 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		4 July 2018
	REPORT OF:		HEAD OF PLACES & PLANNING
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AGENDA ITEM:	7	WARD:	Earlswood and Whitebushes

APPLICATION NUMBER:		18/00770//F	VALID:	12 April 2014
APPLICANT:	Surrey & Sussex NHS Trust		AGENT:	ADP
LOCATION:	EAST SURREY HOSPITAL, CANADA AVENUE, REDHILL			
DESCRIPTION:	The construction of a second floor extension to the existing clinical block to the north east elevation of the main hospital building to provide additional outpatient and inpatient space to meet much needed capacity and appropriate and compliant clinical accommodation to suit current standards			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

This application proposes an additional floor to be constructed over the two storey hospital extension permitted in 2014 under reference 14/000799/F. The building is located on the northern side of the hospital site with the proposal adding an additional floor to the existing, bringing it to three floors of accommodation.

The proposed extension will serve two primary purposes – as an outpatient facility for Gynaecology/Obstetric and Oral surgery Outpatients and as a decant ward to allow for the refurbishment of wards within the main hospital complex. The outpatients facility is required to allow for the enhancement and improvement of the existing neonatal facility to bring it up to standard which would involve its expansion into the current outpatient area, hence its need for this to be relocated. The proposed decant ward would allow the Trust's existing wards to be decanted so that they can be refurbished and modernised to help ensure that every patient is in the best possible environment. Without decant accommodation refurbishment can be difficult due to the pressure for bed spaces within the healthcare system.

On the above basis, the proposed extension is considered to have little additional demand for staff or visitor parking and hence is considered acceptable under current arrangements, especially given the large car park expansion which took place relatively recently.

The proposal would introduce the first, second floor level accommodation on the main part of the hospital but third floors do exist on the staff accommodation areas

adjacent and it would not exceed the overall height of other parts of the hospital site given roofs and plant located above existing structures. The as built building appears fairly modular in appearance and the proposal would give the potential to improve on this with the need for a steel frame structure and pillars to help support the additional accommodation with brick cladding and other detailing which, combined, would add interest and detail to the building and help articulate and break-up its appearance. A condition is suggested to this effect.

The site is located within the Metropolitan Green Belt but the hospital is designated as a Major Existing Developed Site (MEDS) within the Borough Local Plan. Policy Co6 of the Borough Local Plan allowed for infill development within major existing developed sites but the weight that can be given to this policy is now relatively low since the publication of the National Planning Policy Framework (NPPF), which does not recognise MEDS. Instead, the NPPF allows for limited infilling on brownfield sites, such as this, irrespective of whether they are designated as MEDS. The proposal is therefore considered acceptable in principle as an infill development in a previously developed site. Furthermore it is relevant to consider the site is proposed for removal from the green belt within the submitted Development Management Plan.

The hospital also provides a vital community facility and the proposed new ward and outpatient facility would allow for improvements to existing accommodation as well as providing necessary new accommodation. This would assist with the Council's wellbeing agenda and is a considerable benefit to the Borough's residents.

RECOMMENDATION

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

Representations:

Letters were sent to neighbouring properties on 23 April 2018, 11 June 2018, a site notice was posted on 26 April 2018 and advert placed in the local press on 3 May 2018. One letter of support has been received.

1.0 Site and Character Appraisal

- 1.1 The proposed unit would be located on the north-east side of the hospital complex, past the golf club and driving range and towards the staff accommodation when approaching from the main entrance. It would sit on top of the recently constructed two-storey building approved in 2014.
- 1.2 The hospital is within the Metropolitan Green Belt, but it has a designation of Major Existing Development Site in the Local Plan. The various hospital buildings characterise the area whilst to the south. Whitebushes Common is located and to the north is the Redhill Golf Centre and driving range.

2.0 Added Value

- 2.1 Further improvements can be secured through conditions to require suitable materials and finish to the building.

3.0 Relevant Planning and Enforcement History

- 3.1 The hospital has an extensive planning history, the most relevant to this application is:

14/00799/F – Two-storey extension to north of hospital site – Granted July 2014

4.0 Proposal and Design Approach

- 4.1 The proposal would provide an additional floor of accommodation above the existing two-storey building to provide a new outpatients facility and decant ward. The outpatients facility is required to allow for the enhancement and improvement of the existing neonatal facility to bring it up to standard which would involve its expansion into the current outpatient area, hence its need for this to be relocated. The proposed decant ward would allow the Trust's existing wards to be decanted so that they can be refurbished and modernised to help ensure that every patient is in the best possible

environment. Without decant accommodation refurbishment can be difficult due to the pressure for bed spaces within the healthcare system.

