

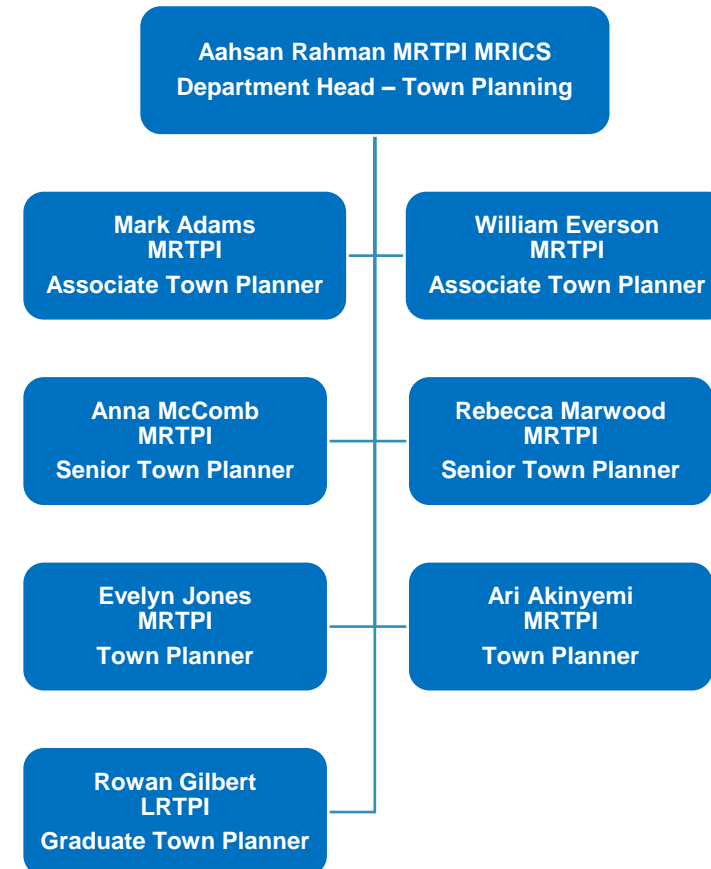
An aerial photograph of a residential neighborhood with various planning overlays. A large white rectangular area is outlined in orange in the upper center. A purple shaded area is to its left. A 'Former railway' line runs diagonally through the middle. In the lower left, a residential development is outlined in red and labeled 'Proposed housing'. Roads labeled include 'Green Lane', 'Fordson Road', 'Ferguson Road', 'Marshall Road', and 'Kempsfield'.

# NHS Property Services Customer Webinar: Tapping into the Town Planning System

28<sup>th</sup> October 2020

# Town Planning team

- Only dedicated professional town planning team in the NHS
- Holistic approach to management of NHSPS portfolio
- Registered Learning Partner of the RTPI

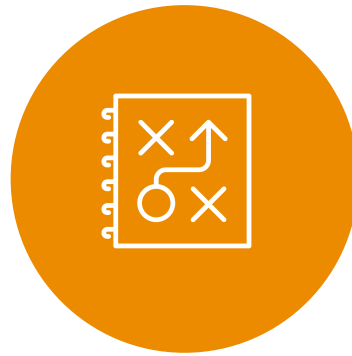


# What we will cover

- Key functions of the NHSPS Town Planning team



Planning policy  
lobbying



Strategic site  
promotion



Planning  
applications



Technical  
advice/support

- Recent planning policy changes & consultations
- Developer contributions (S106 / CIL) for health

# Key functions of the NHSPS Town Planning team

# Planning policy lobbying

- Proactive monitoring of all 343 local planning authorities across England
- Leading on Joint NHS Responses to major planning policy consultations
  - New London Plan (2017-ongoing) – including EIP
  - Revised National Planning policy Framework (2018)
  - Planning For the Future White Paper (2020-ongoing)
- Preparing and submitting representations to live Local Plan consultations on behalf of NHSPS and commissioners



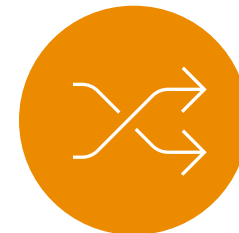
# Strategic site promotion

Upcoming Events	Opportunities	Successes	
40+ upcoming Local Plan consultation events in next 3 months	50+ sites in areas unable to demonstrate 5-year housing land supply	25+ site allocations secured for new and expanded health facilities	650+ new homes secured within adopted Local Plan allocations
75+ call for site opportunities currently in next 3 months	90+ sites subject to restrictive allocations (Green Belt / Ecology etc)	825+ homes identified within brownfield land registers	350+ new homes secured within emerging allocations

