

Planning Statement in support of a detailed planning application for a 28 bed Decant and Winter overspill Ward at Hillingdon Hospital

21st February 2020

Introduction

This Planning Statement has been prepared by Nexus Planning on behalf of Hillingdon Hospitals NHS Foundation Trust ("the Applicant") to support an application for the development of a 28 bed Decant and Winter overspill Ward at Hillingdon Hospital, Uxbridge ("the Site").

The Site

The Hospital consists of a mix of buildings ranging from the 1940s to the present day. The focal point of the present hospital is a ten-storey block built in the 1960s, which dominates the surrounding area. About 40% of acute beds are in single storey wards built in the 1940s, which are in poor condition.

There are a number of ancillary buildings scattered across the Site. The remainder of the Site consists mainly of car parking, interspersed with pockets of landscaping consisting largely of patches of grass and groups of trees. A partly culverted stream runs across the south east corner of the Site.

Access

Several points of access lead to the Site. The main entrance is from Pield Heath Road with a separate access for A&E. There are three separate accesses from Royal Lane and a separate access from Colham Green Road. The Site has a PTAL rating of 3: several bus stops are situated to the west of the Site on Pield Heath Road with buses U1, U2, U3, U4, U5 and U7 provide a regular service to Uxbridge. Therefore the Site is considered to be in a sustainable location.

Context

Hillingdon Hospital is located to the south of Pield Heath Road to the east of Uxbridge, in a mainly residential area. It is surrounded by a base of mainly two and three storey development, with a four storey flatted development situated opposite the entrance to the Outpatient Department on Pield Heath Road.

The Proposed Development

Requirement

Hillingdon Hospital have an ongoing programme of capital investment in building and works, including a rolling programme of maintenance and the deep cleaning of existing wards. Wards must be empty for several months at a time to accommodate these works, therefore requiring alternative ward accommodation.

Furthermore, additional demand for ward accommodation arises during the winter months of November to March during which time the hospital operates at near to full capacity, with an increase in patients attending particularly as a result of Norovirus and flu.

The decant and winter overspill ward is therefore urgently needed to meet these two objectives.

Proposed Development

A 28 bed decant and winter overspill ward is proposed to address these dual requirements: from November to March the ward will be used to accommodate overspill arising from additional demand, and during the summer months it will be used as a decant ward to accommodate the refurbishment and maintenance of other wards.

The Trust will lease the building initially for 5 years with an option to purchase for a longer term. A Clinical Justification has been prepared to explain the proposal in greater detail, based upon the Business Case that allocated funding for the building.

Location

The ward building is proposed to be sited to the south of the AMU building. It will be sited on the car park that is adjacent to the entrance of the Endoscopy Department, which is only used as limited visitor parking and is typically utilised for overspill for hospital transport vehicles.

The Site is within Flood Zone 1. A Flood Risk Assessment has been prepared in support of this planning application.

Access

It will be directly accessed from the AMU building and the Annexe corridor, which serves as a principle access corridor running from the north to the south of the hospital. Being located on the main route provides the added benefit of improved clinical adjacencies and reduced disruption for those wards that transfer temporarily to this location.

Specification

The ward will comprise six small 4-bed wards and four single rooms with ensuite bathrooms, or 28 bedspaces total. The proposed building will be a prefabricated system building featuring a flat roof and will be finished in Goose Wing Grey to harmonise with the adjacent AMU building, which also accommodates the Endoscopy Department on the ground floor. The plant associated with the building will be located in the ground floor plant area to the AMU building and will not be sited on the roof of the proposed ward. The building is not intended to be a long-term permanent structure.

Car Parking

The proposed building will be sited on an existing car park adjacent to the Endoscopy Department. It will result in the loss of 45 spaces which will be reprovided in three main locations:

- In front of the Decant and Winter overspill Ward (4 spaces)
- Adjacent to the east of the Maternity Block (11 spaces); and
- In the vicinity of Building 17 which is empty and to be demolished, whereby the movable barrier between staff and visitor spaces will be moved to the south to increase the visitor car park in this location (30 spaces).

S106 Agreement for AMU Building

Planning permission for the AMU building was granted on 14th August 2014 and was accommodated by a S106. The S106 states that no planning application that involves “additional internal floorspace of greater than 250sqm being created” shall be submitted prior to “the Council’s written approval of an over-arching masterplan demonstrating how the Hospital as a whole will be redeveloped in a phased, coherent, sustainable strategic and

comprehensive manner (the Strategic Master Plan)". An updated Travel Plan was also required in the S106 which has been provided.

Some preliminary work on the Strategic Masterplan has been started however has not been fulfilled at the time of the application pending the outcome of ongoing discussions regarding the potential to move Hillingdon Hospital to a different location. The Trust are under pressure to have the overspill and decant ward available for use in January 2020; it is proposed that a planning condition or Memorandum of Agreement be entered into so that the requirements of the S106 agreement do not apply to the proposed ward.

In any case as a prefabricated building, the proposed overspill and decant ward is not intended to be a permanent feature of the Site and its location does not prejudice the outcome of a future masterplan.

Furthermore if future large scale buildings (i.e. larger than 250sqm) are proposed on the Site, then the Trust accept that the obligations of the S106 agreement will still apply.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the London Borough of Hillingdon comprises the following:

- i. The Hillingdon Local Plan: Part 1 – Strategic Policies;
- ii. The extant 2007 Saved Unitary Development Plan policies adopted as the Hillingdon Local Plan: Part 2;
- iii. The West London Waste Plan; and
- iv. The London Plan.