4.2 Further details of the development are as follows:

Site area	30.4 hectares
Existing and proposed use	Hospital (C2)
Floor space proposed	1465 square metres

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Major Existing Developed Site
Adjacent to a Potential Site of Nature Conservation Importance (pSNCI)

5.2 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc2D, Pc2G, Pc4
Metropolitan Green Belt	Co1, Co6
Community Facilities	Cf2
Movement	Mo5, Mo6, Mo7

5.3 Reigate and Banstead Core Strategy 2014

CS1 Presumption in favour of sustainable development
CS3 Green Belt
CS10 Sustainable Development
CS11 Sustainable Construction
CS12 Infrastructure delivery
CS17 Travel options and accessibility

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development
Other	Human Rights Act 1998

6.0 Principal Issues

6.1 The main issues to consider are:

- Impact on the Metropolitan Green Belt
- Design appraisal
- Neighbour amenity
- Access and Parking

Impact on the Metropolitan Green Belt

- 6.2 The site designation as an Major existing Developed Site (MEDS) established the acceptability in principle of some form of additional hospital related development subject to certain criteria being met. However this designation has been lost since the publication of the National Planning Policy Framework which does not include such designations but does allow limited infilling of previously developed sites where this does not harm the openness of the Green Belt.
- 6.3 In this case the development is considered to constitute limited infilling in accordance with the provisions of the NPPF. Even if this were not the case however, it is considered that very special circumstances exist that outweigh any harm caused. Furthermore, the submitted Development Management Plan (DMP) recommends the site be removed from the Metropolitan Green Belt. Although this is still in draft, with examinations due to take place later this year, this policy direction is a material consideration.
- 6.4 As a vitally important community facility the needs of the hospital differ from other organisations in terms of their operational and functional needs being considered very special circumstances. The hospital serves a large population and the health treatment of local residents is heavily dependent on it. The hospital has expanded in recent years and continues to do so with the concentration of services at this hospital and an increasing and ageing population.
- 6.5 The proposed development would offer a vital care facility for patients, providing new ward accommodation and allowing for refurbishment of existing wards. On this basis the operational and functional needs of the hospital would constitute very special circumstance to outweigh the any harm to openness caused, although as stated, as an infill of a previously developed site, the proposal is considered acceptable in Green Belt terms in any case.

Design appraisal

- 6.6 The proposed development would extend above the recently constructed two-storey building adding a third floor to it. Whilst this would be the first example of third floor accommodation on the main hospital building. However, the existing staff accommodation adjacent is built to three storeys, and the overall height would not exceed the highest parts of the site, given many of the main

hospital buildings extend upwards with plant, roofs or other structures. On this basis there is considered to be no in-principle objection to the height or scale of proposals.

- 6.7 The proposed extension would sit atop the existing modular construction built to the north-east of the site, largely hidden from public views, except for the hospital itself and more distant footpaths. The proposal does however represent an opportunity to add interest and improve on the design of the existing building by virtue of a proposed steel frame and vertical support structure, as well as the introduction of brick cladding which will help break up the building and add visual interest.

Neighbour amenity

- 6.8 The proposed new building would be located sufficiently distant from any neighbouring properties so as to ensure that there would be no harmful impacts to their amenities.

Access and Parking

- 6.9 The proposal would not alter the existing access around the northern part of the hospital site and the proposals would have only limited additional staff/visitor parking demands due to the nature of the accommodation provided (improving existing facilities and providing decant accommodation). However, an additional 292 spaces have recently been provided in the north-west car park extension and on this basis the parking and access arrangements are considered acceptable.
- 6.10 The hospital is the subject of an agreed travel plan which attempts to reduce reliance on the private motor vehicle as the primary means of transportation to and from the hospital, especially for staff. An updated travel plan was required as part of the previous applications on the site last year.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans.

Plan Type	Reference	Version	Date Received
Location Plan	A-0100	B	08.06.2018
Site Layout Plan	A-0102	B	08.06.2018
Site Layout Plan	A-0103	B	08.06.2018
Floor Plan	A-0104	B	08.06.2018
Elevation Plan	A-0200	C	08.06.2018
Elevation Plan	A-0201	F	08.06.2018
Section Plan	A-0203	C	08.06.2018
Other Plan	A-0300	C	08.06.2018
Other Plan	A-0301	C	08.06.2018
Other Plan	A-0310	C	08.06.2018

Other Plan	A-0311	D	08.06.2018
Location Plan	A-0100	A	09.04.2018
Other Plan	A-0311		09.04.2018
Other Plan	A-0310	A	09.04.2018

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

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

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

3. The development hereby permitted shall be carried out in accordance with the materials specified within the application and no others. Within six months of the first occupation of the extension, the brick cladding, louvres and fins shall be applied to the building in accordance with the approved plans and thereafter permanently maintained.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policy Cf2.

