

Report to: Planning Applications Committee
Date: 23rd January 2023
Application No: 220862
Location: Eastbourne District General Hospital, Kings Drive, Eastbourne
Proposal: Removal of existing modular ward building erection of a three-storey clinical extension with associated roof top plant located on an existing car park
Applicant: Mr Chris Hodgson
Ward: Ratton
Recommendation: 1. Delegate to the Head of Planning to:
a) Liaise with ESCC Highways with regard to any proposed heads of terms for S106 and any additional conditions; and on conclusion of this consultation process:
2. Approve with conditions, subject to S106 Agreement to secure:
a) Local Labour Agreement
b) Travel Plan
c) Any additional ESCC Highways requested heads of terms.
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Telephone number: 01323 410000

Site Location:



1.	Executive Summary
1.1	The application is presented to the Planning Committee due to the scale of development being classed as a major application due to the internal floor area exceeding 1000m ² .
1.2	The application seeks planning permission for the removal of existing modular ward building and the erection of a three-storey clinical extension with associated roof top plant located on part of existing car park for additional Elective Care Theatres.
1.3	The building would comprise 4279 sqm total gross internal floor space; a 3622 sqm net increase in internal floor space.
1.4	The application is considered to comply with national and local planning policies and is recommended for approval, subject to conditions.

2.	Relevant Planning Policies
2.1	<p><u>National Planning Policy Framework</u></p> <p>2. Achieving sustainable development</p> <p>4. Decision making</p> <p>8. Promoting healthy and safe communities</p> <p>9. Promoting sustainable transport</p> <p>11. Making effective use of land</p> <p>12. Achieving well-designed places</p> <p>14. Meeting the challenge of climate change, flooding and coastal change</p> <p>15. Conserving and enhancing the natural environment</p> <p>16. Conserving and enhancing the historic environment.</p>
2.2	<p><u>Eastbourne Core Strategy 2006-2027:</u></p> <p>B1: Spatial Development Strategy and Distribution</p> <p>B2: Creating Sustainable Neighbourhoods</p> <p>C5: Ocklynge & Rodmill Neighbourhood Policy</p> <p>D1: Sustainable Development</p> <p>D7: Community, Sport and Health</p> <p>D8: Sustainable Travel</p> <p>D9: Natural Environment</p> <p>D10: Historic Environment</p>

	D10A: Design.
2.3	<p><u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u></p> <p>NE4: Sustainable Drainage Systems NE28: Environmental Amenity UHT1: Design of New Development UHT4: Visual Amenity UHT5: Protecting Walls/Landscape Features UHT7: Landscaping US4: Flood Protection and Surface Water Disposal US5 Tidal Risk TR2: Travel Demands TR4 Quality Bus Corridors TR6: Facilities for Cyclists TR11: Car Parking LCF21: Retention of Community Facilities.</p>
2.4	<p><u>Eastbourne Employment Land Local Plan (ELLP- adopted 2016)</u> Policy EL1 – Economy and Employment Land.</p>
2.5	<p><u>Supplementary Planning Documents and other relevant guidance</u> Sustainable Building Design SPD Trees and Development SPG Local Employment and Training SPD EBC Sustainability in Development TAN EBC Biodiversity Net Gain TAN EBC Electric Vehicle Charging Points TAN.</p>

3.	Site Description
3.1	The application site relates to an existing staff car park within the grounds of Eastbourne District General Hospital featuring a prefabricated modular unit that would be demolished to pave way for the proposed 3-storey building.
3.2	The site is located within the 'Ocklynge and Rodmill' as identified in the Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013).

3.3	<p><u>Site Constraints</u></p> <p>Predominantly Residential Area</p> <p>Source Protection Zone.</p>
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4.	Proposed Development
4.1	The application is seeking permission for the removal of existing modular ward building erection of a three-storey clinical extension with associated roof top plant located on an existing car park.
4.2	<p>The proposed building would have its own patient entrance and vertical circulation, it would also link back to the existing Phase 1 hospital.</p> <p>The proposal consists of the following accommodation:</p> <ul style="list-style-type: none"> • Ground Floor Elective Theatres Department • First Floor 24no. bed Ward • Second Floor Associated Internal and External Plant.
4.3	The proposed external materials would be a dark grey brick finish with the upper floors as a grey rainscreen cladding.
4.4	The proposal would be located on an existing staff car park leading to reduction by 66 spaces from 104 spaces to 38 spaces, but within the general hospital site 1073 spaces will still be available on site for staff on permit-controlled staff car park.

