

Introduction to town planning





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Helping you **secure funding and approvals** for your estate plans



Award winning

town planning team



£40m unlocked

in capital contributions for the NHS since 2021, with another £60m in the pipeline



Over 400 successful

planning projects delivered since 2017



Over £20m value

added from site allocations since 2022, and £30m in the pipeline



Strong track record

of accelerating planning timescales – saving you time and money



Why is town planning important for the NHS?

When it comes to your estate, effective town planning could be the difference between a new health centre being built or not.

But we know that the town planning system is **complex and difficult to navigate**, making it challenging to unlock the **right levels of funding for health buildings** or **get planning applications approved**.

What makes us different?

We're one of the only dedicated and professional town planning teams in the NHS. We offer specialist town planning advice for our customers - and the wider NHS.

We help shape national planning policy, explaining what changes may mean to NHS organisations like yours across England. So, you can **trust us to expertly represent you** with councils, at committees and across your wider stakeholders when dealing with projects.

Whether you're seeking the green light on new developments or applying for a share of developer contribution funding, we can help you **get the most out of your land and buildings**. For example, in Lanthorne Court in Broadstairs, we used **targeted site promotion to de-risk the site up-front**, as well as **securing residential planning for the site** – adding £1m to the site valuation and speeding up development. **We could do the same for you.**

We work with the **town planning system as a whole** to deliver the NHS's strategic priorities. From securing funds to make projects happen, to **making sure the NHS is properly considered** within the town planning system, we help achieve **better health outcomes for patients**.

Our **award-winning team** are experts in solving technical issues too. Saving you more time by dealing with listed buildings, enforcement notices and negotiating assets of community value nominations.

We'll help you to:



Ensure NHS requirements are included in the town planning system.



Secure funding from local councils e.g. Section 106 and Community Infrastructure Levy (CIL).



Get the green light on your projects, by dealing with planning applications and pre-application discussions.



Secure strategic site allocations to maximise site value and speed up the delivery of projects.



Understand recent policy changes by publishing regular guidance notes to explain what they might mean for your estate – helping you plan better.

Why choose us?



Town planning and NHS expertise:

As the largest dedicated town planning team in the NHS, we're best placed to guide you on what's possible and how to fit your plans into the local planning policy. We also help bring projects to life by unlocking the right level of funding from developers and councils.

Strong track record:

We've dealt with **over 400 successful planning projects** since 2017 – helping you take a **big step in adapting your spaces**.

Funding for your communities:

And we're currently managing a pipeline of **over £60m in developer contributions** on behalf of our ICB customers, which means we're **helping more communities to benefit** from the right share of funding.



How we're shaping the future of the NHS estate

Better access to funding

Accessing funding can be a challenge. That's why we've created a **more efficient approach** to help you unlock the funding you need for your estate.



You can learn more in our guide to funding.

[Learn more >>](#)

Early town planning

We monitor and strategically respond to all planning policy consultations in England on a daily basis. This enables us to make sure NHS requirements are part of the town planning system. Helping you prepare for what will be needed in the area over next 20 years or more – not just right now.

This means we can ensure that the planning system **supports better health outcomes**, **allocates appropriate health sites** and **supports health projects** with funding from the town planning system, making it **easier and faster** for development to happen.

This includes leading **on-site promotions** for NHSPS, which has generated **over £20m in value**.



Building healthier developments

A BRE report in 2021 highlighted that poor quality housing is costing the NHS over £1.4 billion per year in treatment bills on its own.

We're driving forward **greater consistency** in how planning policies across the country consider health outcomes **from new development**.

We're building a framework to **benchmark health outcomes** from our developments and implement **healthy design principles** across our estate.

The impact? Healthier, more sustainable communities that benefit patients and improve their health long term.

Developing homes for NHS colleagues

We're progressing our strategy to deliver much needed homes for NHS colleagues at minimal cost to the NHS. This involves using NHS data to demonstrate where high costs of living are impacting colleague retention and recruitment in areas with new development projects.

Our work with developers and council officers through the planning system is helping to **identify opportunities** to implement the principle of a first right of refusal for NHS colleagues on some **affordable housing**. This'll help **attract and retain NHS workers** who are needed to deliver healthcare services in an area.





Case studies

Cambridgeshire and Peterborough ICB



Bottisham Care Village 170 Care Units

Historically, there was a **lack of developers contributing funding** towards health infrastructure for care homes in the Cambridgeshire and Peterborough ICB area.

