



Property Services

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BY EMAIL AND ONLINE CONSULTATION

RE: Consultation on Draft Greater Cambridge Planning Obligations SPD – Re-consultation 2025

Thank you for the opportunity to comment on the above document. The following representations are submitted by NHS Property Services (NHSPS) on behalf of Cambridge & Peterborough Integrated Care Service (C&P ICS).

NHS Property Services

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.

Our detailed comments set out below are focused on ensuring that the needs of the health service are embedded into the SPD to reflect the changing needs and priorities of the NHS and the ways in which health infrastructure should be anticipated to be delivered.

The NHS 10-Year Plan (July 2025) highlights the NHS' focus to ensure care is directly delivered into local communities, in a push to decant acute care services generally delivered in the hospital setting. This seeks to optimise the use of hospitals whilst maximising the level of healthcare services being provided in local settings, including through delivering more urgent care within communities.

As drafted, the Planning Obligations SPD – Chapter 22: Healthcare does not make reference or provide detail with regards to the NHS 10-Year Plan or Neighbourhood Health Centres. To ensure the SPD is not only reflective of current changes but also remains relevant and suitable for use, it is recommended that additional wording is incorporated into Chapter 22 of the SPD, in line with the wording below:

Proposed Wording Addition:

“22.17 From an estate perspective, delivering the NHS Long Term Plan means a shift...

22.18 At a national scale, the shape of the NHS is changing, with a strong focus on directly delivering care at the community level. In line with the NHS 10-Year Plan (2025), this is planned to be achieved by investing in integrated neighbourhood provision ('Neighbourhood Health Centres'). At the time of preparation of this SPD, the specific principles and requirements for the delivery of Neighbourhood Health Centres are still yet to be determined. The delivery of healthcare infrastructure should therefore be reflective of NHS 10-Year Plan guidance as and when it is made publicly available, where identified to be relevant by C&P ICS or its successor body.”

Conclusion

NHSPS thank Cambridge City and South Cambridgeshire Councils for the opportunity to comment on the Greater Cambridge Planning Obligations SPD. We trust our comments will be taken into consideration. Should you have any queries or require any further information, please do not hesitate to contact me.

NHSPS would be grateful to be kept informed of the progression of the Local Plan and any future consultations via our dedicated email address, town.planning@property.nhs.uk.

Yours faithfully,

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For and on behalf of Cambridgeshire & Peterborough ICS