Focussing on promoting sites for:



New/extended health use



Health-led mixed use



Housing

# Example – Ashurst Hospital (New Forest)

- Opportunity was identified in 2018 for the expansion and modernisation of the existing health building
- Alongside the release of surplus land for alternative use
- Review identified the site was significantly constrained by emerging Local Plan Policies restricting any form of development on the site
- Began a targeted site promotion exercise to unlock development potential, and promote the local commissioning strategy
- Included consultation responses at each stage of Local Plan preparation and attending 2 targeted hearing sessions to justify allocation
- **Allocation now adopted for new/improved health accommodation alongside confirmation of principle of a care-home led redevelopment of 'surplus' parts of the site**



# Example – Lanthorne Court, Broadstairs

- Site was identified as a 'potential disposal' in 2018
- All existing health and education uses planned for relocation to more modern and fit for purpose accommodation in the locality
- NHSPS began a process of targeted site promotion to de-risk the town planning risk up front, and secure the principle of residential development on the site before it was vacated, to ensure a timely disposal.
- **Site now has an adopted Site Allocation confirming the 'principle' of residential development for c.53 units.**
- **Site allocation alone added c.£1 Million to the baseline site value at a cost of less than £1k**





# Planning applications

- **New Health Facilities**
  - Trowbridge Integrated Care Centre (2,296 sqm)
  - Devizes Health Centre (1,800 sqm)
- **Development Sites**
  - Chiswick Health Centre – Redevelopment providing 2,348 sqm health hub and 47 new residential dwellings.
- **Surplus Land Disposal**
  - Lanthorne Court - Broadstairs – 53 homes
  - Mandeville Clinic – PiP
- **Operational Development**
  - Variety of applications including:
    - Works to Listed Buildings
    - Modular Buildings
    - Sustainability Improvements

<b>Health</b>		
<b>Development</b>		
<b>Disposal</b>		
<b>Operational</b>		

# Example – Trowbridge Integrated Care Centre

## Proposals

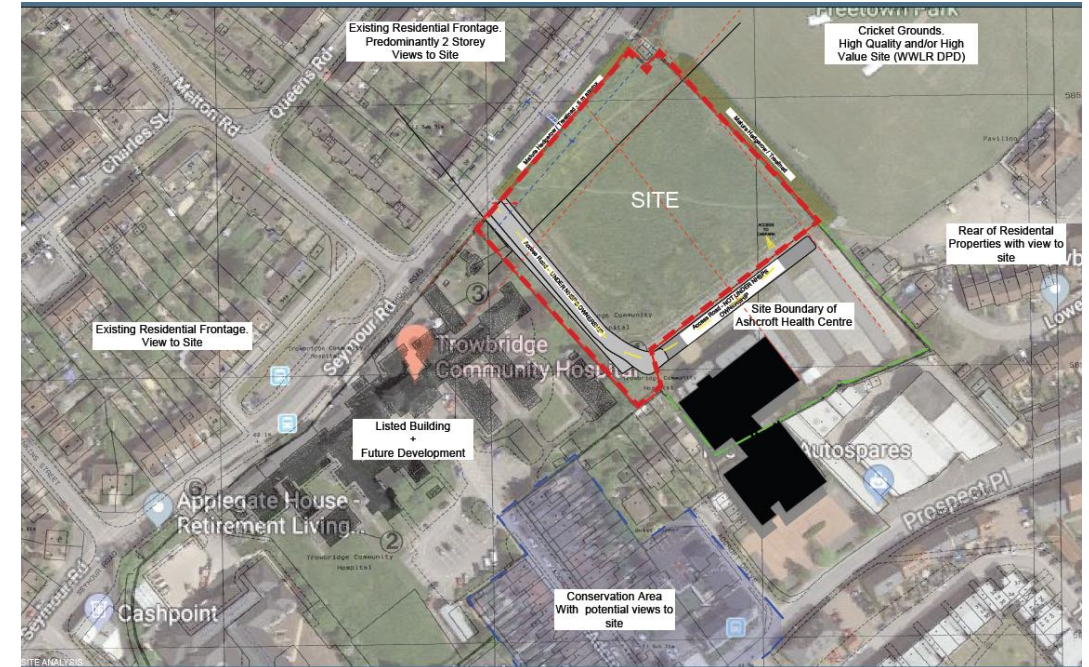
- 2,296 sqm Integrated Care Centre
- Outline planning application - all matters reserved except for access
- Outline planning permission needed for Outline Business Case
- Reserved matters applications to follow for Full Business Case

