



Property Services

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Dear Sir/Madam

NHS Property Services – Edenthorpe Neighbourhood Plan Submission Draft

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

Foreword

NHSPS's Property Strategy team support Clinical Commissioning Groups and Sustainability and Transformation Plan groups to look at ways of better using the local health and public estate. This will include identifying opportunities to reconfigure the estate to better meet commissioning needs, as well as opportunities for delivering new homes (and other appropriate land uses) on surplus and underutilised sites emerging from this process.

To confirm, all or part of a property can only be released for alternative use by NHSPS once confirmed by Commissioners.

Policy 8: Community Facilities

NHSPS is the freehold owner of Hollybush Health Centre, listed as an existing community facility within Policy 8.

NHSPS supports the general thrust of Policy 8, insofar as it seeks to ensure there are sufficient services and infrastructure to support community needs. However, the provision of high-quality health infrastructure requires a degree of flexibility in how the NHS is able to manage its estate. Local planning policies which seek to protect NHS facilities in situ, or require substantial amounts of evidence prior to development, can sometimes prevent or delay required investment in services and facilities and work against local community aims.

Policy 8 seeks to protect 18 Existing Facilities, including Hollybush Health Centre, from *redevelopment or change of use unless alternative community facilities are proposed as part of the development concerned or that it can be demonstrated that the existing use is unviable.*

Hollybush Health Centre is an operational NHS facility, however an essential element of supporting the wider transformation of NHS services and the health estate is to ensure that NHS sites are not strategically constrained by local planning policies. This will provide flexibility in how the NHS is able

to manage and develop its estate, providing fit for purpose services for the community, now and in the future.

It must be recognised that there are separate, rigorous testing and approval processes employed by the NHS to identify healthcare facilities in need of improvement or redevelopment. These must be satisfied prior to any property being declared surplus or redeveloped. In particular, the capital receipts and revenue savings generated from sites and properties for best value is an important component in helping to provide funding for new or improved services and facilities.

Where NHS Commissioners can demonstrate that healthcare facilities could be reconfigured, there should be a presumption that such sites may be suitable for other appropriate uses and should not be subject to restrictive policies.

To ensure Policy 8 is sufficiently flexible and allows for NHS estate strategies to be implemented effectively, a suggested amendment to part 2 of the policy is set out below;

2. Proposals for their redevelopment or change of use to other purposes, will not be supported unless alternative community facilities are proposed as part of the development concerned, or sufficient services/facilities for that type of infrastructure are provided, or that it can be demonstrated that the existing use is unviable.

These changes will ensure the policy is positively prepared and support the NHS in delivering services and facilities in the places where it is most needed, without being tied to an existing location.

Summary and Conclusion

We thank Edenthorpe Town Council again for the opportunity to comment on this Plan.

We would request to be kept informed of future stages of the Neighbourhood Plan preparation. If you require any further information, please contact the undersigned (email: rowan.gilbert@property.nhs.uk).

Yours Sincerely

Rowan Gilbert - Town Planner
NHS Property Services Ltd