
Hillingdon Hospital, Pield Heath Road, Uxbridge UB8 3NN

Planning Statement - Modular Wards



Contents

1.	Introduction	1
2.	Site and Surroundings	3
3.	Relevant Planning History	5
4.	Proposals	9
5.	Planning Policy Framework	10
6.	Process, Evaluation and Assessment	12
7.	Conclusions	19

1. Introduction

- 1.1 This planning statement has been prepared to support a minor material amendment (S.73 application), that relates to the variation of planning permission ref: 4058/APP/2021/3691. This planning permission contains the following description of development:
- *Section 73 application to vary Condition 2 (Approved Plans) of application reference 4058/APP/2020/1003 (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 ground-floor 28-bed Decant Ward Building (Ward Building North) and the provision of 117 replacement car parking spaces, involving the demolition of the existing Paediatric building and relocation of the existing waste compound and its associated parking) to amend the elevations of Ward Building South..*
- 1.2 The above permission gave consent for two modular ward buildings, needed to address demand for additional ward accommodation.
- 1.3 The two modular wards buildings have been fully built and been in operation for a number of years.
- 1.4 The planning permission is subject to a time limit condition (condition number 1), requiring the use to be discontinued and the land restored to a condition to be agreed with the Local Planning Authority on or before the expiration of the period of 5 years from the date of 9th October 2020 (i.e. 9th October 2025).
- 1.5 The two modular ward buildings will still be required by Hillingdon Hospital past 9th October 2025. The purpose of this application is to vary the time limit condition (condition 1) to allow the two wards to remain on Site until December 2033.
- 1.6 The additional timeframe sought will allow clinical operations to be sustained on the Site by bridging the gap until the new hospital becomes fully operational.
- 1.7 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.
- 1.8 This statement is supported by and should be read in conjunction with the following documents:

Planning Statement

Hillingdon Hospital



- Clinical Support Statement for Planning Extension, produced by the Hillingdon Hospitals NHS Foundation Trust.

2. Site and Surroundings

- 2.1 Hillingdon Hospital is located to the south of Pield Heath Road, bound by Royal Lane to the west, and Colham Green Road to the east. 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 Pield Heath Road. There are a number of other vehicular entrances to the site from Royal Lane and from Colham Green Road.



Figure 1 - Aerial view of Hillingdon Hospital with Ward Buildings North and South identified

- 2.2 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.
- 2.3 The site is within Flood Risk Zone 1 (low risk) and not in a critical drainage area.

- 2.4 The two ward buildings that are the subject of this application are named Ward Building North and Ward Building South, and are identified in Figures 1 and 2. Ward Building North occupies a relatively central position within the Hospital Estate. In contrast, Ward Building South is situated to the south of Ward Building North, and lies to the east of The Riverside and Woodlands Centre buildings, both operated by the NHS. A tall line of mature trees is positioned further south of Ward Building South, providing substantial screening from viewpoints beyond. The building is separated from Hillingdon Hospital's southern boundary by an internal service road, with the Tudor Centre and Old Crèche building located between it and the estate's edge.



Figure 2 – Aerial showing Ward Building North and South from a close vantage

3. Relevant Planning History

- 3.1 The Hillingdon Hospital estate has an extensive planning history, of particular relevance to the planning application are the three permissions that relate to the modular wards, along with the Master Plan permission:

Modular Ward Permissions

Application ref - 4058/APP/2019/3286

- 3.2 Permission granted for: *“Erection of a temporary single storey prefabricated system building, together with a link to the AMU building, with a total floor area of 888 sq.m, to provide for a 28 bed space decant and winter overspill ward, including 4 parking spaces; demolition of Building 17 and the creation of 30 replacement staff car parking spaces; reconfiguration of the parking area to the east of the Womens' Services Building resulting in a net provision of 11 replacement visitor parking spaces (amended scheme).”*

- Granted 15 April 2020

- 3.3 Commentary - This permission gave approval for Ward Building North. It was subject to a time limit condition allowing the ward to in place for a period of 10 years from the date of decision.