## Opportunities

- Site allocated in the Local Plan for improved community healthcare facilities
- Previously consented scheme
- Proactive CCG and project team
- Consistent land ownership - good news story

## Issues

- Parking and highways – local political concerns
- Ecological constraints - Great Crested Newts
- Listed buildings and conservation area
- Close proximity to cricket club
- COVID-19 and public consultation
- Change of staff



# Technical advice / support

The team provides specialist technical knowledge and support on a number of important estate related matters including:

- Town and Village Green Applications
  - NHSPS won a High Court Appeal in 2019 – ensuring this type of nomination does not apply to any NHS Land, or land held by other public bodies
- Assets of Community Value Nominations
  - **30+ NHSPS Properties** nominated through this route
  - We have been successful in **challenging/overturning 80%** of ACV nominations decided to date
- Managing relationships with key stakeholders
  - War Memorials Trust – developed shared guidance for War Memorials on NHSPS land
- Public consultation and community engagement
- The publication of regular guidance notes on town planning matters



# Recent Planning Policy Changes

# Temporary Coronavirus Measures

- **Temporary permitted development rights for the provision of additional health and local authority facilities**
  - Covers change of use, and new temporary accommodation (modular buildings etc) in response to pandemic
  - Right extends to 31<sup>st</sup> December 2020 (at present)
  - Any structure/plant/machinery must be removed within 12 months from date the use ceases
- **Automatic Extension of Planning Permissions**
  - Planning permissions due to lapse between 23 March 2020 and 31 December 2020 are extended to 1 May 2021
- **Postponement of Neighbourhood Plan referendums**
  - No elections or referendums can take place until 6 May 2021
  - Updated guidance was published to set out that neighbourhood plans awaiting referendums can be given significant weight in decision-making.



# Amended Use Classes Order

- Changes came into effect on the 1st September 2020
- Superseded a number of previous use classes.
- Has moved 'D1 health centres' into new 'E' use class
- Greater flexibility for the repurposing of health centre uses for other NHS services and value of surplus sites.
- 'C2' Hospital uses have not changed

DESCRIPTION	CURRENT USE CLASS	NEW USE CLASS (From 01/09/2020)
Shops	A1	E
Financial and Professional Services	A2	E
Food & Drink	A3	E
Offices, R&D & light industrial	B1	E
Health Centre, Clinics, Creches, Day Nurseries	D1	E
Gyms, indoor recreation	D2	E

Education, Museums, Places of Worship, Law Courts, Public/Exhibition Halls, Public Libraries	D1	F1
Outdoor sport/recreation, swimming pool, skating rink, Community Hall	D2	F2
Shop <280sqm (primarily essential goods & 1km+ away from similar shop)	A1	F2

Drinking Establishment	A4	Sui Generis
Hot Food Take Away	A5	Sui Generis
Cinemas, Bingo Halls, Concert Halls, Music Venues	D2	Sui Generis

# New Planning White Paper

The Governments' long awaited White Paper – **Planning For The Future** - has now been published, and is out for consultation until 29<sup>th</sup> October 2020. It proposes a number of wide-ranging reforms to the planning system.

