
Hillingdon Hospital, Pield Heath Road, Uxbridge UB8 3NN

Planning Statement

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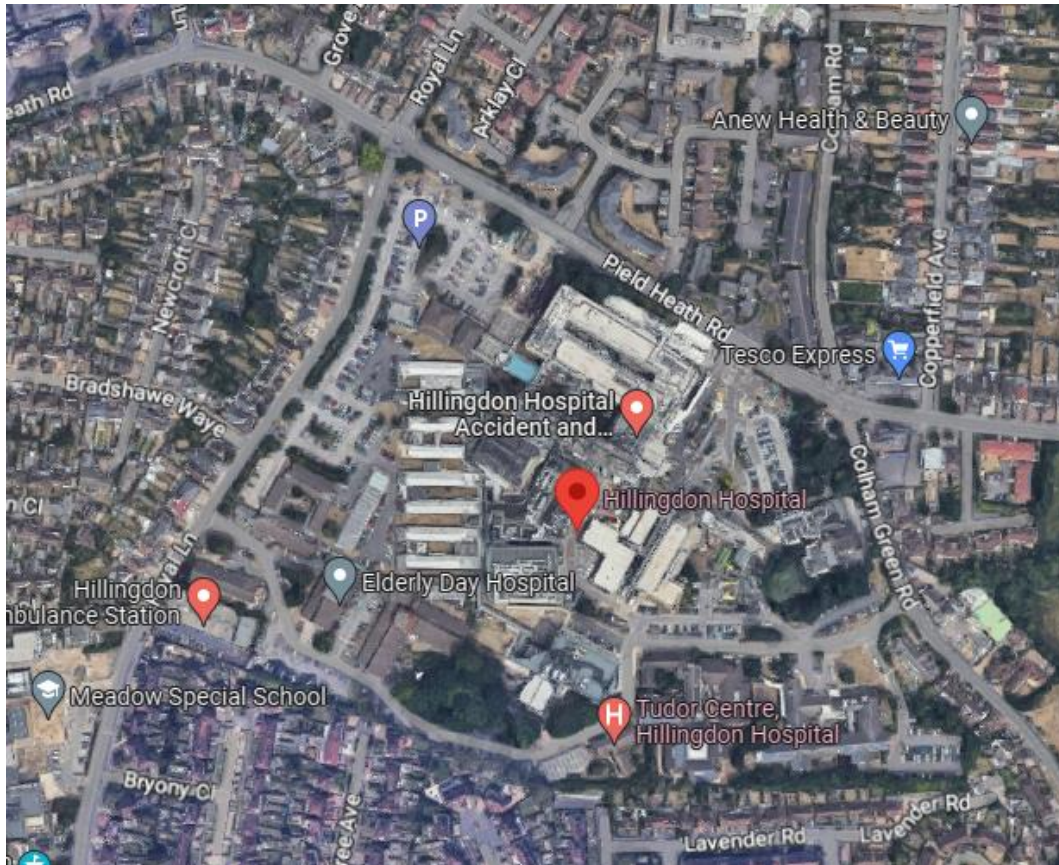
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1. Introduction

- 1.1 This statement has been prepared to support a full planning application at Hillingdon Hospital, Pield Heath Road, UB8 3NN for the following development:
- *The installation of a modular MRI unit*
- 1.2 The applicant, Hillingdon Hospital NHS Foundation Trust, has recently received planning committee approval from the London Borough of Hillingdon on the proposed redevelopment of the Hillingdon Hospital and wider masterplan (ref: 4058/APP/2022/1788). The existing hospital will however remain operational throughout the construction period of the new hospital, and therefore it is important that the hospital's operations continue to support the medical needs of the community.
- 1.3 The MRI unit will be situated within a small courtyard within the hospital and is surrounded by existing hospital buildings and infrastructure.
- 1.4 This statement provides the background information on the site and an assessment of the proposals, in relation to planning policy and other material considerations and is set out under the following sections:
- **Section 2** outlines the site and its context within the surrounding area;
 - **Section 3** provides an overview of the planning history;
 - **Section 4** provides an outline of the proposals;
 - **Section 5** outlines the relevant planning policy framework;
 - **Section 6** appraises the main planning considerations;
 - **Section 7** draws our conclusions in respect of the proposals

2. Site and Surroundings

- 2.1 Hillingdon Hospital is located to the south of Field Heath Road, bound by Royal Lane to the west, and Colham Green Road to the east. The site is located within the Brunel Ward.