Application ref - 4058/APP/2020/1003

- 3.4 Permission granted for: *“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 ground-floor 28-bed Decant Ward Building (Ward Building North) and the provision of 117 replacement car parking spaces, involving the demolition of the existing Paediatric building and relocation of the existing waste compound and its associated parking.”*

- Granted 9 October 2020

- 3.5 Commentary – This permission gave approval for Ward Building South and an enlarged Ward Building North. This was subject to a time limit condition allowing the ward to in place for a period of 5 years from the date of decision.

Application ref - 4058/APP/2021/3691

- 3.6 Permission granted for: *“Section 73 application to vary Condition 2 (Approved Plans) of application reference 4058/APP/2020/1003 (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 ground-floor 28-bed Decant Ward Building (Ward Building North) and the provision of 117 replacement car parking spaces, involving the demolition of the existing Paediatric building and relocation of the existing waste compound and its associated parking) to amend the elevations of Ward Building South.”*

- Granted 11 July 2022.

3.7 Commentary – This permission effectively merged the development of Ward Building North and Ward Building South into a single approval. It is this permission that has been used to implement the development of both wards, with the necessary conditions discharged by the LPA. This was subject to the following time limit condition:

“The 90-bed three-storey ward building (Ward Building South) and Decant Ward Building (Ward Building North) and use hereby permitted shall be discontinued and the land restored to a condition to be agreed with the Local Planning Authority on or before the expiration of the period of 5 years from the date of 9th October 2020 in accordance with a scheme of work that shall first have been submitted to and approved in writing by the Local Planning Authority.”

Hillingdon Hospital Masterplan Permission

3.8 Application ref - 4058/APP/2022/1788.

3.9 Permission granted for: *“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.”*

- Granted 13 October 2023

3.10 Commentary - This permission was for the complete redevelopment of the Hillingdon Hospital site. It contains a detailed (Phase 1) and outline component (Phase 2). The detailed component relates to the development of a new Hillingdon Hospital, and the outline component relates to a separate development that comprised the construction of mixed residential and commercial buildings.

3.11 In terms of the new Hillingdon Hospital (Phase 1), its delivery is split by the permission into three sub phases (Phase 1 A, B and C). Phases 1 A & B mainly involves land on the western extent of the site where lower grade buildings and surface car parking will be cleared and a new hospital building and multi-storey car park erected. It also involves completion of an internal access road with associated highway junction improvements.

3.12 Phase 1C commences after Phase 1 A & B are complete. It involves demolition of the old hospital buildings, followed by the creation of public open space, internal road and surface level carparking.

- 3.13 The approved Phase 1A & B and Phase 1C drawings are copied below. Ward Building North and Ward Building South are marked on these drawings. Both building are not located within Phase 1A & B, but are within the extent of Phase 1C.