Material Considerations

The National Planning Policy Framework ("the NPPF") sets out the Government's planning policies and how these are expected to be applied. At paragraph 7 the NPPF identifies that the purpose of the planning system is to contribute to the achievement of sustainable development. At paragraph 8 it identifies the three dimensions to sustainable development:

economic, social and environmental; and that the planning system must therefore perform a number of roles.

Relevant Policies

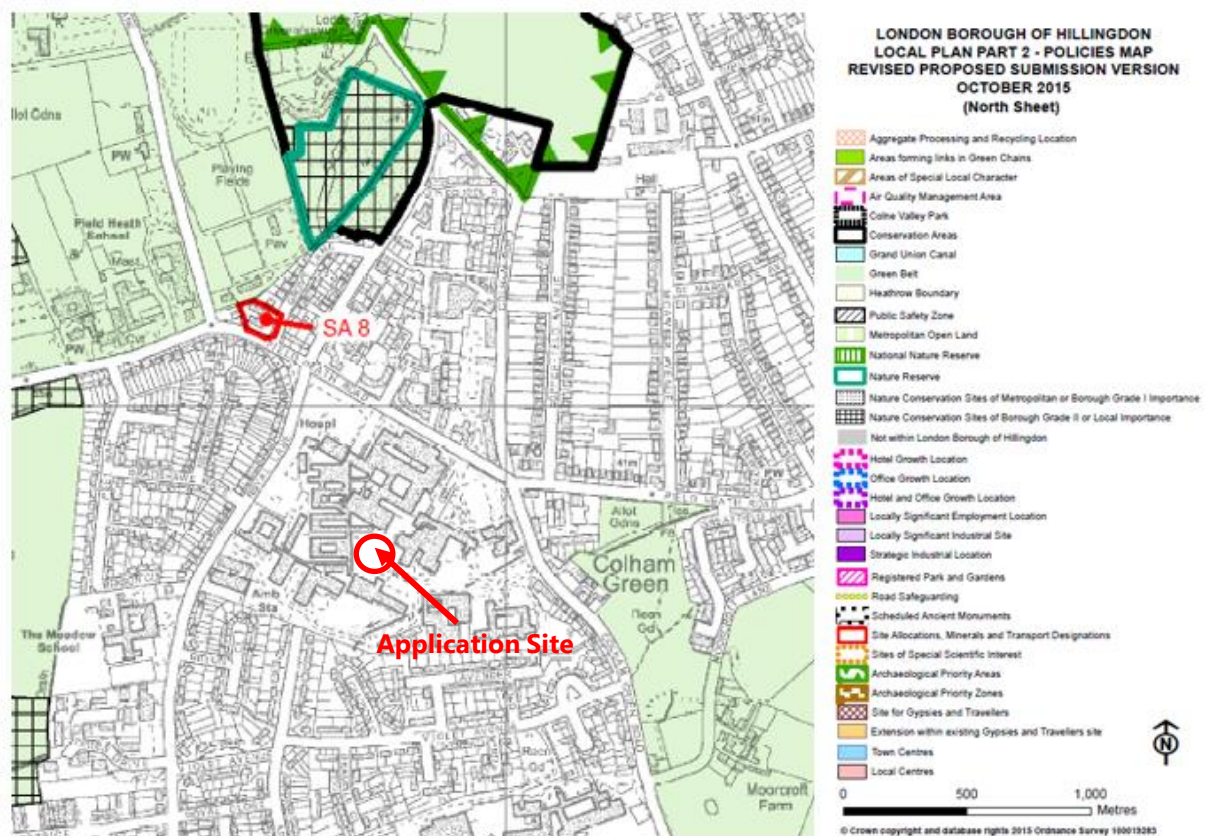
Relevant policies from the London Plan, the Local Plan: Part 1 and the Local Plan: Part 2 are set out below:

London Plan	
Policy 3.17 Health and Social Care Facilities	This policy supports development proposals providing high quality health facilities in areas of identified need with regard to the Mayor's Best Practice Guidance on Health Issues in Planning.
Hillingdon Local Plan	
<u>Local Plan: Part 1</u> Policy CI1 Community Infrastructure Provision	This policy supports the retention and enhancement of existing community facilities; the location of health and other facilities in accessible locations; and providing facilities and services that are accessible and inclusive to all potential users regardless of age, ability, gender or socio-economic status.
<u>Local Plan: Part 2</u> Policy DMCI2 New Community Infrastructure	This policy supports proposals for the refurbishment and re-use of existing premises for community facilities, as well as the provision of new facilities provided: they are located within the community they are intended to serve; they provide inclusive, accessible, flexible buildings to meet the needs of intended occupants; they are sited to maximise shared use of the facility; and they make provision for community access to the facilities provided.

Supplementary Planning Documents

Accessible Hillingdon Supplementary Planning Document (2013) identifies design solutions that support the everyday needs and lifestyles of the diverse community of Hillingdon.

As shown on the Policies Map below, Hillingdon Hospital is located within the urban area of Hillingdon and is not subject to any landscape designations such as Green Belt. It is not within a conservation area. No Tree Preservation Orders exist within the application Site. To the east of the Site is a Grade II Listed Building at The Furze. The Listed Building is separated from the application site by the car park and associated structures, and therefore the application site is not within the curtilage of a Listed Building.



Extract from the London Borough of Hillingdon Local Plan: Part 2 – Policies Map

Conclusion

The clinical and operational justification for the building is clear and compelling. The proposal will not have any detrimental impact upon neighbouring properties, and is located in a sustainable location within the urban area and in proximity to a number of bus stops on Pied Heath Road. The building is policy-compliant and will provide clear social and health benefits

in line with London Plan policy 3.17, Hillingdon Local Plan: Part 1 policy CI1 and Hillingdon Local Plan: Part 2 policy DMCI2.