

**DELEGATED**

**AGENDA NO**

**PLANNING COMMITTEE**

**24 February 2010**

**REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**BILLINGHAM INTEGRATED HEALTH AND SOCIAL CARE PLANNING BRIEF FOR SITES AT  
BILLINGHAM TOWN CENTRE AND CAUSEWAY**

**SUMMARY**

The purpose of this report is to approve a non-statutory Planning Brief for the Integrated Health & Social Care Schemes for Billingham.

The Department of Health (DH), which is the public body overseeing the Social Care Private Finance Initiative (PFI) Credit programme, requires the appropriate committee of the local authority to approve a planning brief for the schemes prior to the submission of the Outline Business Case (OBC) to formally approve PFI credits.

**RECOMMENDATION**

**Members are recommended to:**

- i. Approve the non-statutory planning brief attached as Appendices 1 and 2 for the Extracare facility at The Causeway and the Integrated Health & Social Care Scheme at Kingsway, Town Centre, Billingham.**

**BACKGROUND**

1. The decision is required to enable the Council to meet the Local Investment Finance Trust [LIFT] programme to deliver a new social care provision for the Borough in conjunction with NHS Stockton-on-Tees formally known as Stockton-on-Tees Teaching Primary Care Trust (PCT).
2. In May 2009, Cabinet approved the development of the OBC, to secure the PFI Credits, and part of this requires the Council to provide the DH with a degree of planning certainty and the comfort that the land can be acquired and/or is already in the ownership of Stockton Borough Council. The sites identified for this scheme are Council owned sites, namely:
  - Kingsway, Billingham Town Centre – location of Billingham Council offices and Art Gallery.
  - The Causeway – location of Billingham Community Centre.
3. Officers, in conjunction with NHS Stockton-on-Tees have assessed the feasibility of the above sites for new facilities. The discussions are in line with the approval gained from Cabinet in May 2009. The level of planning comfort acceptable to DH would be an approved planning brief. This planning brief will enable the local LIFT Company, Care Partnerships 25 (CP25) to have the confidence that if they comply with the requirements outlined in the Planning Briefs and outline proposals the principle of development should be

acceptable subject to the future submission of satisfactory detailed proposals at a later date.

4. The current proposals that the authority would like to implement are briefly described as follows:
  - Kingsway, Billingham Town Centre: the development of a new building jointly with the NHS STOCKTON-ON-TEES for Health and Social Care incorporating GP surgeries, diagnostic services, Council Adult and Children's Social Care, Welfare Rights, Tees Achieve (Adult Education), Replacement Library and Access to Services and shared community facilities.
  - The Causeway: development of an Extracare residential facility with catering, community and support facilities and potentially Tees Achieve.
5. The Council is currently progressing the OBC for completion in July 2010 and submission to DH in September 2010.
6. Once the OBC has been approved the financial and design process will continue with CP25 who will deliver (design and build) the new development and then maintain it.
7. As part of the design process full planning permission will be required but this it is not anticipated that this will be submitted until spring 2011.

### **Planning Policy**

8. Planning Policy Statement (PPS) 12 advises that Councils should not prepare planning guidance other than a Supplementary Planning Document (SPD) where guidance is to be used in decision-making or the co-ordination of development. (In respect of this, a SPD should by definition be related to a development plan policy.) This advice is to ensure that consultation and sustainability appraisals are carried out, as with other documents in the LDF process. Officers considered preparation of a statutory brief in the form of a SPD, but conclude that the existing Local Plan policies are not sufficiently relevant and that the LDF process is not sufficiently far advanced to act as a new context. However, PPS 12 does allow for provision of assistance to applicants on how to make planning applications.
9. The PFI requirements for the OBC can be met through one of the following ways: a formally adopted LDF Strategy and sites Document or a Committee approved brief. It is considered that an approved planning brief is the most robust way forward to give as much certainty as possible.
10. Advice on preparation of Planning Briefs is contained in the Communities & Local Government Guidance 1998 "Planning and Development Briefs: A Guide to Better Practice". This advice was followed in preparation of the non-statutory Planning Briefs attached as Appendices 1 and 2.

### **Draft Planning Briefs**

11. The Council and the NHS STOCKTON-ON-TEES have assessed the feasibility of the sites available, taking account of characteristics, components and settings of the potential sites, the site area, economic viability, existing uses, planning policy, transport and access, linkages to the Town Centre, urban design, site ownership, and timeframe for delivery.
12. Planning Briefs the preparation of the Brief follows the DoH Supplementary Guidance where Briefs are to be site specific and indicate the constraints and opportunities presented

by the site. In addition, preparation is in accordance with the Communities & Local Government Guidance 1998 "Planning and Development Briefs: A Guide to Better Practice".

13. It should be noted that the function of Planning Briefs in this respect are illustrative, to guide potential development on the sites and any planning applications would be the subject of detailed consideration and consultation.

## **CONSULTATION**

14. Key stakeholders participated in extensive consultation. Presentations have been given to Ward Councillors, Billingham Town Council, The Billingham Partnership Board, Billingham Community Centre (Management Committee), Tees Achieve (Adult Education) senior management team and staffs were involved in a series of meetings. Residents living adjacent to The Causeway site also attended drop-in sessions in early February. Those staff currently located within Billingham Offices and the Billingham Art Gallery have also been informed of proposals and timescales for development.
15. Most comments received during the drop-in sessions were favourable to the concept of integrated buildings and the services and facilities proposed with the majority of concerns relating to the disruption of community facilities during the construction period.
16. All points raised have been taken account of within the briefing document.
17. Notes of the meetings were taken together with the numbers of public participating.

## **CONCLUSION**

18. The agreement of the recommendations in this report will enable the scheme proposal and programme to proceed as quickly as possible.

### **Corporate Director of Development and Neighbourhood Services**

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### **Financial Implications –**

There are no financial implications arising directly from this report. The feasibility work for this brief has been undertaken by officers from within the existing Development Services Budget.

There will clearly be cost implications associated with the development of the proposals and in July 2009 Council ratified Cabinet approval to make revenue available to meet these costs.

There will clearly be a need for further reports to Cabinet and Council on this matter including a summary of the OBC in summer 2010.

### **Environmental Implications – As report**

### **Community Safety Implications – As report**

**Background Papers –** Cabinet Reports 19 June 2008 and 14 May 2009, CLG 1998 "Planning and Development Briefs: A Guide to Better Practice", PPS 12 and companion guide CLG2008.

**Human Rights Implications -** The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

**WARD AND WARD COUNCILLORS**

**Wards - Billingham Central**

**Ward Councillors – A McCoy and B Woodhouse**