

CABINET

15 February 2016

Title: Planning Guidance Note. Land at Former Thames View Health Centre, Bastable Avenue	
Report of the Cabinet Member for Regeneration	
Open Report	For Decision
Wards Affected: Thames	Key Decision: Yes
Report Author: Daniel Pope, Development Planning Group Manager	Contact Details: Tel: 020 8227 3929 E-mail: daniel.pope@lbbd.gov.uk
Accountable Divisional Director: Jeremy Grint, Divisional Director Regeneration	
Accountable Director: John East, Strategic Director Growth and Homes	
Summary <p>The Thames View Health Centre site is owned by NHS Property Service Limited, however a small pre-emption clause exists giving the Council the option to exercise the right to acquire a small part of the site for a nominal amount. The Council is working with the NHS to jointly sell the combined site following resolution of 27 January 2015 Cabinet to approve the joint marketing and disposal with the NHS of the site (Minute 90 refers).</p> <p>As part of this exercise the Council in partnership with the NHS has prepared a Planning Guidance Note (PGN) to explain with regard to the Development Plan what form of development would be acceptable on the site. This is provided at Appendix 1. It considers the site has the potential for a four storey residential building with accommodation in the roof space with the possible inclusion of some community space as well as commercial space at ground floor level. One parking space per new home is stipulated. The guidance note will be used in the marketing of the site.</p>	
Recommendation(s) <p>Cabinet is recommended to adopt the Planning Guidance Note in respect of land at the former Thames View Health Centre, Bastable Avenue, Barking, as set out at Appendix 1 to the report.</p>	
Reason(s) <p>Adoption of the PGN will help deliver the priority of "Growing the Borough" and the related objective of working with London partners to deliver homes and jobs across our growth hubs.</p>	

1. Introduction and Background

- 1.1 The Thames View Health Centre site is owned by NHS Property Service Limited, however a small pre-emption clause exists giving the Council the option to exercise the right to acquire a small part of the site for a nominal amount. The Council is working with the NHS to jointly sell the combined site following resolution of 27 January 2015 Cabinet to approve the joint marketing and disposal with the NHS of the site for the best consideration and terms that can reasonably be agreed (Minute 90 refers).
- 1.2 The site has been vacant since health services were transferred to Thames View Medical Centre immediately to the east. The site is therefore surplus to NHS requirements and available for redevelopment for an alternative use. The site faces Bastable Avenue to the north, and Samuel Ferguson Place forms the boundary to the west and south. Opposite the site are three storey local authority flats.

2. Proposal and Issues

- 2.1 This Planning Guidance Note will be included in the marketing literature for the site and those bidding for the site will be expected to comply with it and it will guide any resultant planning application. The site is in the heart of a strip of community uses comprising the Curzon Centre, Thames View Community Hall, Thames View Junior School, Thames View Medical Centre, Sue Bramley Centre, Thames View Library and Thames View Junior School. Therefore this site sits in a prominent location at the heart of the Thames View Estate within its civic quarter. For this reason officers consider that some community space as well as commercial space should be provided at ground floor level to compliment the adjacent uses with residential above this. In line with the height of the adjacent medical centre to the east, four storeys with accommodation in the roof space is recommended. One to one car parking is stipulated.
- 2.2 The note makes clear that in line with the London Plan the developer will need to submit a viability appraisal to demonstrate that the number of homes proposed is the maximum reasonable amount having regard to development viability.

3. Options Appraisal

- 3.1 A Planning Guidance Note is necessary to ensure that those bidding for site do so on the basis of a scheme which is likely to get planning permission. It is also necessary to ensure that the Council and the NHS are working to the same objectives. In terms of the content of the note, community uses at ground floor are recommended due to this being the civic heart of the Thames View Estate. The recommended height of the building has been set taking account of the height of the medical centre to the east.

4. Consultation

- 4.1 The guidance note has been agreed with the NHS and was endorsed by the Council's Assets and Capital Board on 20 January 2016.

5. Financial Implications

Implications completed by: Carl Tomlinson; Finance Group Manager

- 5.1 Although the Council has the right to acquire a part of the former Thames View Health Centre site for a nominal amount, if the site is disposed of in its entirety, both the Council and the NHS will benefit from an enhanced marriage value. The whole site has been independently valued and the Council's proportion of the sale proceeds will be based on the combined value of selling the two sites together.
- 5.2 On 27 January 2015, Cabinet approved the marketing and disposal of the site in conjunction with the NHS. The Council will pay a proportional amount of this cost along with survey and legal fees which will all be met from the capital receipt. The total disposal and marketing fees are not expected to exceed 2% of the overall capital receipt.
- 5.3 The cost of producing the Planning Guidance Note has been funded by Regeneration and Economic Development budgets.
- 5.4 The development of the site will generate a Community Infrastructure Levy and, if the Government continues to support the scheme, a New Homes Bonus of £7,500 per new residential unit will also be received. As planning applications have not yet been submitted with respect to this proposed development, the exact number of additional residential units is not known and, therefore, it is not possible to estimate the amount of income that will be forthcoming at the present time.
- 5.5 The additional homes will also increase the Council Tax base, however, this income will be offset by the cost of the additional demands this development will place on local services; these include school places, waste collection and street cleansing.

6. Legal Implications

Implications completed by: Paul Field, Senior Corporate Governance Officer

- 6.1 27 January 2015 Cabinet approved the joint marketing and disposal with the NHS of the site. The note is not a statutory document and has limited weight in the planning process but since it expounds on Development Plan policy it provides certainty to any bidder on what form of development would be acceptable on the site.

7. Other Implications

- 7.1 **Risk Management** - The purpose of the note is to minimise planning risk for those bidding for the site and for the Council and NHS so they can be confident that the bids they receive are based on an acceptable scheme.
- 7.2 **Corporate Policy and Customer Impact** - The development of the site will make best use of land that has remained vacant for a number of years. There is the potential to safeguard the community space for local community groups.
- 7.3 **Safeguarding Children** - The note advises that due to the form of the development three bedroom family sized flats are not considered appropriate. Nevertheless the

new homes could increase the child population and have an impact on school places and health resources.

- 7.4 **Crime and Disorder Issues** - The note requires any development to take full account of the principles and practices of “Secured by Design” in order to assist in reducing the opportunity for crime, minimising fear of crime and creating a safer and more secure environment.
- 7.5 **Property / Asset Issues** - The Thames View Health Centre site is owned by NHS Property Service Limited, however a small pre-emption clause exists giving the Council the option to exercise the right to acquire a small part of the site for a nominal amount. The Council is working with the NHS to jointly sell the combined site following resolution of 27 January 2015 Cabinet to approve the joint marketing and disposal with the NHS of the site.

Public Background Papers Used in the Preparation of the Report: None

List of appendices:

- **Appendix 1** – Land at former Thames View Health Centre, Bastable Avenue, Planning Guidance Note.