
Hillingdon Hospital, Pield Heath Road, Uxbridge UB8 3NN

Planning Statement

THHSDP5-SAV-XX-XX-RP-T-0001-Planning Statement P02



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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:
- *Extension of existing hospital restaurant and alteration to services, new corridor and storage buildings, along with associated demolition and alteration works.*
- 1.2 The applicant, Hillingdon Hospital NHS Foundation Trust, has recently been granted planning permission for the redevelopment of Hillingdon Hospital and the wider masterplan (application ref: 4058/APP/2022/1788). This development will be carried out in phases to ensure the hospital remains operational throughout the construction period. It is therefore vital that the hospital's operations and supporting facilities continue to meet the needs of both patients and staff.
- 1.3 In order to construct the new hospital, an existing section of corridor that wraps around the hospital restaurant needs to be demolished and rebuilt in a new position. As a result, part of the restaurant floorspace will be lost. In order to maintain operational capacity of the restaurant the floorspace lost to the relocated corridor needs to be re-provided as a small extension to the building, so that the restaurant maintains sufficient capacity until the new hospital is constructed. Existing services on demolished buildings will be relocated as part of the work. Two storage buildings will also be erected to the north and south of the project area.
- 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.

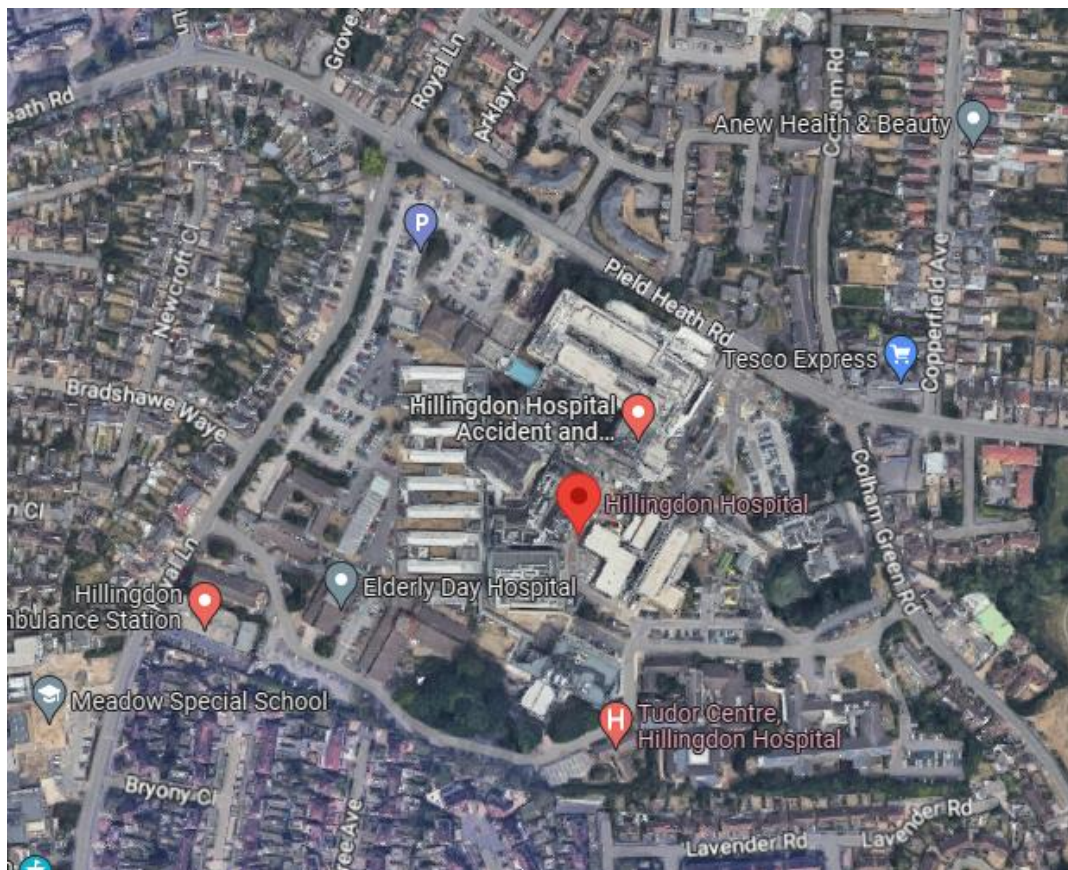


Figure 1 - Aerial view of Hillingdon Hospital

- 2.2 Hillingdon Hospital comprises 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 largely dominated by surface car parking.
- 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.

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- 2.4 The site is within Flood Risk Zone 1 (low risk) and not in a critical drainage area
- 2.5 The part of the hospital subject to the proposals is the restaurant building and its immediate surroundings. This area is located centrally within the hospital estate, immediately south of the hospital tower block.



Figure 2 - Aerial view of the subject part of the hospital

- 2.6 A selection of photographs of the proposal areas are provided below to provide further context:

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Photos above: (left photo) taken from the courtyard, directly south of the restaurant building.
(right photo) view towards the old hospital wards from within the restaurant courtyard (under canopy).



Photos above: (left photo) view facing north towards hospital tower building.

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(right photo) view towards the old hospital wards from within the restaurant courtyard.



Photos above: (left photo) showing restaurant eastern elevation.

(right photo) internal view from within the restaurant

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 particular relevance to the planning application are the two following permissions:
- 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 13.10.23
- 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