NHSPS is leading on a joint national response on behalf of NHSPS, NHS England and NHS Improvement, and Community Health Partnerships

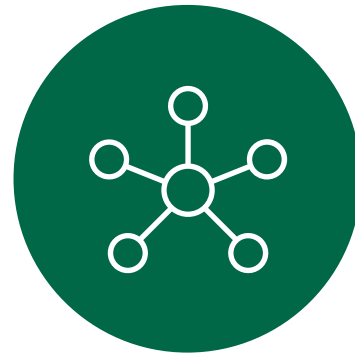
## Three Pillars:



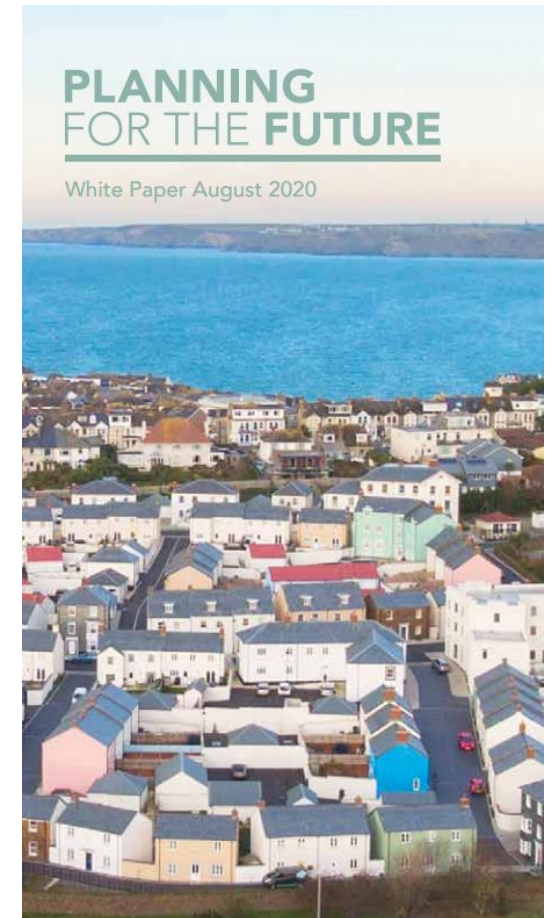
Planning for  
Development



Planning for  
Beautiful and  
Sustainable  
Places



Planning for  
Infrastructure  
and Connected  
Places

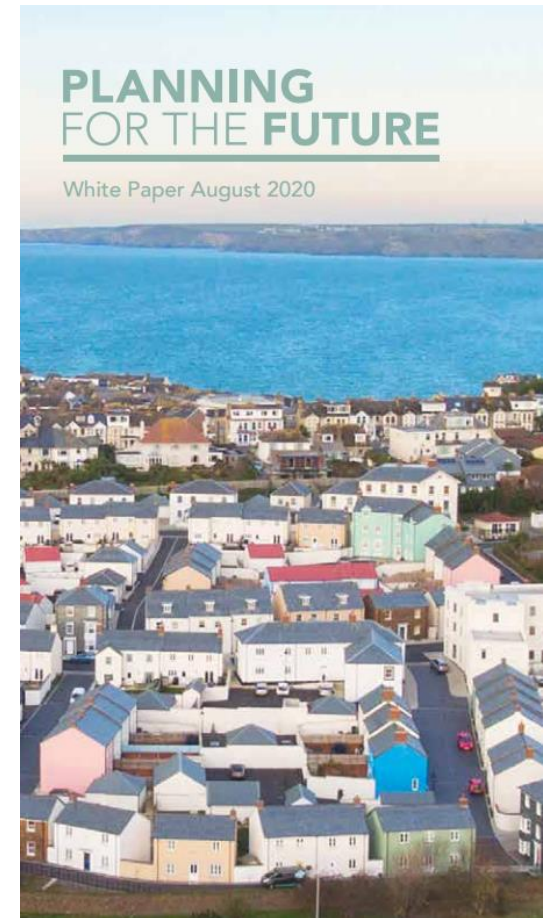


# New Planning White Paper

## Pillar 1 – Planning for Development (Key Areas)



- Proposes a **‘Zonal’** approach to land use planning within Local Plans
  - **Growth** areas - “suitable for substantial development”
  - **Renewal** areas – “suitable for development”
  - **Protected** areas – “subject to more stringent development controls”
- **Streamlined Development Management Process**
- **Development management policies established at national scale** and an altered role for Local Plans.
- Local Plans should be subject to a single statutory **“sustainable Development” test**, replacing the existing tests of soundness
- Digitised Local Plans to be prepared within **30 months**



