



Specialist Estates Services Notification 23/07

09th June 2023

For action by:

Estates/Facilities Directors and Managers, NHS Health Boards and Trusts.

For information only:

Copy to: Head of Capital Estates and Facilities
Department of Health and Social Care, Welsh Government
Chief Executives, NHS Health Boards and Trusts
Directors of Planning

Dear Colleague,

S106 and CIL CONTRIBUTIONS TO HEALTH CARE PROVISION

This SESN is to raise the awareness of the opportunity to seek potential contributions to health care provision from developers by way of S106 planning obligations and Community Infrastructure Levy.

Some Health Boards will see the development of thousands of new houses within their service boundaries in forthcoming years. The associated service requirements of individuals and families moving into these new homes will bring additional operational and financial pressure on NHS Wales.

Each Local Planning Authority will have its own planning policies, however, health infrastructure to support new homes can be provided/contributed to by developers in the form of s106 contributions or CIL payments secured as part of the planning consent for the development. This could be funding towards building improvements, building extensions, the provision of land and/or buildings for a new facility or the provision of play space or facilities that encourage active lifestyles. For a contribution towards healthcare to be sought, the impact on service provision needs to be quantified and justified by robust supporting evidence.

The key to ensure there is necessary capacity in health infrastructure is collaborative working between the Local Planning Authorities, Health Boards and Public Health Wales.

The following link will take you to a briefing on integrating planning and public health developed in collaboration by the TCPA, the Wales Health Impact Assessment Support Unit (WHIASU) and Public Health Wales.

[FINAL_HWBW_Briefing.pdf \(tcpa.org.uk\)](#)

Public Health Wales has also created a practical Health Impact Assessment (HIA) toolkit that enables planners to easily integrate health into their development plans for the future.

<https://phw.nhs.wales/publications/publications1/health-impact-assessment-hia-and-local-development-plans-ldps-a-toolkit-for-practice/>

Where new developments are likely to have an impact on service provision, Health Boards should consider engaging a specialist healthcare planner for advice on how best this impact can be quantified. This should be done some time in advance as there will be considerable work involved at Local Development Plan stage and planning application stage.

Strong robust evidence will be required including data covering health activity levels, primary healthcare needs (GPs and community health facilities), hospital beds and floor space requirements, other healthcare floorspace, capital and revenue cost impacts to maximise the opportunity of securing a contribution towards health provision.

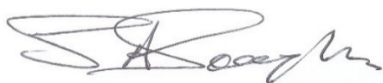
The importance of having robust evidence to support a strong and effective case to ensure the appropriate mitigation is in place so that access to health services is not seriously adversely impacted by new development can be demonstrated in this recent webinar by Wilkes Partnership and Lambert Smith Hampton.

[LSH Wilkes Webinar - 03-02-22 on Vimeo](#)

If Health Boards are successful in securing a contribution towards health via the planning process, the provision is likely to be specific in nature and time constrained so if not implemented accordingly they may be subject to a clawback provision. Any clawback provision can and should be resisted at the drafting stage.

Any enquiries on the content of this letter should be addressed to Caroline Lewis, Senior Estates Adviser on 029 20904109 or by E-mail: caroline.lewis5@wales.nhs.uk

Yours sincerely



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