

Report to: Planning Committee
Date: 20 October 2020
Application No: 200179
Location: Eastbourne District General Hospital, Kings Drive, Eastbourne
Proposal: New three storey modular building to accommodate clinical wards (105 beds in a combination of single, twin, three and four bedrooms).
Type: Planning Permission
Ward: Ratton
Deadlines: **Decision Due Date:** 2 June 2020
Site Notice(s) Expiry date: 17 September 2020
Neighbour Con Expiry: 17 September 2020
Press Notice: 18 September 2020
Over 8/13 week reason: n/a

Recommendation: That the application is Granted subject to S106 legal agreement to cover the payment of the monitoring fees pursuant to the Local Labour Agreement as outlined in condition.

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Map Location:



1. **Executive Summary**

- 1.1 The application is reported to committee due to development type being classed as a major application with an internal floor space of 1590.00m².
- 1.2 The proposed development will see the demolition of part of the existing building and erection of a three-storey modular building over the previous footprint and surrounding car park.
- 1.3 The building will have a D1 Class Use and will provide for a new clinical ward with 105 beds.
- 1.4 The application is considered to support the activities of the hospital site, is considered to comply with national and local policies and is therefore recommended for approval subject to conditions.

2. **Relevant Planning Policies**

- 2.1 National Planning Policy Framework
- 2.2 Eastbourne Core Strategy Local Plan 2006-2027:
 - B2 Creating Sustainable Neighbourhoods
 - C5 Ocklynge & Rodmill Neighbourhood Policy
 - D8 Sustainable Travel – A2021 Quality Bus Corridor
 - D10a Design
- 2.3 Eastbourne Borough Plan 2001-2011:
 - LCF18 Extension to Educational Establishments
 - TR4 Quality Bus Corridors
 - UHT1 Design of New Development
 - UHT4 Visual Amenity
 - UHT8 Protection of Amenity Space
 - US4 Flood Protection and Surface Water
 - US5 Tidal Risk
- 2.4 Eastbourne Employment Land Local Plan (ELLP- adopted 2016).

3. **Site Description**

- 3.1 The application site as it currently stands is to the west of the Eastbourne District General Hospital site.
- 3.2 The hospital site itself is located on Kings Drive and has two access points, one from Rodmill roundabout and one from Kings Drive.
- 3.3 The hospital estate has multiple buildings with various hospital departments situated across the site along with internal roads and various areas for car parking throughout the site.

4. **Relevant Planning History**

- 4.1 There have been multiple historic applications within the Eastbourne District Hospital site, the most recent being:
- 4.2 180823 - Proposed Urology Investigation Suite in former Hailsham Ward Two including new ventilation plant on supporting structure on the existing roof. Planning Permission, Approved Conditionally, 25/10/2018.
- 4.3 190623 - Proposed over roofing of the existing Boiler House and Generator house, provision of balustrading around roof areas where access is required and addition of 3 no. staircases to allow access to differing levels, including the painting of the existing chimney. Planning Permission, Approved Conditionally, 19/09/2019.
- 4.4 200069 - Installation of a staircase and minor fenestration alterations at the MRI Department. Planning Permission, Approved Conditionally, 18/03/2020
- 4.5 200179 - Erection of three storey modular office building (Use Class B1). Planning Permission, Approved Conditionally, 22/07/2020.

5. **Proposed Development**

- 5.1 The application is seeking permission for the removal of part of the existing building to the north side of the site and erection of a new three storey modular building.
- 5.2 The proposal is to use the new building as a clinical ward with 105 beds.
- 5.3 Access to the building will be via a link to the existing building at ground, first and second floor levels.