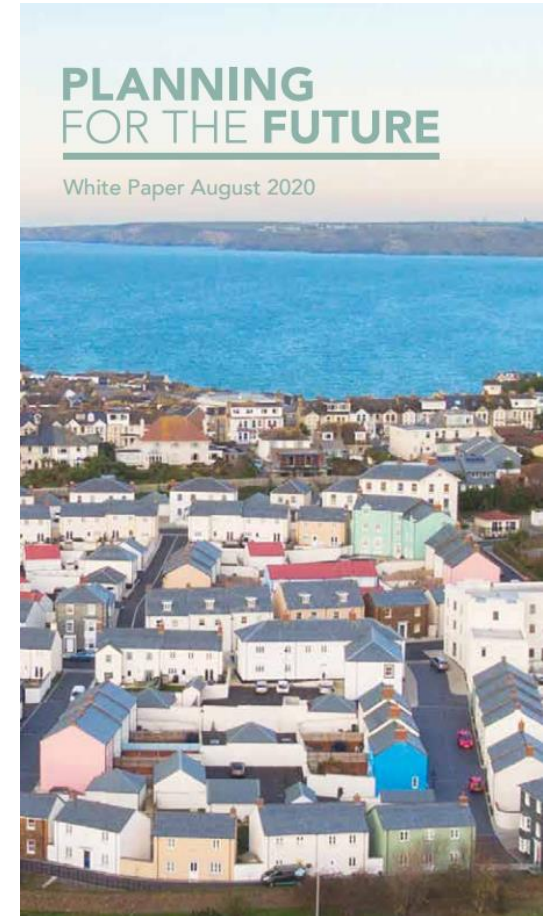


# New Planning White Paper

## Pillar 2 – Planning for beautiful and sustainable places

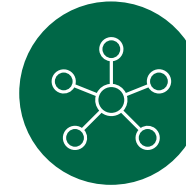


- To make design expectations more visual and predictable, design guidance and codes to be prepared locally with community involvement, and ensure that codes are more **binding** on decisions about development.
- Introduction of a **fast-track for beauty** through changes to national policy and legislation, to incentivise and accelerate high quality development which reflects local character and preferences.
- Focus on **stewardship** and enhancement of the natural and historic environment

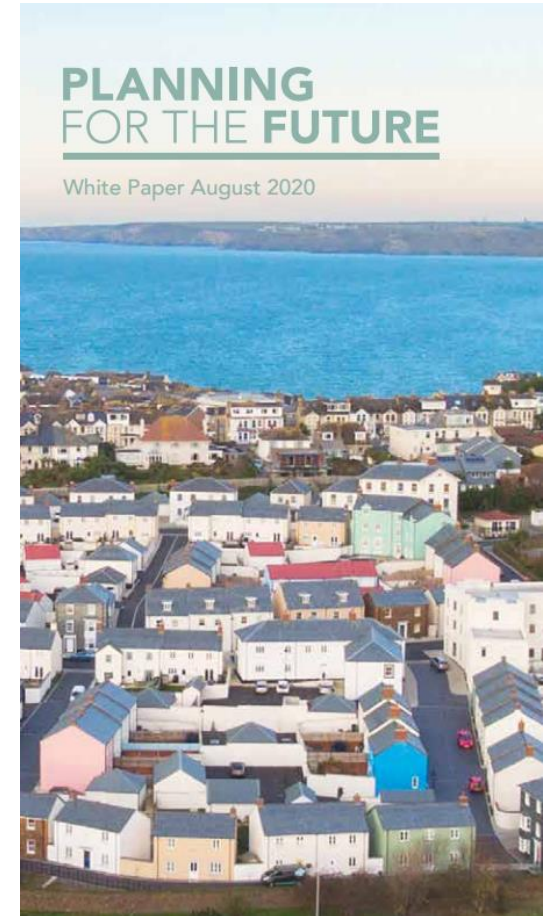


# New Planning White Paper

## Pillar 3 - Planning for infrastructure and connected places



- Consolidated flat rate 'Infrastructure Levy' to **replace** both CIL and Section 106 arrangements
- The scope of the Infrastructure Levy could be extended to **capture changes of use through permitted development rights**
- The reformed Infrastructure Levy should **deliver affordable housing provision**
  - Rather than the discount being secured through Section 106 planning obligations, it would instead be considered as in-kind delivery of the Infrastructure Levy
- **Increased freedom for how the infrastructure levy is spent**
- **Local Authorities would be allowed to borrow against the Infrastructure Levy revenues to forward fund necessary infrastructure**