INFORMATIVES

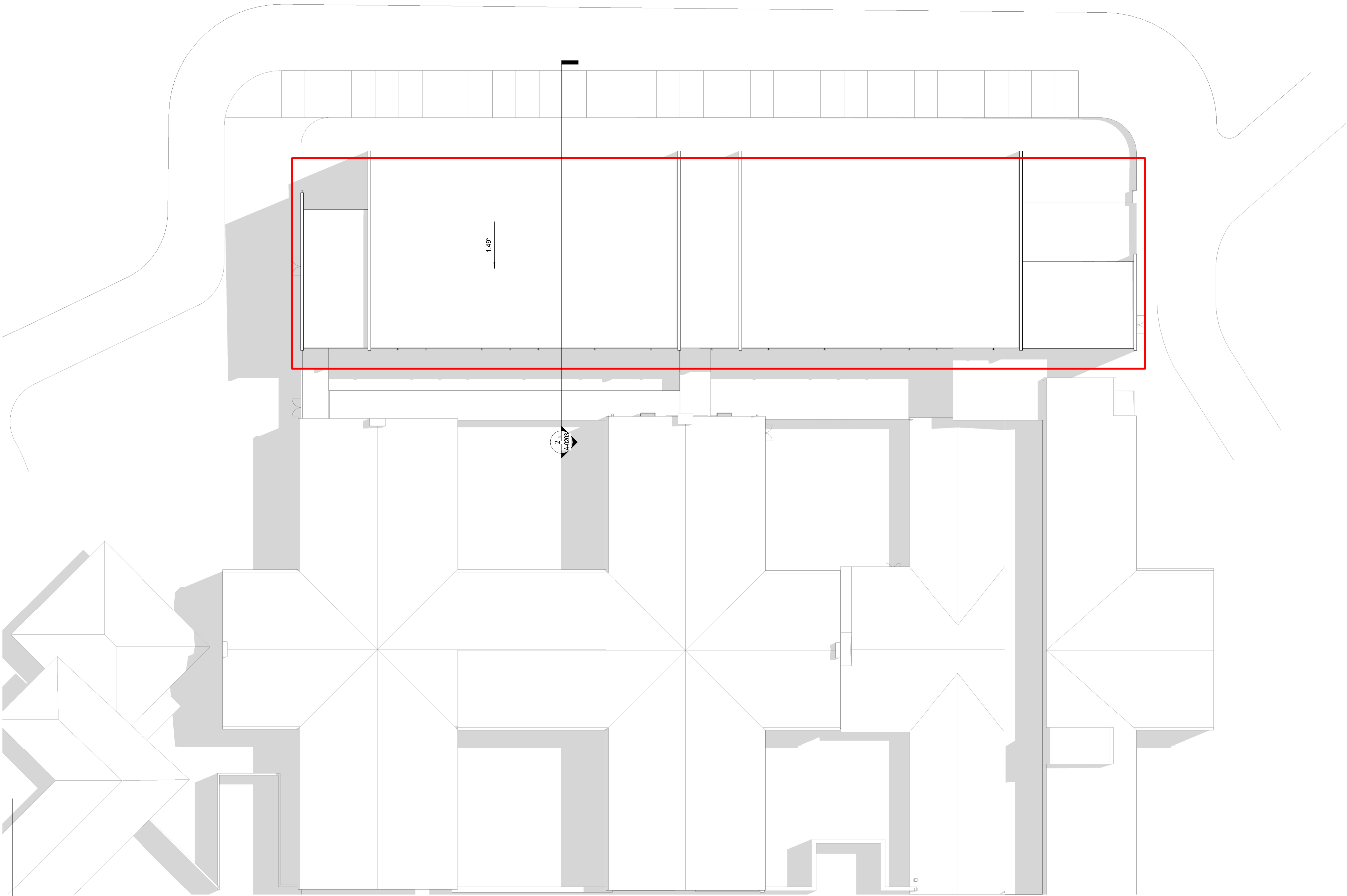
1. The applicant is encouraged to install sustainable construction methods, energy efficiency and renewable technologies to reduce potential greenhouse gases.