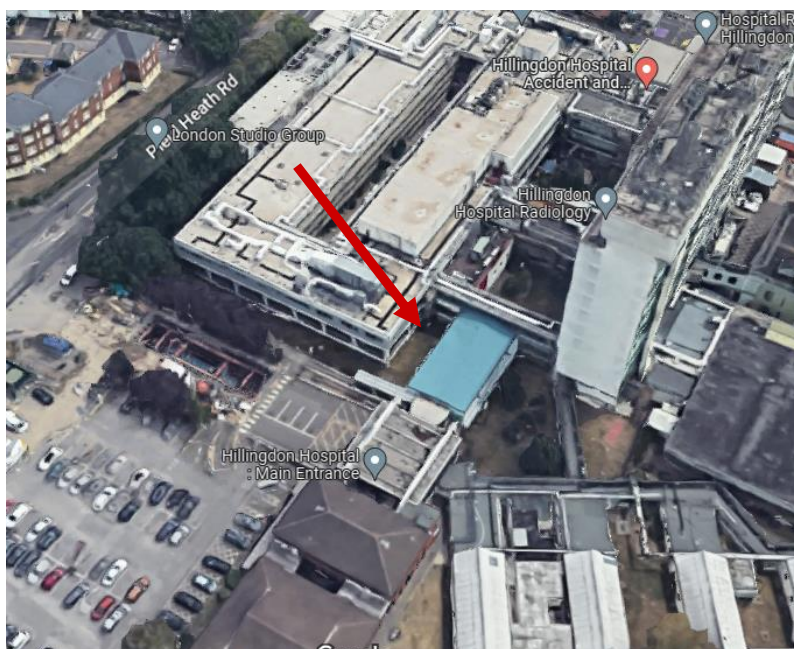


Aerial view of Hillingdon Hospital

- 2.2 Hillingdon Hospital entails a mix of hospital buildings scattered across the site many of which are interconnected. The main hospital access and the A&E entrance are located along Field Heath Road. This road is the main route for private vehicles, ambulances and buses. There are four public vehicular entrances to the site. The open space on the current site is dominated by surface car parking and there is currently 1,087 parking spaces on site; with 698 of these for staff and 389 for public/visitors.
- 2.3 Hillingdon Hospital is located within the urban area of Hillingdon and is not subject to any designations such as Green Belt or site allocations. It is not located within a conservation area.
- 2.4 The particular site where the MRI unit would be located is within an inner courtyard within the existing hospital and is bounded by hospital buildings and walkways.
- 2.5 The site is within Flood Risk Zone 1 (low risk).

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Aerial view of the subject part of the hospital, with red arrow indicating the location of the MRI unit



Photograph 1 showing the subject courtyard for the MRI unit

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Photograph 2 showing the subject courtyard for the MRI unit

3. Relevant Planning History

- 3.1 The site has an extensive planning history, which mainly concerns a series of ad-hoc developments throughout the years. Of relevance to the planning application is the following planning history records:
- 3.2 Application ref - 4058/APP/2022/1788. Hybrid planning application for: FULL application seeking planning permission for demolition of existing buildings (excluding the Tudor Centre and the Old Creche) and redevelopment of the site to provide the new Hillingdon Hospital (Use Class C2), multi-storey car park and mobility hub, vehicle access, highways works, associated plant, generators, substation, new internal roads, landscaping and public open space, utilities, servicing area, surface car park/ expansion space, and other works incidental to the proposed development; and OUTLINE planning application (all matters reserved, except for access) for the demolition of buildings and structures on the remaining site (excluding the Grade II Listed Furze) for a mixed-use development comprising residential (Class C3) and supporting Commercial, Business and Service uses (Class E), new pedestrian and vehicular access; public realm, amenity space, car and cycling parking. Details: Comprising a maximum height of 8 storeys, 79,594sqm of Hospital Building (GIA) plus 23,034sqm of Multi-Storey Car Park, 327 residential units and 800sqm of commercial floorspace. Approved by planning committee.
- 3.3 Application ref - 4058/APP/2022/671. Demolition of the following buildings within the grounds of Hillingdon Hospital: Busy Bees, Alderborne Unit, Elderly Day Hospital, Beaconsfield, Adult Audiology, Quebec Ward, Pinewood Ward, Osterley Ward, Churchill Ward, Middlesex Ward, Lister Ward, Pagett Ward Diabeticare Ward, Greenacres, Postgraduate Medical Centre, HV Plant Room, Annex Corridor and Partial Canteen (Prior Notification under Schedule 2, Part 11, Class B The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Approved 07.04.22

4. Proposals

- 4.1 The courtyard site will provide a secure area for the proposed modular MRI unit needed by the hospital.
- 4.2 The MRI unit contains a control room, examination area, tech area and associated plant for the scanner.
- 4.3 The MRI unit will link into the main hospital building. The unit is approximately 15m long, 3.74m wide and approx. 3.5m tall. There would be an additional external flue above the unit's roof which allows for ventilation from the equipment.

5. Planning Policy Framework

- 5.1 The proposals for the Site have taken account of relevant national and local planning policy and guidance. This section of the Planning Statement sets out a brief summary of the relevant planning policy documents, whilst the following section demonstrates compliance with the policies contained within.