# Developer contributions (S106 / CIL) for Health

# Current position

- According to the MHCLG Review (August 2020) the value of developer contributions agreed in England during the financial year 2018/19 was **£7bn.**



**Education:  
£439m**



**Transport:  
£294m**



**Health:  
£187m**

- CIL accounted for just 12% of all developer contributions across England

## Millions left unspent on NHS as councils fail to cash in on money from housing developers

The health service has a £6bn backlog on infrastructure spending – but easy funds are not being obtained



Developers are legally bound to hand over funds to obtain planning permission

# What is needed



# Recent research/actions & next steps

NHSPS research paper (October 2020) identified in excess of **£33 million in allocated S106 funds for the NHS** (£10million needs to be collected now) outside of London.

Follow up action is already complete/being taken through:



Central monitoring database for all NHS S106 and CIL funds



Immediate and targeted contact with wider NHS on funding availability



Follow up research papers to help address opportunities

Moving forward - central methodology, technical support and point of contact to help support everyone

Reset the NHS relationship with the town planning system with the new 'infrastructure levy' system in mind.

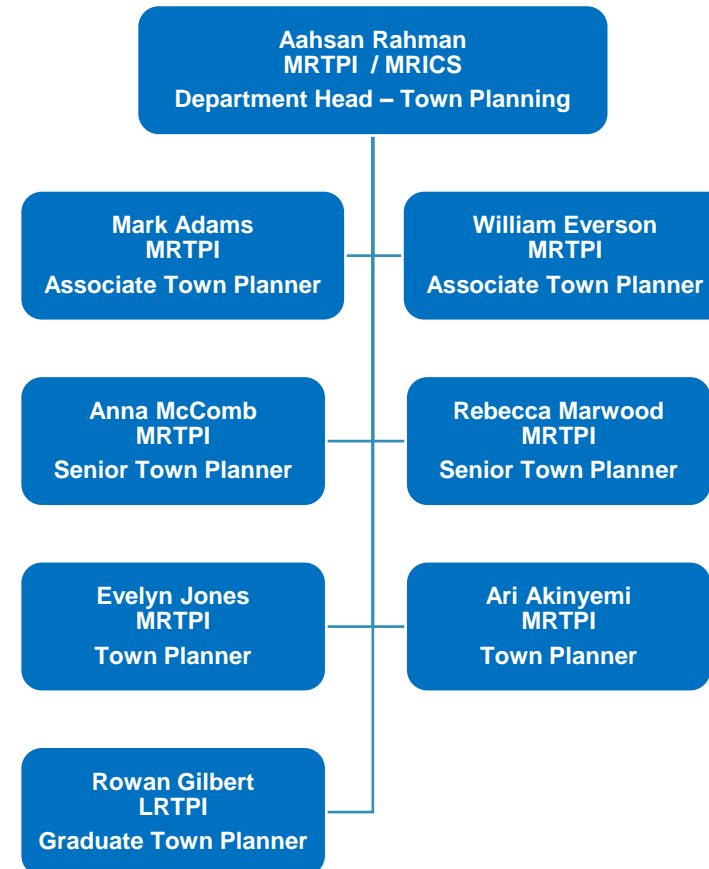
# January – June 2020 Stats

<b>Activity (January-June 2020)</b>	<b>Stats</b>
<b>Sites requiring planning assistance</b>	<b>212</b>
<b>Planning applications and pre-apps</b>	<b>44</b>
<b>Planning policy consultations reviewed</b>	<b>629</b>
<b>Policy consultation responses submitted</b>	<b>33</b>
<b>Sites promoted for allocation</b>	<b>26</b>
<b>Planning appraisals</b>	<b>57</b>

# How we can help

We are the only dedicated professional town planning team in the NHS and are ready to provide advice and guidance on town planning matters.

For further discussion on any topics covered today, or for advice on town planning projects within your organisation, please feel free to contact [town.planning@property.nhs.uk](mailto:town.planning@property.nhs.uk)







Questions?



Or alternatively email questions:  
[Town.Planning@property.nhs.uk](mailto:Town.Planning@property.nhs.uk)



Property Services

# Contact

NHSPS Town Planning team

99 Gresham St, EC2V 7NG

[Town.Planning@property.nhs.uk](mailto:Town.Planning@property.nhs.uk)