5.	Relevant Planning History:
5.1	The site has a long planning history the most relevant being:
5.2	<p>EB/1993/0580</p> <p>Provision of a cytotoxic drugs preparation area within the existing building.</p> <p>Approved</p> <p>1994-01-13.</p>
5.3	<p>EB/1993/0536</p> <p>Replacement of existing clinical waste incineration plant and waste control station with new facility located in proposed building at rear of hospital for disposal of clinical waste for the Eastbourne District and other neighbouring health care premises.</p> <p>Section 106 Agreement</p> <p>1994-01-25.</p>
5.4	<p>EB/1992/0305</p> <p>Single storey extension to provide a day surgery unit with 2 theatres</p> <p>Approved Conditional</p> <p>1992-09-08.</p>

5.5	EB/1991/0088 Extension to waiting area in accident and emergency section CLC 1991-04-02.
5.6	EB/1990/0239 Erection of a three storey building with fenced garden area comprising ground floor creche, first floor paediatric development unit, second floor district diabetes centre, provision of car parking facilities clc 1990-05-22.
5.7	EB/1984/0587 PHASE II - 3/ST clinical block, 1 & 2/st psychiatric block, 1/2/3/st blocks for staff accom, s/st extn to works dept, xray deptaddtn, 2 replacement tennis courts & addl car parking accom CLC 1985-02-19.

6.	Consultations:
6.1	<u>ESCC Archaeology:</u> The information provided is satisfactory and identifies that there is a risk that archaeological remains will be damaged. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions. Recommend for approval in principle subject to the imposition of conditions.
6.2	<u>Specialist Advisor (Environmental Health):</u> No comments had not been received at the time of writing this report.
6.3	<u>Specialist Advisor (Arboriculture):</u> No comments had not been received at the time of writing this report.
6.4	<u>ESCC Development Control Manager:</u> No comments had not been received at the time of writing this report.
6.5	<u>Specialist Advisor (Regeneration)</u> A review of the application for planning permission for the above site identifies: <ul style="list-style-type: none"> • 4279 sqm total gross internal new floor space, 3622 sqm net internal floor space.

	<p>The planning application qualifies for a local labour agreement as it meets the thresholds for a commercial development as detailed on page 11 of the Employment and Training Supplementary Planning Document adopted November 2016.</p> <p>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.</p> <p>Although the new building may not create additional operational jobs it will enable the continuation of employment, via re-deployment at a time of predicted austerity and economic uncertainty.</p> <p>In the event of the planning application being approved Regeneration requests it is subject to a local labour agreement.</p>
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7.	Other Representations:
7.1	<p><u>Notification</u></p> <p>Notification of this application has been undertaken in the form of:</p> <ul style="list-style-type: none"> a. neighbour notification letters b. site notices displayed in roads neighbouring the site; c. advert published in the local newspaper.
7.2	<p><u>Neighbour Representations:</u></p> <p>No representations have been received following neighbour notification.</p>
7.3	<p><u>Other Representations:</u></p> <p>None.</p>

8.	Appraisal:
8.1	<u>Key Considerations:</u>
8.2	<p><u>Principle:</u></p> <p>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 and other material planning considerations, pursuant to the requirements of the National Planning Policy Framework (2021), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.</p>

8.3	<p><u>Design, Character and Impact Upon Landscape:</u></p> <p>The proposed building would be a maximum of 3-storey in height which is in keeping with the existing buildings with the wider Hospital site.</p> <p>The building would be set well away from any main roads and partially screened by the existing building from public views and given the scale, mass and design is in keeping with the existing it is considered that the impact on design and visual amenity is acceptable.</p> <p>The proposed external materials would be a dark grey brick finish with the upper floors as a grey rainscreen cladding. According to the submitted design and access statement the over cladding works would address energy efficiency issues, water and air leakages as well as the extreme weathered look of the existing building. The existing building is built of varied external materials with the closest Phase 2 building being of modern appearance. The proposal is thus considered to have acceptable impacts on design, character of the street scene.</p>
8.4	<p><u>Impact Upon Heritage Assets:</u></p> <p>The proposed development is within an Archaeological Notification Area associated with An Archaeological Notification Area associated with prehistoric wetlands, as well as prehistoric Roman, medieval and post-medieval sites.</p> <p>The County Archaeology Officer has assessed the application and has commented that the archaeological desk-based assessment submitted as part of this application has concluded that the site has a moderate potential to contain evidence for prehistoric activity, a high potential to contain evidence for Roman and post-medieval activity (the latter probably limited to evidence related to agricultural activity), and a low potential for all other periods. We generally concur with this assessment.</p> <p>They advised that on the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved <i>in situ</i> or, where this cannot be achieved, adequately recorded in advance of their loss.</p> <p>Archaeology details can be sought via a planning condition.</p>
8.5	<p><u>Transport and Parking:</u></p> <p>The proposal would be located on an existing staff car park leading to reduction by 66 spaces from 104 spaces to 38 spaces (in this part of the site).</p>

