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Local Development Orders - an alternative approach to overcoming planning obstacles in the delivery of health care.

Is the planning system adversely affecting your Trust's ability to deliver its future health care programmes?

If this sounds familiar then maybe its time to start considering a "Local Development Order"(LDO). This is because within an area so identified, the Trust would not need planning permission and can develop and use its property assets for what it likes, when it likes, within the restrictions laid down in the LDO.

The advantages to Estate Managers of NHS Trusts of having an LDO in place is that there is:

- No need to apply for planning permission for specified works, including, for example, extensions to existing hospital buildings and the development of new buildings for health care and related uses.
- Saving you time and money, thereby enabling you to provide improved health care throughout your property estate without undue interference from the Council.

What type of development could be permitted within an area of land subject to an LDO?

Anything that meets the Trust's future property requirements to deliver its proposed future health care needs.

For example, the LDO could be for:

- Extensions to existing hospital buildings for additional wards, medical facilities, research and development.



- Development of new facilities and buildings for health care use within a specific size range, including nurses accommodation.
- Changes affecting the external appearance of existing buildings - for example, new entrances, windows, signage, cladding, air conditioning equipment.
- New car parking, vehicular access and service arrangements within and to the hospital campus/estate.

How do I get an LDO in place?

By seeking to have your Trust's site(s) subject to an LDO. The specific details of what development does not require planning permission within the LDO is then negotiated directly with the Local Planning Authority.

What do I need to do now?

You need to make representations to the policies of the new development plan by seeking to have your hospital site(s) identified as being subject to an LDO. Existing, old style, development plans - such as "Borough/District Wide" plans or "Unitary Development Plans" are being replaced by "Core Strategy" and "Site Specific" Local Development Documents. Many are being prepared this year.

Why should I do this?

Because if you do not make representations to the emerging policies of the new style development plans at the right time, you will miss the opportunity to seek to have to your hospital site(s) identified as being subject to an LDO.

In the meantime, the Government is placing much more emphasis on the need for the planning system to deliver more effectively new jobs, affordable housing and services meeting the needs of the local community. This is to be achieved by speeding up the planning process and removing the need to have to apply for planning permission for minor works, yet essential for the delivery of new jobs and services for the local community.

Given this Government advice and the downturn in the economy, Local Planning Authorities will need to be receptive to representations to their new style development plans seeking LDO designations.

How can CgMs help you?

Our team can work with you in making the necessary representations by:

- Identifying the appropriate plan where representations need to be made.
- Identifying when these representations can be made.
- Providing advice as to how to maximise the prospects of having the LDO included within the development plan for your Trust's sites.
- Negotiating the specific type of development with the Local Planning Authority which would not be subject to the requirement of planning permission within the land identified as being subject to the LDO.



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