

Planning Statement in support of additional ward buildings at Hillingdon Hospital

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 additional ward buildings 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. Many of the 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.

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.

From November to March the approved 28-bed Decant and Overspill Ward (ref. 4058/APP/2019/3286) 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. However, further floorspace at this ward is required to assist the decant process and provide clinical and medical support space.

The existing Paediatric Ward (the Peter Pan and Wendy Wards) has been deemed unsuitable for use due to subsidence, causing the displacement of children's outpatient and day services to disparate locations around the Hospital. The disruption caused renders the demolition of this ward and the construction of a suitable replacement ward to be a matter of urgency.

Moreover the existing accommodation across the rest of the hospital site and within the Tower itself, including the Fleming ward to which other patient services have been displaced, is unsatisfactory.

The additional wards are therefore immediately needed to address these issues.

Proposed Development

The proposed additional wards comprise four elements to meet the above requirements:

- The demolition of the existing Paediatric building to enable the construction of a new 90-bed three-storey ward building ('Ward Building South');
- An additional two storeys to be constructed on the site of the approved ground-floor 28-bed Decant Ward Building, to provide three total storeys ('Ward Building North');
- Relocation of the existing waste compound to enable the siting of the Ward Building South and its associated parking; and
- The provision of 117 replacement car parking spaces.

Location

The Ward Building North will be sited at the 28-bed Decant Ward as it comprises the addition of two storeys to make the building three-storeys.

The Ward Building South will be sited where the existing Paediatric Ward building is located and is partially located on the site of the current waste compound.

Due to the siting of the Ward Building South on the current waste compound, this facility will be relocated adjacent to the Women's Services Building. A separate report outlining the suitability of this location and the technical compliance of this facility has been submitted with this application.

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

Access

Both buildings will be directly accessed from the Annexe corridor, which serves as a principle access corridor running from the north to the south of the hospital together with the AMU building. 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 North and South Ward Buildings will be a prefabricated system building featuring flat roofs, finished in Goose Wing Grey to harmonise with the adjacent AMU building (which accommodates the Endoscopy department on the ground floor).

The buildings are not intended to be long-term permanent structures, but the Trust are likely to occupy them for at least 10 years, pending the relocation of the hospital to a new site.

Car Parking

The construction of the additional ward buildings will result in the loss of 116 parking spaces. This spaces will be relocated, with 1 additional space added (for a total of 117 spaces), to the following locations:

- 41 mainly visitor spaces to the north of the proposed building;
- 59 staff spaces in the vicinity of Building 15, which is to be demolished;
- 9 spaces adjacent to the waste compound;
- 4 spaces on the southern boundary of the site; and
- 4 disabled spaces adjacent to the Endoscopy department.

S106 Agreement for AMU Building

Planning permission for the AMU building was granted on 14th August 2014 and was accompanied by a S106 agreement. This 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 commenced construction on the additional ward buildings in the current financial year; 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 wards.

In any case as prefabricated buildings, the proposed North and South Ward Buildings are 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:

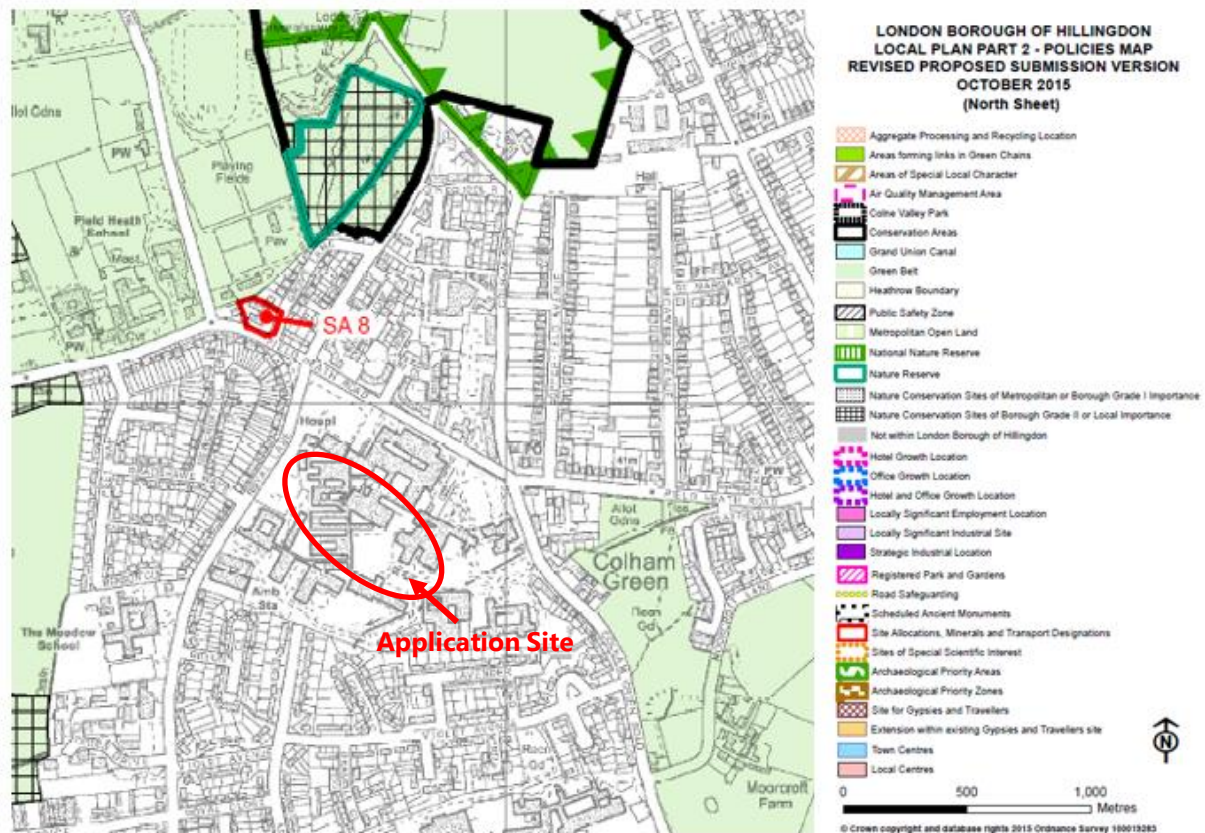
London Plan	
Policy 3.17 Health and Social Care Facilities	This policy supports development proposals providing high quality health facilities in areas of identified need with regard to the Mayor’s Best Practice Guidance on Health Issues in Planning.
Hillingdon Local Plan	
<u>Local Plan: Part 1</u>	This policy supports the retention and enhancement of existing community facilities; the location of health and other facilities in

Policy CI1 Community Infrastructure Provision	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.
Local Plan: Part 2 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. To the south of the southern building is a group of trees protected by a Tree Preservation Order. 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 buildings and replacement waste compound 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.