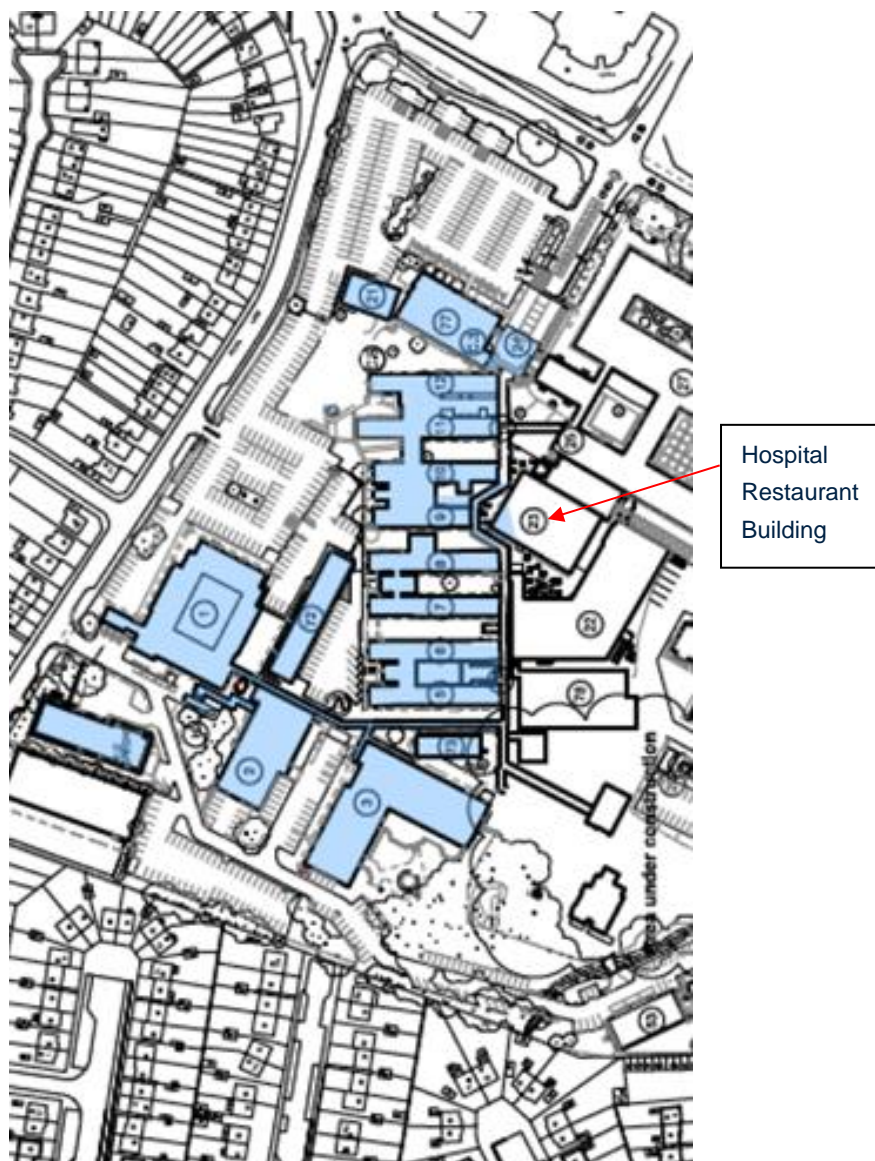


Figure 3 - Demolition Drawing Approved via 4058/APP/2022/671 with Buildings Approved For Demolition Shaded in Blue.
(subject hospital restaurant building identified for context)

4. Proposals

- 4.1 The proposals involve constructing a small extension to the southern end of the restaurant building. This extension will be approximately 9.5m in depth at the deepest point and will be single-storey with a flat roof. The extension will be finished in red brick with windows and doors inserted to allow daylight along with access into the courtyard. Existing services on the buildings to be demolished will be relocated as part of the work, to be re-positioned on the flat roof of the restaurant building and retained corridor.
- 4.2 Two small storage buildings will be constructed to the north and south of the application area. Each storage building will be approximately 2.65m, finished in brick with metal louvres. The buildings will serve as gas storage facilities for the hospital.
- 4.3 A corner area of the restaurant building will then be demolished, along with the existing corridor that wraps around the restaurant. A new corridor will be built and aligned to link with the retained sections of the corridor to the north and south. The new corridor will be single-storey, with the external walls in render.