6. **Consultations**

6.1 Specialist Advisor (Regeneration):

- 6.1.1 A review of the application for planning permission for the above site identifies:
- New inpatient clinical care facilities.
- 6.1.2 The proposal is to build a three-storey inpatient block on a former single storey structure historically accommodated the Polegate rehabilitation ward. The existing structure consists of a complex of portable buildings
- 6.1.3 Employment and Training Supplementary Planning Document Adopted November 2016.
- 6.1.4 The demolition and new build will enable local contractors to tender for contracts and provide construction jobs locally. It will also be beneficial to local trade suppliers.
- 6.1.5 Although the new building will not create additional operational jobs it will enable the continuation of employment, via re-deployment, etc at a time when there are numerous job losses arising from the Covid-19 Pandemic.

6.1.6 If the planning application is approved Regeneration requests it is subject to a local labour agreement.

6.2 Specialist Advisor (Planning Policy)

6.2.1 This application proposes the demolition of and existing part of the DGH building, to be replaced with a modular building (Use Class D1) over the previous footprint and surrounding car parking. This will be used as an adult in-patient ward. The site is located within the 'Ocklynge and Rodmill' as identified in the Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013).

6.2.2 Policy C5 is the 'Ocklynge and Rodmill Neighbourhood' policy, which sets out the vision for this area as the following: "Ocklynge and Rodmill will increase its level of sustainability by improving services and facilities and making the neighbourhood friendlier for pedestrians and cyclists, whilst continuing to promote access to open spaces and creating a more inclusive community." This vision will be promoted through a number of factors, including "Increasing the provision of local and community health facilities." Policy D7 also supports new provision, and enhancement to existing health care facilities. The expansion of the D1 floorspace within the hospital facility would be in keeping with these policies.

6.2.3 The development would not be CIL liable.

6.2.4 It is important to note that this site is identified as being within an Archaeology Notification Area. Policy D10: Historic Environment of the Core Strategy states that: "*There will be a presumption against any development that would directly or indirectly have an adverse effect on...Archaeological Notification Areas. Where development is proposed...appropriate assessments will be required and discovered remains will need to be preserved in situ or by record.*" The modular nature of the proposed buildings mean that there is likely to be very little or no disturbance of existing archaeological features, however this will still need to be brought to the attention of the County Archaeologist.

6.2.5 The Design and Access Statement that was provided with the application indicates that the application site is not within an area at risk of flooding according to the Environment Agency's Flood Map for sea, river or surface water flooding. Furthermore, the modular nature of the building, and the fact that the area is currently an impermeable surface, indicate that there should be minimal change to the nature of the area as a whole if the site is developed.

6.2.6 The application is an expansion of the current facilities. The proposal is consistent with National and Local Policy.

7. **Neighbour Representations**

7.1 No comments have been received.

8. Appraisal

8.1 Principle of Development

8.1.1 There is no principle conflict with adopted policy, which would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework (2018), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.

8.2 Impact of the proposed development on amenity of adjoining occupiers and the surrounding area:

8.2.1 It is considered that the erection of the 3-storey modular building will not give rise to a material loss of residential or visual amenity.

8.2.2 The proposed location for the building is set to the northern boundary of the site and whilst sections of the proposal it may be visible from the public highway of Kings Drive it is not thought to impact on the visual amenity of the wider area.

8.2.3 The proposal is not thought to give rise to any loss of light or cause overshadowing to the surrounding buildings within the hospital site. Any shadowing caused would be into the surrounding car parking areas.

8.2.4 The proposal is within close proximity to the boundary with Sussex Downs College however due to the current setting of the hospital site the proposed building is not thought to be out of character in terms of use and noise implications from the use.

8.2.5 Glazing is proposed to all elevations with the majority of windows proposed being to service the areas where clinical beds will be located.

8.2.6 Outlook from the new building is not thought to be intrusive or impact on the privacy of the occupiers of the surrounding area, this is due to the distance between the hospital site and the college site and the natural screening provided by a line of trees between the sites.

8.3 Use

8.3.1 The proposed use of the building is to be clinical ward (Class D1) to the hospital.

8.3.2 The new building will allow for an additional 105 clinical beds for the hospital and will form an adult in-patient ward.

