

Planning Statement in support of a Bereavement Building 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 a bereavement ward building 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

The new Bereavement Building will provide discrete, self-contained accommodation to enable patients and families who are suffering bereavement to have privacy and dignity whilst coming to terms with their loss. The building will also allow staff and volunteers to provide counselling and support to patients and families. The Clinical Justification provides additional information regarding the use of the building.

The building will be providing permanent bespoke accommodation to improve the quality of care and support for existing patients and it will not result in additional services or staff.

Proposed Development

The proposed Bereavement Building is a single storey building, including a link corridor to the ground floor of the Maternity Building. The building has a floor area of 134sqm. It is proposed to provide two additional dedicated parking spaces to enable patients and visitors to leave the building independently of the front entrance if they wish.

Location

The Bereavement Building is proposed to be located in the courtyard of the Duchess of Kent Maternity Ward, accessed via a link corridor on the ground floor.

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

Specification

The Bereavement Building will be a bespoke single storey building featuring a flat roof and timber cladding as described in the Design and Access Statement.

The building is being funded by the Hillingdon Hospitals Charity, not by the NHS.

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.

The Bereavement Building has a floor area of 134sqm, which is less than the maximum floorspace threshold. Therefore there is no conflict with the agreement. Nonetheless 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

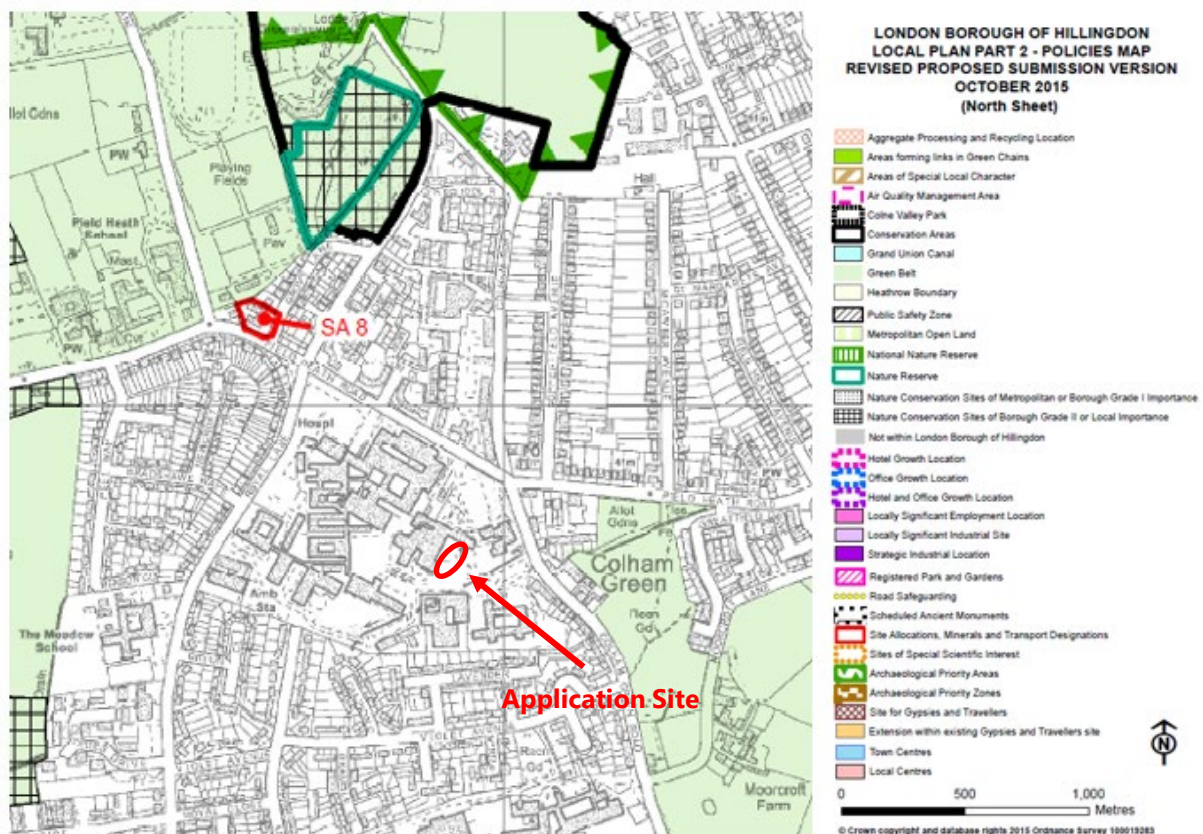
Relevant policies from the London Plan, the Local Plan: Part 1 and the Local Plan: Part 2 are set out below:

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. 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 is 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.