	<p>The submitted Transport Statement (TS) indicates that 1073 staff parking spaces would be retained within the Hospital grounds and there will be no change to visitor / patient parking numbers. The staff car park is operated by a permit system and therefore its use is carefully controlled taking account of shift patterns. The TS also includes a parking survey of surrounding roads, which identifies that there is on-street capacity of 473 spaces.</p> <p>The application is accompanied by a Travel Plan, which commits that East Sussex Health Care Trust will promote a modal shift in travel to and from the site for staff. This would be secured by S106 legal agreement. In the unlikely event some parking is displaced on street, as detailed within the parking surveys within Section 3, there are 473 on street spaces available within a 1000 metre walk of the site.</p> <p>The Local Highway Authority comments had not been received at the time of writing this report.</p>
8.6	<p><u>Residential Amenity:</u> There is no impact on residential amenity as there are no residential properties in the close vicinity.</p>
8.7	<p><u>Flooding and Drainage:</u></p> <p>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. Policy D9 of the Core Strategy requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water drainage, however the application site is currently a hard-surfaced car park and some part occupied by a modular and thus the proposal would not increase the risk of flooding compared to the existing.</p>
8.8	<p><u>Ecology and Biodiversity:</u></p> <p>A Preliminary Ecological Appraisal Report was submitted as part of this application which has concluded that no evidence was recorded on site which would suggest that the development proposals are likely to have a major adverse effect upon biodiversity. The main body of the site is formed of building, hard / bare ground and grassland with limited species diversity; this habitat is of limited ecological value.</p> <p>The proposal has considered the ecological enhancement within the proposed development and this can be secured by way of a condition.</p>
8.9	<p><u>Planning Obligations:</u></p> <p>The planning application qualifies for a Local Employment and Training Agreement as it meets the thresholds for a commercial development as detailed on page 11 of the Employment and Training Supplementary Planning Document, adopted November 2016.</p>

	<p>The Regeneration team requests that were any approval to be given it is subject to a Local Employment and Training Agreement. This agreement would be secured by S106 legal agreement.</p> <p>The Travel Plan for the development would be secured by S106 agreement, together with any additional heads of terms that are requested by ESCC Highways, comments from whom are yet to be received at the time of writing.</p>
8.10	<p><u>Human Rights Implications:</u></p> <p>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.</p>
8.11	<p><u>Conclusions:</u></p> <p>This application is recommended for approval, subject to the below schedule of conditions together with local labour legal agreement.</p>

9.	Recommendations
9.1	Recommendation to approve the application subject to the following conditions:

10.	Conditions
10.1	<p>TIME LIMIT: The development hereby permitted shall be begun before the expiration of three years from the date of permission.</p> <p>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).</p>
10.2	<p>DRAWINGS: The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 15/11/2022:</p> <ul style="list-style-type: none"> • ESBECS-GDA-V1-S1-DR-A-1001_P02_Location Plan • ESBECS-GDA-V1-S2-DR-A-1001_P02_Existing Site Plan 1_1000 • ESBECS-GDA-V1-S2-DR-A-1002_P03_Proposed Site Plan 1_1000 • ESBECS-GDA-V1-S3-DR-A-1002_P03_Proposed Site Plan 1_500 • ESBECS-GDA-V1-00-DR-A-9901_P01_Ground Floor GA Plan • ESBECS-GDA-V1-01-DR-A-9901_P01_First Floor GA Plan • ESBECS-GDA-V1-02-DR-A-9901_P01_Second Floor GA Plan • ESBECS-GDA-V1-XX-DR-A-1002_P02_Proposed Elevations • ESBECS-ITR-XX-00-DR-L-0001_P01_General Arrangement Plan

	<ul style="list-style-type: none"> • ESBECS-GDA-V1-XX-DR-A-9903_P01_Demolition Plan <p>Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.</p>
10.3	<p>MATERIALS: The external finishes of the development hereby permitted shall be as stated on the approved drawings and within the submitted application form.</p> <p>Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area</p>
10.4	<p>Archaeology 1: No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.</p>
10.5	<p>Archaeology 2: No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition 5.</p> <p>Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.</p>
10.6	<p>Ecology report: The development hereby approved shall be carried out in accordance with the recommendations as specified in the Preliminary Ecological Appraisal Report LLD2164-ECO-REP-001-00 by Lizard Landscape Design and Ecology and thereafter retained.</p> <p>Reason: To ensure the biodiversity mitigation measures are secured and to provide net gains for biodiversity.</p>

11.	Appendices
11.1	None.

12.	Background Papers
12.1	None.