8.3.3 The proposal is to relocate existing staff and not to increase the number of staff, this will be reviewed by the hospital as necessary.

8.4 Design

8.4.1 Due to the mixed design, style and character within the hospital site the proposed building is thought to be in keeping.

8.4.2 The proposal will have a flat roof design which is a common feature of the buildings surrounding the proposed site.

8.4.3 The design of the building is relatively uniform in terms of the layout of the windows/glazing features.

8.5 Other Matters

8.5.1 The proposal will see a decrease of 88 parking spaces at the hospital with 990 spaces and 25 disable spaces remaining in situ.

8.5.2 The application is considered to comply with Local and National Policy and is therefore recommended for approval subject to conditions.

9. **Human Rights Implications**

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. **Recommendation**

10.1 That the application is Granted subject to S106 legal agreement to cover the payment of the monitoring fees pursuant to the Local Labour Agreement as outlined in conditions below.

10.2 The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

10.3 The development hereby permitted shall be carried out in accordance with the following approved drawings:

D-20-022-WI-001_Rev P1(2) – Site Plan

D-20-022-WI-002_Rev P1(1) – Site Plan

D-20-022-WI-003_Rev P1– Ground Floor Plan

D-20-022-WI-004_Rev P1– First Floor Plan

D-20-022-WI-005_Rev P1– Second Floor Plan

D-20-022-WI-006_Rev P1– Roof Plan

D-20-022-WI-007_Rev P2– North and East Elevations

D-20-022-WI-008_Rev P1– West and South Elevations

D-20-022-WI-009_Rev P1– Sections

Reason: For the avoidance of doubt and in the interests of proper planning.

10.4 Prior to Commencement of Development, Construction and Operational (if applicable) Employment and Training Plans shall be agreed with the Local Authority detailing how the developer will undertake the works in accordance with the Local Employment and Training Supplementary Planning Document. In order to enable the drafting of the Employment and Training Plans by the Council the developer is requested to submit Appendix 3 – Proforma for Construction Phase and Appendix 4 – Proforma for Operational Phase to the Council.

10.5 The Employment and Training Plan (ETP) will be required to cover the whole of the Construction Phase including site preparation and demolition works and will include, but not be limited to the following:

- Details of the monitoring fee to be paid and secured by a S.106 unilateral undertaking if necessary prior to Commencement of Development.
- Evidence of awareness and compliance with the Employment and Training Plan in the tendering and award of contract in the construction phase.
- Submission of a detailed programme of works.
- Contact details for all organisations awarded contracts for the development.
- Completion of a monthly monitoring form (Appendix 5) and quarterly economic impact checklist – 25% of employees and contractors to be resident/based in East Sussex.
- Promotion/advertising of all sub-contracting opportunities to local business and construction/operational vacancies to local people.
- Work experience for the unemployed/those aged 14 – 18 years, apprenticeship starts/completions, NVQ starts/completions, curriculum/employability activities and guaranteed job interviews for those unemployed who have participated in site specific training.

The agreed ETP shall thereafter be complied with and all construction works to establish the development and the operational stage of the development hereby permitted shall be undertaken in accordance with the Employment and Training Plan approved pursuant to part a) above.

Reason: To ensure that the development helps secure local employment and training in accordance with the requirements of the Eastbourne Land Local Plan Policy EL1 and to meet the requirements of the Local Employment and Training Supplementary Planning Document adopted on 16 November 2016.

10.6 Hours of operation at the site during any tree works, demolition, site clearance, preparation and construction shall be restricted to 08:00 to 18:00 hours Monday to Friday and 09.00 to 13:00 hours on Saturdays. No working is permitted at any time on Sundays or Bank Holidays. No machinery shall be operated, no process shall be carried out and no deliveries or collections shall be made at the site outside of these specified times.

Reason: In the interest of maintaining the amenities of nearby residents/occupiers and also in the interest of maintaining the character of the wider area.

11. **Appeal**

11.1 Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

12. **Background Papers**

12.1 None