The existing artificial pitch will not be affected by the proposals.

Other health services proposed at the hub

Why is a shop included in the proposals?

The rental income provided by a retail food unit will help keep down the costs to the health services at the hub.

Will there be a pharmacy at the hub?

Yes - the proposals include space for a pharmacy.

Will there be a dentist at the hub?

Yes - the proposals include space for a dentist service.

What will happen to the pharmacies in town?

No changes are planned to the pharmacies in Seaford town centre.

Will the hub have a minor surgery unit?

Our proposals include space for minor surgery unit to reduce the need for local residents to travel and to help improve the waiting lists at the hospitals in Brighton and Eastbourne. The minor injury units will continue to operate from Victoria Hospital in Lewes and in the A&E department at Eastbourne District & General Hospital.

Why did the swimming pool close and will the hub have a pool?

The swimming pool was open when Downs operated as a school. When the school closed, the pool was filled-in to provide additional parking for the leisure centre. The current plans do not include a new swimming pool. For people wanting to swim, in addition to the pool at Seaford Head School, new facilities will be provided at the Sovereign Centre in Eastbourne, and the existing pools at Newhaven and Lewes are within reasonable travelling distance of Seaford.

Transport and parking

Will there be enough parking at the hub?

The number of parking spaces at the site will increase significantly. There will be different peak times for each part of the site, meaning that there will be sufficient parking at all times, even with the increased demand. We are commissioning a study that will form part of the planning application which looks at demand for parking, traffic flows and any potential impact on local residents.

How many car parking spaces are there currently and how many are proposed?

There are currently around 119 spaces and we are proposing to provide at least 250. This number might change depending on the final proposal.

How will people living in Bishopstone and Seaford East get to the hub on public transport?

We will be talking to the bus companies that operate in Seaford and the County Council passenger transport team to see what improvements can be made to routes and timetables to make the hub as accessible as possible by public transport. We will also be developing a travel plan for the scheme that will be assessed as part of the planning application.

How will the site cope with the extra traffic?

We will be working closely with our colleagues at East Sussex Highways to address the access on and off the site, and welcome any suggestions. We will also be appointing a transport consultant to develop the travel plan in advance of the planning application.

What will the environmental impact of the hub be?

All environmental issues such as noise and increased traffic will be investigated and reported on as part of the planning application. The proposed design will have an emphasis on sustainability.

To find out more about the proposed hub visit our website:

- lewes-eastbourne.gov.uk/SeafordHealthHub
- Or email seafordhealthhub@lewes-eastbourne.gov.uk

We hope you can make it long to one of the public exhibition drop-in sessions on 29 and 30 January at the Downs Leisure Centre.