

## CHAPTER 6 - ESTATES AND FACILITIES

### 6.1 Introduction

Chapter 6 details how the proposed development fits with the Trust's estate strategy and development control plans. Details of the property issues relating to the site, land sales and Planning issues are also covered.

### 6.2 Trust Estate Strategy

On its inception the Trust took ownership and responsibility for a range of estate and properties via the transfer of assets, leasing and rental agreements and joint arrangements with previous organisations.

The Trust is currently involved in the development of an estate strategy which takes account of the strategic service goals and operational objectives for clinical services. This estate strategy will outline the overall vision for the Trust's ongoing and future development plans for its property needs to support the effective delivery of modern mental health services. The development of the strategy will follow the principles outlined in the NHS Estates document "Developing an Estates Strategy" 1999 which provides a helpful framework based around the following three statements;

- "Where are we now ?"
- "Where do we want to be ?"
- "How do we get there ?"

This work will build on the work previously undertaken by predecessor organisations in developing an estate strategy and this Outline Business Case forms a key element of the estate strategy for mental health services in the Peterborough Locality. Indeed the initial strategy approved by the Mental Health Trust Board states "Within the Trust's property portfolio, it has inherited the ongoing PFI re-provision of services to the Greater Peterborough area. This is part of a joint PFI process with the Peterborough Hospitals NHS Trust for the redevelopment of the Edith Cavell site in the city. The need for this development will not change as a result of the forming of the Trust as it will continue to develop and deliver services within geographical locations."

Within the locality a significant amount of work has been undertaken to ensure the community focus of mental health services is reflected in appropriate estate, in the right place, in the right condition. This has been particularly important to support the developments in the community services outlined in chapter 2 of this OBC. Recent developments in estate include :

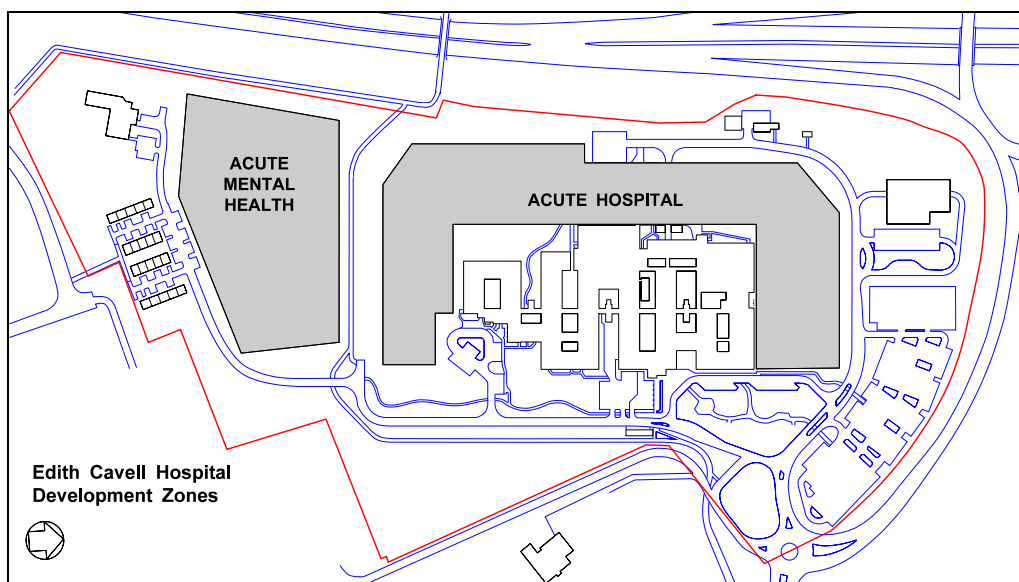
- Development of an integrated community day centre for Adult Mental Health services, in conjunction with Social Services;
- Development of a single site community base for Substance Misuse services;
- Agreement on the development of a Community Mental Health Team base linked to a new GP Practice development;
- Development of a Supported Accommodation facility for Adult Mental Health services in conjunction with Social Services and a local Housing Association;
- Joint Planning work for the re-provision of integrated, community focussed day centres for Older Peoples Mental Health services and Learning Disability services.

This OBC proposal will complete the reconfiguration of mental health services accommodation in the locality with the provision of "fit for purpose" inpatient facilities.

### 6.3 Development Control Plan

The ECH site is owned by the Peterborough Hospitals NHS Trust (PHT) and is designated for a major hospital development as part of the proposals under the Greater Peterborough Health Investment Plan. There are designated development zones within the site to ensure land and development requirements of both Trusts are not in conflict. Figure 6 illustrates the ECH site and the two development zones. These are separated by a public right-of-way that forms a natural boundary between the zones.

Figure 6: The Edith Cavell Hospital Site Development Zones



The development will take place in a single phase.

### 6.4 Planning Approval

A planning application for the development on the ECH site was approved by the Local Authority on [ ]. All the developments covered by the section 106 agreement, improvements to the access roads and interchange between the A47 and the road that links to the site, Bretton Gate, have received full planning consent.

The development of the buildings, site infrastructure and car parking has received outline consent with reserved matters. These include:

- Landscaping
- Archaeological survey
- Support for public transport between the site and the city centre
- Mitigation of the noise pollution from the A47
- External appearance, colour and finishes
- Sitting of buildings
- Provision of fire hydrants

There are two residual interests in title deeds for the ECH site, English Partnerships and the Peterborough City Council. Approval must be obtained from these organisations for any major developments on the site. Informal discussions with both organisations have indicated such approvals will be given.

A private right of way runs across the ECH site granted by the Peterborough Development Corporation in 1981 for the benefit of the public. A small section of this right of way would need to be diverted to allow the developments to take place.