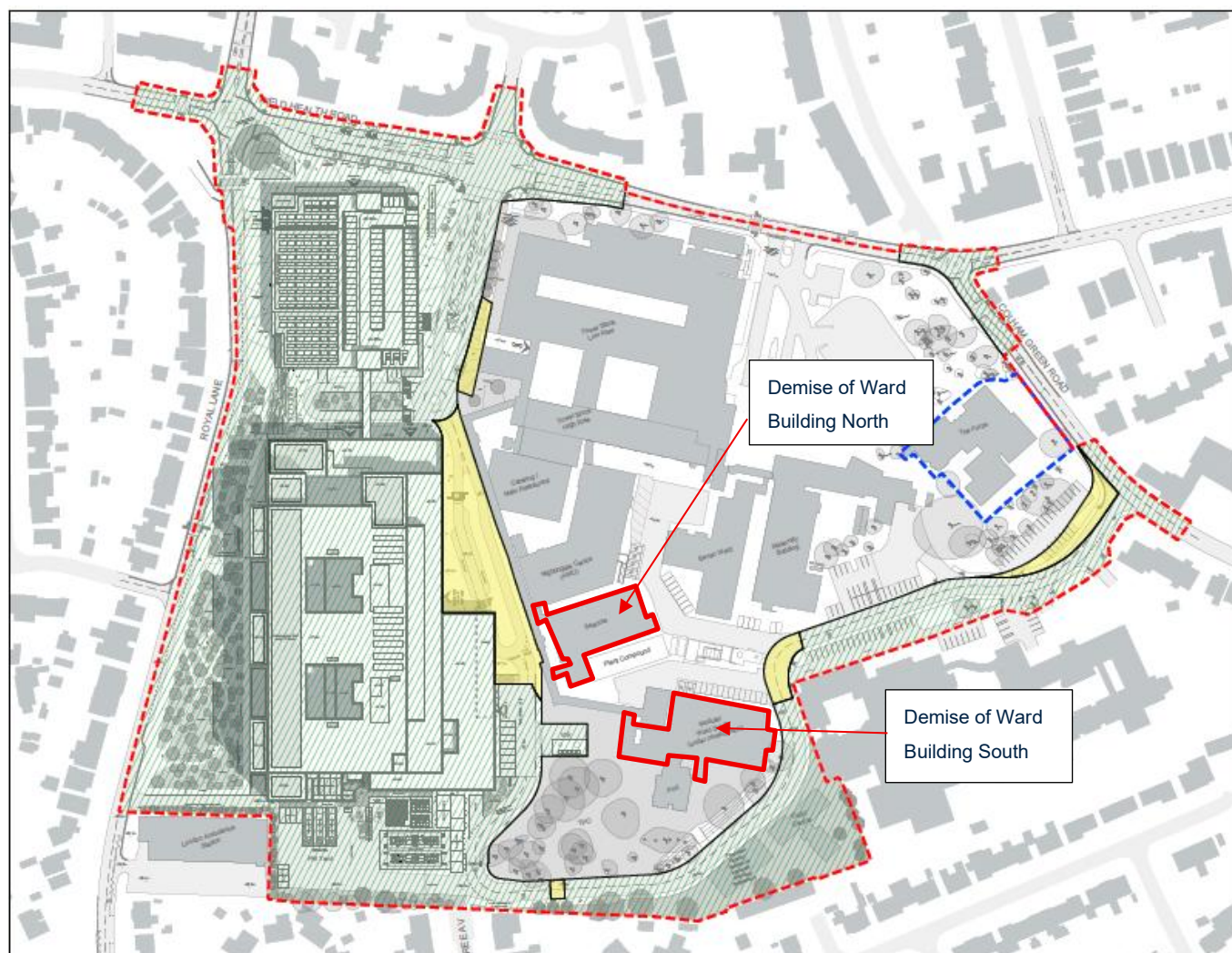


Figure 3 – Approved planning drawing, titled: 'PHASE 1A AND 1B OF DETAILED APPLICATION'. (For ease to the reader Savills have outlined and labelled the demise of Building North and Ward Building South)