- 4.4 Overall, the extension to the southern part of the restaurant, followed by the demolition of the restaurant's corner area, will result in approximately 17 sqm of net additional internal space.
- 4.5 It is important to note that the above proposals are transitional works that allow the hospital to operate optimally while the phased masterplan development (permission: 4058/APP/2022/1788) is being built. The early phases of this scheme involve the demolition of hospital buildings on the western part of the site, with all hospital operations relocated to the retained buildings on the eastern part of the site. Once the new hospital is built, hospital operations will relocate to the new hospital, and the remaining retained buildings will then be demolished. The restaurant extension and associated works proposed under this application will also be demolished at this point, allowing the later phases of the masterplan to be completed.

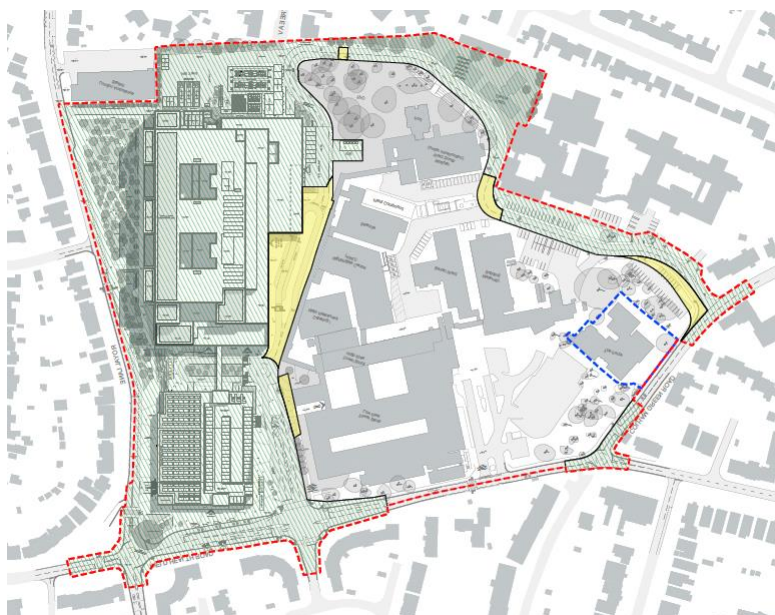


Figure 4 – Approved Drawing (4058/APP/2022/1788) - Phases 1a and 1 b



Figure 5 – Approved Drawing (4058/APP/2022/1788) - Final Layout.

