

Date: 06/03/2023

NHS Property Services  
10 South Colonnade  
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For the attention of the Planning Policy Department,

### **South Warwickshire Local Plan Part 1 - Issues and Options Consultation**

Thank you for the opportunity to comment on the above document. The following comments are submitted by NHS Property Services (NHSPS).

#### **Introducing NHS Property Services**

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NHSPS was established on the 1 April 2013 and is an organisation that plays a vital role in the day to day running of the NHS, managing and developing over 4,000 properties across England. The estate includes;

- Primary Care Properties
- Community Care Properties
- GP Practices
- Administrative Buildings

Whilst being a private limited company, NHSPS is 100 per cent owned by the Secretary of State for Health, and at the same time, an important member of the wider NHS family.

One of NHSPS main roles is strategic estates management. This involves acting as a landlord, modernising facilities, buying new facilities and selling facilities the NHS no longer needs.

As part of this strategic estates management, NHSPS looks to play an influential role in the planning process, ensuring that future requirements for health are accurately measured and planned for, and is proactively engaged in the production of development planning documents across England.

NHSPS also works with Integrated Care Systems (ICSs), as well as NHS England to ensure that the NHS is sufficiently protected and enhanced through the planning system, both at a national and local level.

We welcome the opportunity to comment on the emerging Local Plan and would like to set out some priorities for NHSPS at this early stage of the consultation process.

1. It is essential that all planning policies enable flexibility within the NHS estate. Where it can be demonstrated that health facilities will be changed as part of wider NHS estate reorganisation programmes, it should be accepted that a facility is neither needed nor viable for its current use and Planning policies within the Local Plan must support the principle of alternative uses for NHS land and property. This will ensure that there is not a delay to vital reinvestment in facilities and services for the community.
2. NHS land and property should be able to grow and expand on existing NHS sites and on land across the borough unhindered. Policies should support the delivery of public service improvements as quickly as possible and allow for adaption to meet changing needs for health buildings.
3. There is a well-established connection between planning and health. Planning policies can not only facilitate improvements to health infrastructure, but also provide a mechanism to improve people's health. We request that the Local Plan includes policies for health and wellbeing which reflect the wider determinants of health and promote healthy and green lifestyle choices through well designed places.
4. In areas of significant housing growth, appropriate funding must be consistently leveraged through developer contributions for health and care services in order to meet growing demand. We request that when setting planning obligation policies, the Councils seek to address strategic as well as local priorities in planning obligations and engage the NHS in the process as early as possible.

NHSPS thanks Stratford-on-Avon District Council and Warwick District Council for the opportunity to comment on South Warwickshire Local Plan Part 1 - Issues and Options Consultation and look forward to working with you to ensure that the needs of the health service are taken into consideration.

We would request that NHSPS be added to the consultation database, and we be notified on the progression of all planning policy consultations in the future.

Kind regards

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