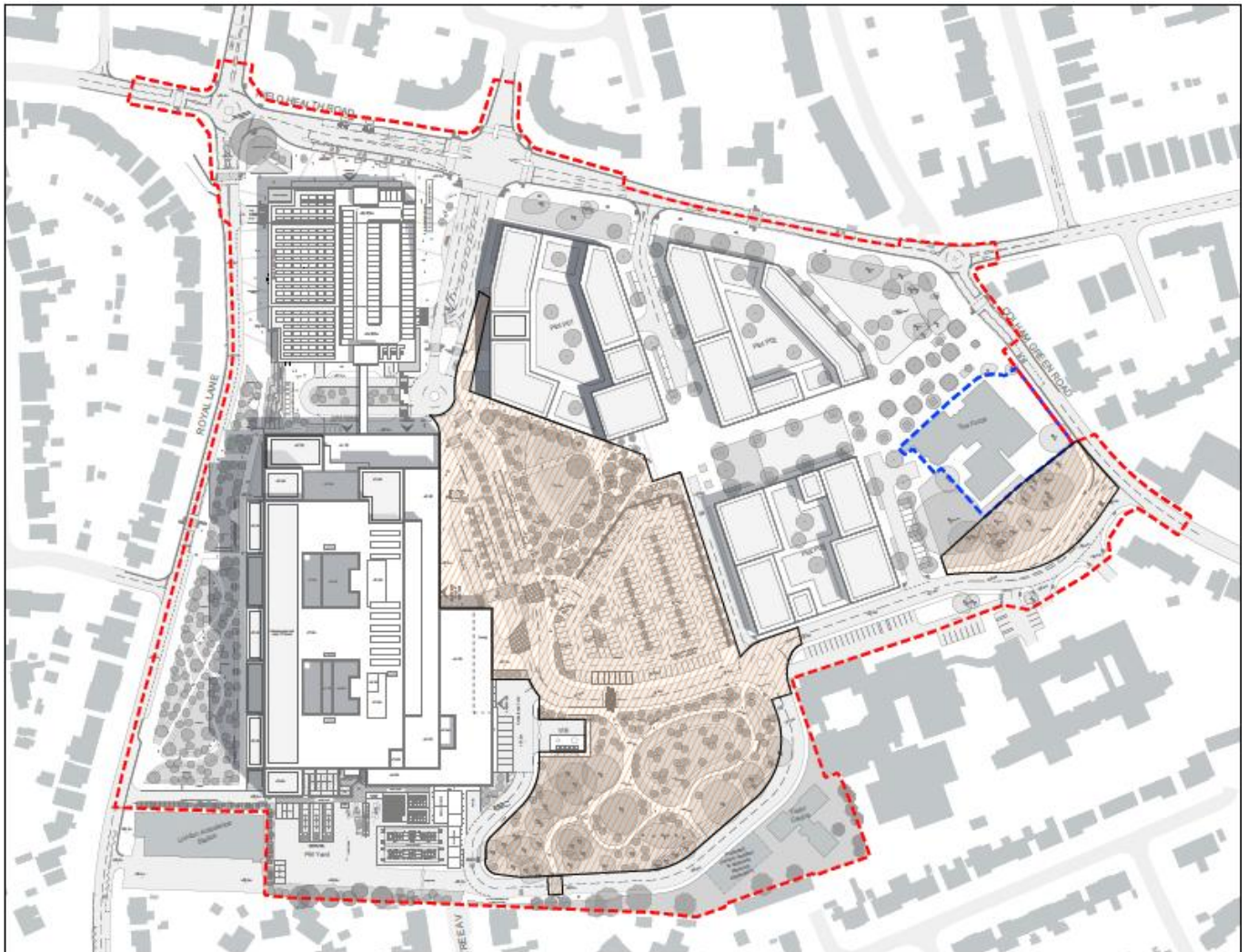


Figure 4 – Approved planning drawing, titled: ‘*PHASE 1C OF DETAILED APPLICATION.*’

4. Proposals

- 4.1 Planning permission ref: 4058/APP/2021/3691 gave consent for two modular ward buildings that provide additional ward accommodation for Hillingdon Hospital.
- 4.2 This permission has been implemented with the two wards fully built and have now been in operation for a number of years.
- 4.3 The planning permission is subject to a time limit condition (Condition number 1), written as follows:
- “The 90-bed three-storey ward building (Ward Building South) and Decant Ward Building (Ward Building North) and use hereby permitted shall be discontinued and the land restored to a condition to be agreed with the Local Planning Authority on or before the expiration of the period of 5 years from the date of 9th October 2020 in accordance with a scheme of work that shall first have been submitted to and approved in writing by the Local Planning Authority.”*
- 4.4 The two modular ward buildings will still be required by Hillingdon Hospital past the 9th October 2025. The purpose of this permission is to vary the time limit (Condition 1) so to allow the two wards to remain on Site until December 2033.
- 4.5 This application therefore seeks that Condition 1 is amended to read as follows:
- “The 90-bed three-storey ward building (Ward Building South) and Decant Ward Building (Ward Building North) and use hereby permitted shall be discontinued and the land restored to a condition to be agreed with the Local Planning Authority on or before December 2033, in accordance with a scheme of work that shall first have been submitted to and approved in writing by the Local Planning Authority.”*
- 4.6 As the condition does not relate to when the development must be started, there is no restriction within S.73 that would prevent the application being determined as requested.
- 4.7 No further amendments are proposed as part of this application, and therefore no changes are proposed to the approved drawings.