Policy Framework

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that development proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Adopted ‘Development Plan’

- 5.3 The adopted ‘development plan’ comprises the following:
- The London Plan (“LP”) (March 2021)
 - The Hillingdon Local Plan: Part 1 - Strategic Policies (“LPP1”) (November 2012)
 - The Hillingdon Local Plan: Part 2 - Development Management Policies (“LPP2”) (January 2020)
 - The Hillingdon Local Plan: Part 2 - Site Allocations and Designations (“LPP2”) (January 2020)

- 5.4 The National Planning Policy Framework is a material planning consideration.

National Planning Policy Framework (2021)

- 5.5 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and is a material consideration in determining planning applications. Chapter 8 of the NPPF concerns ‘promoting healthy and safe communities’

Policy 96 objective is to ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation. It states that local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

Policy 123 states that: Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

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a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and

b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

6. Planning Considerations

6.1 The main planning considerations are:

- Principle of delivering enhanced hospital facilities
- Design and appearance
- Impacts of the proposals on neighbour amenity
- Ecology and flood risk

Principle of delivering enhanced hospital facilities

6.2 London Plan Policy S2 'Health and Social Care Facilities' states that Boroughs should work with Clinical Commissioning Groups (CCGs) and other NHS and community organisations to:

1) identify and address local health and social care needs within Development Plans, taking account of NHS Forward Planning documents and related commissioning and estate strategies, Joint Strategic Needs Assessments and Health and Wellbeing Strategies

2) understand the impact and implications of service transformation plans and new models of care on current and future health infrastructure provision to maximise health and care outcomes

3) undertake a needs assessment to inform Development Plans, including an audit of existing health and social care facilities. Needs should be assessed locally and sub-regionally, addressing borough and CCG cross- boundary issues

4) identify sites in Development Plans for future provision, particularly in areas with significant growth and/or under provision and to address needs across borough boundaries

5) identify opportunities to make better use of existing and proposed new infrastructure through integration, co-location or reconfiguration of services, and facilitate the release of surplus buildings and land for other uses.

6.3 The Policy states that development proposals that support the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported, and that new facilities should be easily accessible by public transport, cycling and walking.

6.4 At a local level, Hillingdon Local Plan Policy DMCI 2: New Community Infrastructure, states that proposals for the refurbishment and re-use of existing premises for community facilities will be supported.

- 6.5 The proposed MRI unit is fully supported in principle under both the London Plan and Hillingdon Local Plan. The MRI unit will directly serve the medical needs of the community and will enhance the hospital's medical facilities and capacity to treat illnesses. The hospital is served by local bus routes and there is both cycle storage facilities on the site and good levels of pedestrian access to promote active transport. Public transport options are coupled with good levels of private parking provision on site should patients need to travel by car.

Design and Appearance

- 6.6 Local Plan Part 1 Strategic Objective SO2 sets out the basis for ensuring the creation of neighbourhoods which are of a high quality sustainable design and serve the long term needs of all residents. Policy DMHB 11 'Design of New Development' provides further design considerations which the Council will be taken into account when making planning decisions. This includes incorporating the principles of good design with consideration placed towards harmonising with the local context by taking into account the surroundings.
- 6.7 The MRI unit would be situated within a courtyard area of the hospital and is surrounded by existing hospital buildings and hospital walkways. The new unit would appear visually compatible within the existing hospital environment, and would be of an appropriate design that respects its hospital location and associated medical function. The unit would utilise standard materials provided by the MRI units fabricator and pre-constructed before arriving on the site.
- 6.8 Overall the MRI unit would appear well matched for its hospital location, meeting the Council's design policy objectives.

Impact on Amenity

- 6.9 Local Plan Policy DMHB 11 states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The proposal is well separated from residential houses being within an existing hospital site. The proposal will have no impact on neighbour residential amenity. The proposal would not impact open space given that it would be situated within a small internal courtyard that is surrounded by existing hospital buildings and infrastructure.

Flood risk and biodiversity

- 6.10 The proposal is not within a flood risk zone 1 (low risk) and therefore there is no discernible risk of flooding. The site has limited biodiversity value being an internal lawned courtyard and as such the proposal will have no material impact on biodiversity.

7. Conclusions

- 7.1 The proposed MRI Unit would provide an essential medical facility that will serve the healthcare needs of the community. The site itself is an internal courtyard within the existing hospital and is a completely appropriate location given that it will link with the main hospital building. It would also visually integrate well to the surrounding hospital buildings and infrastructure.
- 7.2 The development is strongly supported by the NPPF, London Plan and Hillingdon Local Plan given that new health facilities and infrastructure directly improve community wellbeing. We are therefore of the opinion that planning permission should be granted.