Our town planning team **represented the ICB** as part of a Public Inquiry Appeal and were able to secure **£150k in funding** from developer contributions. Not only that, but this decision is being **used by Local Planning Authorities (LPAs) across England** to justify care home contributions. **Helping us keep care in the community.**



Alconbury Weald 6,500 Homes

Outline planning permission was granted for the site back in 2014, but with **no health contribution secured**, just a plot of land, despite the Clinical Commissioning Group's (now Cambridgeshire and Peterborough ICB) request for on-site provision.

Having **identified a significant unspent pot of funding** from the local council for Huntingdonshire, we **outlined a detailed strategy** to the ICB to secure funding. Working in partnership with Huntingdon District Council, we were able to **secure £7.8m funding and land to deliver a new facility** on behalf of the ICB.

Trowbridge Integrated Care Centre

The delivery of the Trowbridge Integrated Care Centre (TICC) has been a long-standing ambition of the ICB. Investment in Trowbridge was prioritised based on the specific health needs and inequalities that exist locally. Development of the TICC will enable the delivery of new and innovative health and care services to help address the inequalities experienced by the local population.

The town planning team **secured outline planning** in 2021 and reserved matters in 2024. This includes a **phased delivery for future expansions**. On behalf of Bath and Northeast Somerset, Swindon and Wiltshire ICB, we also **secured £3m in community infrastructure levy (CIL) funding** – and additional section 106 (S106) funding from nearby housing sites to **fund future extension**. Construction for the TICC is now underway.



Want to know more?



If you'd like to know more about how we can help you with town planning, please contact our Customer Service Centre on:



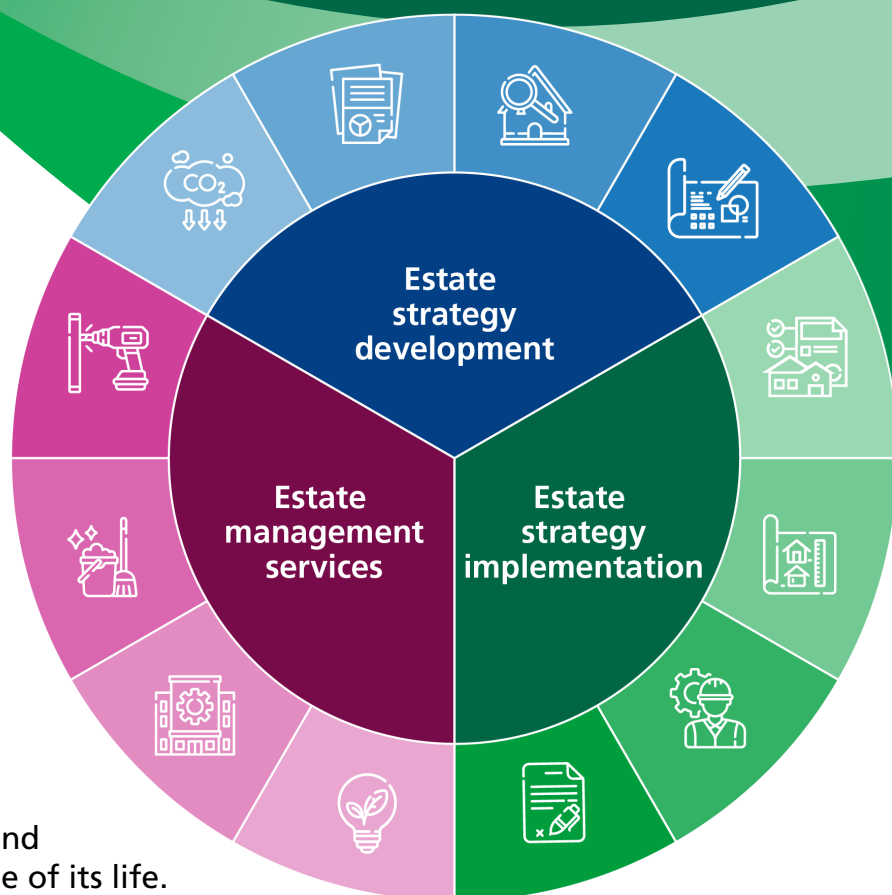
0808 196 2045



customer.service@property.nhs.uk

Our full service offer

Helping you better assess, adapt and maintain your estate at every stage of its life.



Estate strategy development

- Strategic estate planning
- Options appraisals and funding solutions
- ICB business case development
- Net zero strategy



Estate strategy implementation

- Estate optimisation and space utilisation
- Town planning
- Property development
- Lease advisory
- Property disposal and re-investment
- Capital project management



Estate management services

- Hard facilities management
- Soft facilities management
- Property management
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