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 (2023)

- 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'.
- 5.6 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.
- 5.7 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:

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 development
- Design and appearance
- Impacts of the proposals on neighbour amenity
- Ecology and flood risk

Principle of Development

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 Part B of Policy S2 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 restaurant extension and related works, including new storage buildings for the hospital, are necessary to support the ongoing operation of the hospital while the phased masterplan development (including the new hospital) is being built. The restaurant extension will ensure that the hospital staff have sufficient facilities throughout this transition period. All other proposed works are also directly needed to support the redevelopment. The proposals collectively will support local health and social care needs and are therefore supported by policy.
- 6.6 The hospital restaurant will remain ancillary to the main hospital use, and therefore the development does not constitute a change of use.

Design and Appearance

- 6.7 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.
- 6.8 The restaurant building is situated within a central area of the Hillingdon Hospital estate and is fully surrounded by existing hospital buildings. The current hospital buildings have no prevailing design or character. The hospital restaurant extension will appear visually compatible with both the existing restaurant and the wider hospital environment, and will be of an appropriate design that respects its hospital location and its function as a facility for hospital staff. The extension will use compatible materials, featuring a brick façade and glazing.
- 6.9 The new section of corridor will integrate seamlessly with the retained sections to the north and south. Finally, the gas storage buildings will appear discreet due to their minimal proportions and external detailing that integrates with the existing buildings.
- 6.10 Overall, the proposal will be well matched to their hospital location, meeting the Council's design policy objectives.

Impact on Amenity

- 6.11 According to Local Plan Policy DMHB 11, development proposals should not adversely affect the amenity, daylight, or sunlight of adjacent properties and open spaces. This proposal is well separated from residential houses, as it is located within the existing hospital site. Consequently, it will have no impact on neighbouring residential amenity. The proposal would not impact open space given that it would be situated within a courtyard area that is surrounded by existing hospital buildings and infrastructure.

Flood risk and biodiversity

- 6.12 The proposal is located within flood risk zone 1 (low risk) and, therefore, there is no discernible risk of flooding. The existing courtyard hardstanding will be replaced with permeable paving, which should improve drainage compared to the current situation.
- 6.13 The site has limited biodiversity value, being an internal courtyard largely covered in hardstanding with small areas of lawn. The proposals do not reduce the current areas of soft landscaping, nor do they involve the removal of any trees or hedging. Consequently, the proposal will have no impact on biodiversity.
- 6.14 The development is exempt from Biological Net Gain requirements given it is a development that does not impact a priority habitat and impacts less than:
- 25 square metres (5m by 5m) of on-site habitat.
 - 5 metres of on-site linear habitats such as hedgerows.
- 6.15 In this case the impacted area of lawn is approximately 10 square metres.

7. Conclusions

- 7.1 The proposals will directly support the operation of the hospital, ensuring that hospital staff are well-supported throughout the construction of the masterplan development. This includes providing necessary supporting facilities and infrastructure. Ultimately, these works will ensure that the healthcare needs of the community are effectively met.
- 7.2 The application involves works within a central area of hospital estate. The design is entirely appropriate given its location and will appear well matched with the surrounding buildings and existing infrastructure.
- 7.3 The development is strongly supported by the NPPF, London Plan and Hillingdon Local Plan given that the development will support local health and social care needs. We are therefore of the opinion that planning permission should be granted.