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 also an important material planning consideration. This 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'.
- 5.5 Policy 8 sets out that achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental). The social objective includes supporting strong, vibrant and healthy communities, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- 5.6 Policy 96 requires that planning policies and decisions aim to achieve healthy, inclusive and safe places which enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities

- 5.7 Policy 101 seeks to ensure faster delivery of other public service infrastructure such as health, blue light, library, adult education, university and criminal justice facilities, 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. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.
- 5.8 Policy 128 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. Process, Evaluation and Assessment

Application Process

- 6.1 The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied
- 6.2 In accordance with the guidance in the National Planning Practice Guidance (NPPG) 'Flexible options for planning permissions' the recommended route for dealing with minor material amendments after permission has been granted is through a S.73 application, which allows changes to conditions.
- 6.3 The NPPG advises that new issues may arise after planning permission has been granted, which require modification of the approved proposals. Where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, a non-material or minor material amendment could be sought to amend the planning conditions.
- 6.4 The NPPG advises that there is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved. The change must only relate to conditions and not the operative part of the permission.
- 6.5 Where an application under S.73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. A decision notice describing the new permission should be issued, setting out all the of the conditions related to it.
- 6.6 In this case, the proposed change to the consented development is minor in scale and nature. The change would not have any impact on the fundamental aspects of the permission or indeed any material aspect of the consent. The development's appearance and current operations will also remain unchanged.
- 6.7 The only change to the proposal involves increasing the time limit from 9th October 2025 to December 2033 before the buildings and their operations need to be discontinued and the land restored to a condition to be agreed with the Local Planning Authority. The buildings will remain a temporary development.
- 6.8 The changes therefore do not alter the principles of the approved scheme. Furthermore, the application does not seek to amend the description of development. It is therefore deemed appropriate for the proposed amendments to proceed via an application made under S.73 of the Act, with all previously imposed conditions, except the proposed amendment to Condition 1 (time limit).
- 6.9 Condition 1 is not a limit on the time in which the development must be begun, it relates to how long the buildings can remain on site for. On that basis the change is also comfortable within the remit of s.73 of the Act.

- 6.10 There is therefore no reason why the LPA could not accept this as an acceptable procedural route to consider the amendments.

Evaluation and Assessment

- 6.11 The main planning considerations for this Minor Material Amendment Application are considered to be as follows:
- Principle of development;
 - Design and appearance;
 - Impact on neighbour amenity;
 - Transport
 - Trees and biodiversity;
 - Section 106 Obligations.

Principle of Development

- 6.12 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.*
- 6.13 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.

6.14 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.

6.15 The principle of development was originally accepted by the Council when the modular buildings were granted planning permission in 2020. The following was written by Officer's in the Committee Report that recommended approval:

"The Council's Local Plan does provide in principle support for the development of new health infrastructure. In particular policy CI1 of the Local Plan Part One and Policy DMCI 2 of the Local Plan part support the re-provision or expansion of existing community facilities which includes health facilities. Given these proposals are within the existing hospital site on brownfield land and will lead to replacement of unsuitable accommodation with improved accommodation, the principle of the proposed developments can be supported."

