



## Planning Advice to NHS Healthcare Trusts

NHS Healthcare Trusts have the responsibility to deliver quality health care and to develop an estates strategy to support the delivery of quality health care now and in the future.

CgMs Consulting can assist the Trusts in the delivery of these requirements by ensuring that the estates strategy is supported through the planning process.

In particular, CgMs can provide independent consultancy advice relating to the following:

- Assistance in the preparation of the estates strategy by ensuring that it is fully considered in the planning context.
- Advice on the prospects of obtaining planning permission and the planning strategy so as to maximise prospects of obtaining planning permission for alternative and higher value uses on land and buildings surplus to operational requirements.
- Listed building and conservation area advice where hospital buildings need to be either altered externally, refurbished or demolished so as to implement the estates strategy.
- Ensuring that the estates strategy is supported by the newly emerging policies of the development plan being prepared by the Local Planning Authority.
- Working with the estates manager to ensure that all planning applications to implement the estates strategy are co-ordinated and fully supported by the necessary technical information and project team, so as to maximise the prospects of a negotiated planning permission with the Local Planning Authority.
- Working with the public to ensure that all groups are fully consulted on the development proposals and that local politicians are also fully consulted and supportive of the Trusts operational needs.
- Providing comprehensive records of all planning related decisions affecting the estate so as to enable the monitoring of the service for best value purposes.

## Why CgMs?

CgMs has an established reputation for providing independent and commercially aware advice to clients in the combined fields of planning and development, archaeology, historic buildings, conservation and a range of environmental issues.

The company has 36 professional planners, 17 historic building consultants and 24 archaeologists. We work as part of project teams with other property professionals advising NHS Trusts, including chartered surveyors and architects.

Our team has extensive experience working with NHS Trusts. We therefore enclose a summary experience sheet of recent work undertaken for NHS Trusts.

## Who Should I Contact?

The company has established a dedicated team to assist NHS trusts and the following experienced individuals can help you:

### London and the South East

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### The East Midlands and East Anglia

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## Summary Of Recent Experience

### **Bromley Hospitals NHS Trust**

The Trust, after having disposed of surplus land and developed its new Farnborough hospital, is in the process of reviewing its operational needs at its other hospital sites, including the need for additional buildings and car parking facilities. Advice has been given throughout this on going review of changing operational needs.

### **Newham Healthcare NHS Trust**

CgMs planners advised the Trust in relation to the disposal of the St Andrew's Hospital site, Bromley-by-Bow. We successfully defeated attempts to statutorily list the principal buildings on site and also persuaded the local planning authority not to designate the site as a conservation area. In the final event, having achieved no constraints to site development, we obtained outline planning permission for a large scale regeneration project to include up to 782 residential units, arranged in ten main blocks, with a 45 metre block in the north-east component of the site.

### **Hillingdon Hospitals NHS Trust**

CgMs planners gave expert evidence in relation to the part development of the Hillingdon Hospital site for nurse's accommodation and private housing. This appeal was successful with costs awarded against the local planning authority on the basis that it had failed to present any substantive evidence that the key worker accommodation provided with the scheme could not appropriately be classed as affordable housing for the purposes of UDP policy. This is now the well-known 'Hillingdon Hospital decision' and is the test case in relation to the principle of key worker accommodation being able to be considered as affordable housing.

### **East and North Hertfordshire NHS Trust**

We successfully negotiated planning permission in relation to nurses accommodation on a component of the Queen Elizabeth Hospital site which was planned to be closed in the medium term. We needed to demonstrate that this development would not prejudice the future development of the site and would be seen as a complimentary development. In addition, the other principal issues related to design, residential amenity, car parking quantum and sustainable development.

### **George Eliot Hospital NHS Trust**

The advice given in relation to this instruction consisted of a strategic review of the property asset as a precursor to a consolidation of facilities onto a more central and accessible location within the existing site. In addition various planning applications were submitted for a renal unit, maternity unit and other extensions to the Hospital. Finally, CgMs planners successfully promoted surplus land via development plan process for residential development and also achieved the removal of a HSE zone of influence (for hazardous substances) that affected the hospital grounds.

### **West Hertfordshire NHS Trust**

We obtained planning permission, in outline for, for the residential development of a former nurses home in the urban area. We negotiated a minimum density to guide the subsequent approval of reserved matters application and also a formulae led approach to the provision of affordable housing. The site was out to the market with the benefit of this planning permission.

## **The National Society for Epilepsy**

CgMs represented the NSE, a charitable trust providing specialist care for those suffering with complex and severe epilepsy. The NSE's facilities are outdated and are under threat of closure by the Care Standards Commission. The instruction involved the formulation, presentation and justification of an enabling development scheme to provide monies to fund the complete redevelopment of the residential care facilities. The enabling development comprised up to 218 residential units plus a sheltered housing scheme and care home on the NSE's land within the Green Belt. CgMs advised in relation to planning, historic buildings and archaeological issues, formulated the mater plan of the site and represented the NSE at a large-scale public inquiry. The proposal is currently with the Secretary of State for determination.

## **Oxford Radcliff Hospital Trust, Oxford**

Acting with property surveyors, Atisreal, CgMs is providing the strategic town planning and development advice on surplus land at Warneford and Park Hospitals for the NHS Trusts, the Strategic health Authority and the Secretary of State for Health. The instruction seeks to maximise the return from the sale of land for reinvestment in the local health economy. The projects include undertaking an Environmental Impact Assessment, masterplanning and planning applications on approximately 20 acres of land. The site lies close to a site of local nature conservation and has included ecology studies and an archaeological assessment.

## **Royal Brompton & Harefield NHS Trust**

On behalf of the Trust, representations were submitted to a development brief prepared n by the Local Planning Authority affecting the various sites at the Royal Brompton hospital. Representations were submitted to protect the emerging estates rationalisation strategy in light of the decision not to move to Paddington.