

Appendix B

MEETING NOTE



100 Pall Mall
London
SW1Y 5NQ

Attendees:	Tiago Jorge (TJ) Paul Wright (PW) Matthew Gibbs (MG) Rosie Sterry (RS)	Company:	London Borough of Hillingdon Harefield Hospital DP9 Ltd DP9 Ltd
Additional Distribution:	David Whitestone (DW)		Floyd Slaski Partnership
Date & Time of Meeting:	5 th September at 11:00	Location:	Harefield Hospital
Subject	Pre-application discussion and site visit with the case officer, Tiago Jorge		

Item		Action
1.	TJ set out his initial stance having reviewed the plans and noted that as the site is within the Green Belt that Special Circumstances would need to be demonstrated. He appreciated that some supporting information had already been provided but he said that the key points and reasons for Special Circumstances would have to be emphasized and reinforced in the strongest terms possible. Comparable evidence could be provided to support claims of need. If the need was comparable to other hospitals on a global scale (i.e. if need is based on this being one of the top hospitals globally for heart and lung transplants) then global evidence should be provided and the same for national comparisons should national be a more appropriate scale.	

2.	Acorn Ward TJ expressed concerns regarding the modular design of the building, noting this would not normally be acceptable for a permanent building or building to be in place for an extended period of time. He noted that a more appropriately designed permanent building may be looked on more favorably. PW confirmed that the longer term strategy would be to comprehensively redevelop this area to the south of the main block, including the A ward which is no longer fit for purpose, to provide purpose built, flexible facilities and accommodation. However, the current situation is an issue of balancing longer term requirements with the use of temporary buildings. A key factor is that needs and requirements are constantly evolving, with reasons including: - Space required around beds is increasing; - Numbers of people requiring this kind of care are increasing; - As the hospital improves its capacity and facilities, people will recommend the hospital to others which will also increase demand. The premise of the longer term redevelopment would be a flexible building which could evolve appropriately with changing needs and requirements. However, in the short term, temporary buildings offer a beneficial solution as when they are no longer adequate they can be easily removed, replaced or amended. TJ asked that this rationale be described in the application.	
3.	ITU Ward Discussion on the ITU ward was limited and no major concerns were raised. PW noted that future plans may involve a separate access to allow emergency admissions to enter the Hospital away from the rest of the patients. Any revised access is proposed to be located close to the ITU ward, which would also allow easier access.	

4.	TJ recommended that the following be addressed in an application: 1) Trees: PW noted that the Council's tree officer had visited the site and stated that the current trees along the boundary are not very good and could do with replacing. It was confirmed that the tree area is not part of the application site, but it will be upgraded regardless, which will complement the new development and assist in mitigating any potential impacts via appropriate screening. 2) Ecology: PW noted that badgers had been identified in the vegetation area outside the application area and an ecology survey had been carried out. Measures to remove the risk of badgers are being carried out but it is not envisaged that this should cause any concern for the applications. 3) Drawings: TJ suggested that drawings submitted as part of the application should be more colourful and illustrative 4) Materials: Agreed that this could be discussed during the application process.	DW
5.	TJ confirmed that the planning application would have to go to committee because the application site is within the Green Belt.	
6.	MG noted that the application is proposed to be submitted at the end of September in order to achieve the client's aspirations for timescales.	