6.16 The modular ward buildings continue to play a vital role in maintaining safe bed capacity, supporting clinical flow, and ensuring continuity of care. Their ongoing use enables the Trust to meet Department of Health standards and to provide a safe, clean, and functional environment for both patients and staff during the interim period while the new hospital is being built. It is therefore considered that the principle of retaining the modular wards and their continued operation until December 2033 is acceptable, particularly given their direct contribution to meeting local health and social care needs.

6.17 For the above reasons the principle of modular wards is supported by policy.

Design and Appearance

6.18 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.

6.19 In the previous permission Officers wrote the following towards the development (refer Committee Report – application ref: 4058/APP/2020/1003):

"The new ward buildings would be located centrally within the hospital site, partially on the existing waste compound (to be relocated), between a single storey annex corridor serving the post WW2 ward bungalows/barracks to the west and the 11 storey tower block to the north. The proposed wards will be a prefabricated system buildings, which by definition are not intended to be long term permanent structures. The use of modular units provides a design that focuses on efficiency, cleanliness and sustainability."

It is acknowledged that the architecture style is governed by how the modular units are made and transported. However, the scheme suffers from a shortfall in the provision of landscaped buffers to the new buildings. Taken together, this in urban design terms is considered to be less than ideal. However, on balance, these deficiencies are not considered sufficient reason to refuse this scheme that would deliver crucial health service improvements to the hospital.

On balance, officers consider that the benefits, on grounds of clinical and locational need, when weighed against the drawbacks of the proposed development are significant and therefore, this would outweigh the limited harm to the street scene and loss of soft landscaping arising from the proposed development.”

- 6.20 The modular wards have been built and now form part of Hillingdon Hospital's visual context. The wards, despite their modular design, are considered to have aged well and continue to integrate successfully with the wider hospital estate buildings, which are a mix of typologies and designs from different agers. Whist the wards do have a more temporary appearance, compared to the more traditional / permanent buildings, due to the prefabricated nature of the build. It is not considered this is visually harmful, especially as their prefabricated design functions as infrastructure that supports and reflects the transition from the existing hospital to the planned new facility.
- 6.21 The extension to the development's lifespan via an amendment of condition, will still align with the Council's Design Policies including Policy DMHB 11, whereby good design is expected to harmonise with the local context by taking into account the surroundings.



Figure 5 - Photograph of the Existing South Ward

Impact on Neighbour Amenity

- 6.22 According to Local Plan Policy DMHB 11, development proposals should not adversely affect the amenity, daylight, or sunlight of adjacent properties and open spaces.
- 6.23 In the previous permission Officers wrote the following towards the development (refer Committee Report – application ref: 4058/APP/2020/1003):
- “The development would be sited a sufficient distance away from adjoining properties, it is not considered that there would be any loss of amenity to surrounding occupiers, in compliance with relevant Local Plan Policies and standards.”*
- 6.24 The modular wards have been constructed and, as existing, do not result in any loss of amenity to surrounding occupiers. Extending the lifespan of the wards will not alter the relationship to neighbours, and as such, the proposal remains acceptable and in compliance with Policy DMHB 11.

Transport

- 6.25 Local Plan Transport Policies SO6, SO12 and T1 aim to provide a sustainable transport system that addresses whole length journeys, reduces car dependency, supports the economy, encourages active travel and improves quality of life. The policies also aim to reduce congestion and smooth traffic flow.
- 6.26 In the previous permission the Council's Highway Engineers stated that they are satisfied that the scheme would not result in additional congestion on the surrounding road network, or place greater pressure to on-street car parking, or increase the demand to on site hospital car parking.
- 6.27 The proposed extension to the lifespan of the wards will not result in a materially different transport or highways impact than that already experienced by the development.
- 6.28 Therefore the development is consistent with Local Plan Policies SO6, SO12 and T1.

