

NHS Property Services Ltd
10 South Colonnade
Canary Wharf
London E14 4PU
town.planning@property.nhs.uk
www.property.nhs.uk
2nd April 2024

Dear Sir/Madam,

NHS Property Services (NHSPS) – Stage 2 Hearing Statement March 2024

Examination of the Elmbridge Local Plan 2037

This hearing statement has been prepared to address the following Main Matter and associated question, in relation to site allocation US395 (WEY5) Weybridge Hospital and car park.

Matter 9 Site Allocations

Issue 14: *are the proposed site allocations selected using an appropriate methodology based on a proportionate evidence base? Are they justified and effective? Will the allocations address the land use requirements across the plan period?*

- **(Question 8.7)** There appears to be a direct contradiction between policy HOU2 – optimisation of sites and what the site allocations actually seek to achieve. Notwithstanding the fact that none of the site allocations contain any detailed information concerning development constraints/ density levels etc (there is merely a cross reference to the LLA document) a number of the sites which would meet part 2a in terms of the locational characteristics, however the proposed density within the LAA is at 30dpa (low density as defined within the Urban Capacity Study). Some examples of this approach relate to the following sites (this list is not exhaustive): US230 (D2), US395 (WEY5), US2 (CL4), US175 (CL5). Please could the Council explain the reasoning for this?

Foreword

NHS Property Services (NHSPS) manages, maintains and improves NHS properties and facilities, working in partnership with NHS organisations to create safe, efficient, sustainable and modern healthcare environments. We partner with local NHS Integrated Care Boards

(ICBs) and wider NHS organisations to help them plan and manage their estates to unlock greater value and ensure every patient can get the care they need in the right place and space for them. NHSPS is part of the NHS and is wholly owned by the Department of Health and Social Care (DHSC) – all surplus funds are reinvested directly into the NHS to tackle the biggest estates challenges including space utilisation, quality, and access with the core objective to enable excellent patient care.

This hearing statement follows representations submitted at the Regulation 19 and 18 stages in relation to a number of policies including the site allocation (US395 WEY5) which is under NHS Property Services Ltd (NHSPS) ownership. This hearing statement should be read in conjunction with our previous representations in 2017, 2018, 2019 and 2022. A brief overview of the site’s context and constraints is included for clarity.

Weybridge Hospital and Car Park (US395 WEY5)



(Figure 1 - NHSPS Ownership Plan)

The Weybridge Hospital site is a sustainable, previously developed site. The site is located within the defined Weybridge ‘District Centre’ boundary and within 150m of both Primary and Secondary Shopping Frontages. A number of bus services are accessible within 30m, and the Weybridge Train Station is within 120m. The site has been designated for 30 residential units/mixed-use redevelopment (at 36 dwellings per hectare) within the submitted Local Plan, following NHSPS responses to the Regulation 18 and 19 consultations.

This site allocation represents an opportunity to provide housing and mixed-use redevelopment on a previously developed, sustainable site. However, the draft allocation does

not make effective use of this site, in line with emerging policy HOU2. This Hearing Statement aims to address the issues discussed and recommend amendments to make this policy sound.

Question 8.7

The NPPF sets out that planning policies should promote an effective use of land in meeting the need for homes, in a way that makes as much use as possible of previously-developed land. Paragraph 11 and Chapter 11 (specifically paragraphs 123, 124c and d, 125 and 128) highlight the importance of using available land effectively and achieving appropriate densities.

Emerging Local Plan Policy HOU2 (Optimisation of sites) states that district centre sites and sites adjacent to train stations will deliver additional homes through the provision of higher density housing such as flats and terraced homes. We support alignment with policy HOU2 as noted in question 8.7, and wish to provide additional information on the capacity of this site. Given the site’s central location, within easy walking distance of bus stops and the train station, the proposed density should be raised to allow for a mix of terraced housing and flats.

NHSPS have undertaken feasibility work to determine the capacity of the site, and have found that a mixed-use redevelopment could achieve circa 53 dwellings, with a mix of terraced housing and flats.

Lastly, it’s important to understand that NHS funding for new health care facilities relies significantly on generating capital from the sale of existing assets which are surplus to service requirements. Any potential receipt from land sale of any part of the Weybridge Hospital site will allow for reinvestment towards improving local healthcare services.

NHSPS feel our concerns with this policy can be easily addressed through the recommended amendment to site allocation WEY5.

Proposed amendment to site allocation WEY5 US395

Site allocation reference	Site LAA reference	Site name	Delivery period (year)	Allocated for
WEY5	US395	Weybridge Hopsital and car park, 22 Church Street, Weybridge, KT14 8DW	1-5	Circa 53 30 residential units/mixed use

Summary and Conclusion

NHSPS manages, maintains and improves NHS properties and facilities, working in partnership with NHS organisations to create safe, efficient, sustainable, modern healthcare and working environments. NHSPS has a clear mandate to provide a quality service to its tenants and minimise the cost of the NHS estate to those organisations using it. Any savings made are passed back to the NHS.

NHSPS are supportive of the allocation of Weybridge Hospital within the emerging Local Plan, and believe that the sites make a valuable contribution to the housing land supply in Elmbridge. The site is previously developed, located in a sustainable, district centre location, and any future development would be of benefit to the local area.

However, NHSPS wish to notify the Council that feasibility work demonstrates the additional opportunity for mixed-use development at the site of circa 53 dwellings. The emerging allocation for 30 dwellings is not consistent with emerging policy HOU2, and should be amended to align with this policy.

Should you have any queries or require any further information on the enclosed, please do not hesitate to contact me using the information below.

Rowan Gilbert | Senior Town Planner MRTPI

NHS Property Services Ltd

10 South Colonnade, Canary Wharf, E14 4PU

E: rowan.gilbert@property.nhs.uk

T: 07775295338