Trees and Biodiversity

- 6.29 Local Plan Policy DMHB 14 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping where appropriate.
- 6.30 The original application (ref: 4058/APP/2020/1003) was supported by an Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Preliminary Arboricultural Method Statement. This was consulted with Council Tree and Landscape Officer who found that –
- “the loss of the two 'B' grade trees, due to the new parking layout is regrettable, as their condition and value would normally merit their retention. However, this is not considered to be a sustainable reason on its own to refuse the application, bearing in mind that funding for off site tree planting is to be secured by legal agreement.”*

- 6.31 The above impacts to trees were only generated during the construction period of the modular wards and not their ongoing operation. The extension of the lifespan of the modular wards will have no additional impact on trees within the Site.
- 6.32 In terms of biodiversity, in the original permission, it was established by Officers that only grassed areas and young trees were being lost, and suitable provision having been made for their replacement, thus the proposal would not result in any significant material impact on ecological value.
- 6.33 The Government's Biodiversity Net Gain Transitional Arrangements state that Biodiversity Net Gain does **not apply** to section 73 permissions where the original permission which the section 73 relates to was either granted before 12 February 2024 or the application for the original permission was made before 12 February 2024.
- 6.34 Given that the original permission (ref:4058/APP/2021/3691) to which this Section 73 relates to was granted 11 July 2022, Biodiversity Net Gain does not apply.

Section 106 Obligations

- 6.35 The first application granted for the modular wards (North Ward) was subject to a deed of variation to a 2013 legal agreement, which allowed the modular ward to be built without being subject to the restrictions set out in the 2013 legal agreement requiring a consented Masterplan Development to be in place. Subsequent permissions for the modular wards were also supported by further deeds of variation to ensure they were not restricted by the Masterplan requirement. There were also provisions in place requiring the following:
- An updated Site-Wide Travel Plan (submission prior to occupation);
 - Offsite Environmental Enhancement Contribution (paid prior to commencement);
 - Carbon Offset Contribution (to be paid prior to occupation).
- 6.36 In terms of the 2013 legal agreement, which prevented new development above 250sqm at Hillingdon Hospital without an approved Strategic Masterplan in place, this obligation is no longer relevant to this permission. This is because on 13 October 2023, planning permission was granted for the New Hillingdon Hospital (application ref: 4058/APP/2022/1788) which now forms the extant strategic masterplan for the site.
- 6.37 As detailed in the 'Relevant Planning History' section of this Statement, construction of Phase 1 of the Strategic Masterplan permission is split into three sub-phases: 1a, 1b, and 1c. The part of the site where the modular wards are located falls within Phase 1c. Therefore, construction of the new hospital can be completed without conflicting with the ongoing operation of the temporary modular wards, whose lifespan will be extended through this permission. The modular wards will then be removed once the new hospital becomes operational (by December 2033).
- 6.38 Given that the proposals to extend the timeframe for the modular wards in no way interferes with the approved and extant Strategic Masterplan, it is not considered necessary to make a further deed of variation as part of this permission.

- 6.39 The same principle applies to the other obligations (travel plan and financial contributions). As these obligations have been discharged by the original permission, they are no longer relevant for the purposes of extending the lifespan of the buildings on site.

7. Conclusions

- 7.1 The proposed variation to Condition 1 of planning permission ref: 4058/APP/2021/3691, seeks to extend the time limit for the use of Ward Building North and Ward Building South until December 2033.
- 7.2 The continued use of these modular wards is essential to support the operational needs of Hillingdon Hospital during the transitional period whilst the new hospital is developed and built.
- 7.3 The extended lifespan of the modular wards will not give rise to any new impacts on neighbouring amenity, highways, trees or biodiversity. The design and appearance of the wards are considered appropriate within a hospital estate that comprises buildings of various ages and typologies. Their prefabricated design functions as infrastructure that supports and reflects the transition from the existing hospital to the planned new facility.
- 7.4 The proposals remain consistent with national, regional, and local planning policy objectives, particularly in relation to promoting healthy communities and supporting the delivery of healthcare infrastructure.
- 7.5 As such, it is respectfully requested that the application is supported by the Local Planning Authority and planning permission granted for the variation of Condition 1 to allow continued use of the modular wards until December 2033.