REASON FOR PERMISSION

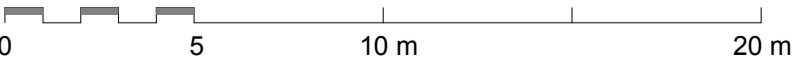
The development hereby permitted has been assessed against development plan policies CS1, CS3, CS10, CS11, CS12, CS17, Co1, Co6, Cf2, Pc2G, Pc4, Mo5, Mo6, Mo7, Mo8 and material considerations, including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.




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REVISION		DESCRIPTION	ARCHITECT	PARTNER
N	DATE			
A	29/03/18	Planning	JD	ADP
B	31/05/18	Update to existing and proposed elevation following consultation with Planners	MS-S	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

PLANNING



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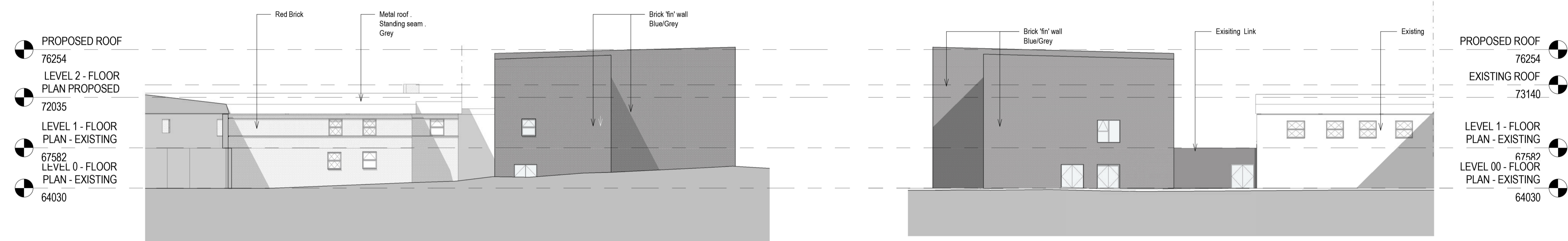
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**WARD EXTENSION
EAST SURREY HOSPITAL**

DRAWING TITLE:
SITE PLAN - PROPOSED

SCALE: 1 : 200	DRAWING SHEET SIZE: A1	
JOB CODE: ESH24	DRAWING NUMBER: A-0103	REVISION: B



1 PROPOSED NORTH EAST ELEVATION
1 : 200



2 PROPOSED SOUTH EAST ELEVATION
1 : 200

3 PROPOSED NORTH WEST ELEVATION
1 : 200




4 PROPOSED SOUTH WEST ELEVATIONS - SECTION THROUGH LINK
1 : 200

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
A	05/03/18	Exposed Structure and Finns added	MS-S	ADP
B	29/03/18	Planning	JD	ADP
C	29/05/18	Update to existing windows	MS-S	ADP
D	31/05/18	Update to existing and proposed elevation following consultation with Planners	MS-S	ADP
E	07/06/18	Revised for Planning	HB	ADP
F	08/06/18	PLANNING - revised submission	HB	ADP

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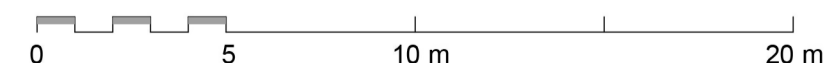


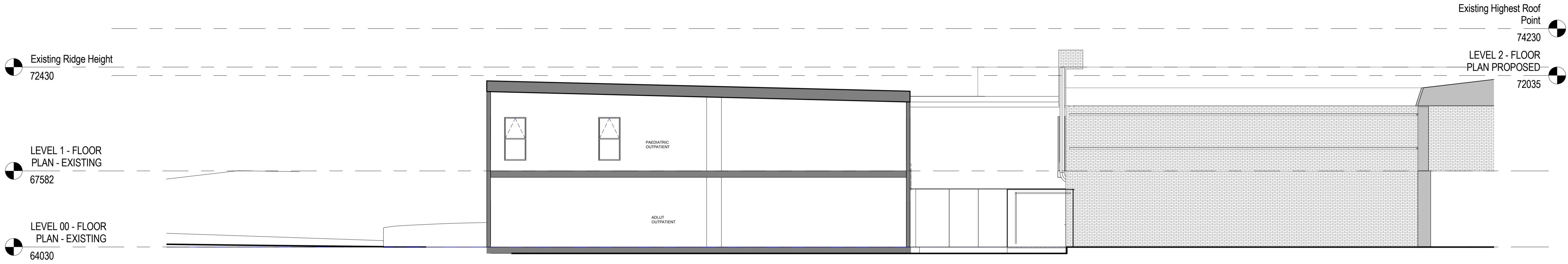
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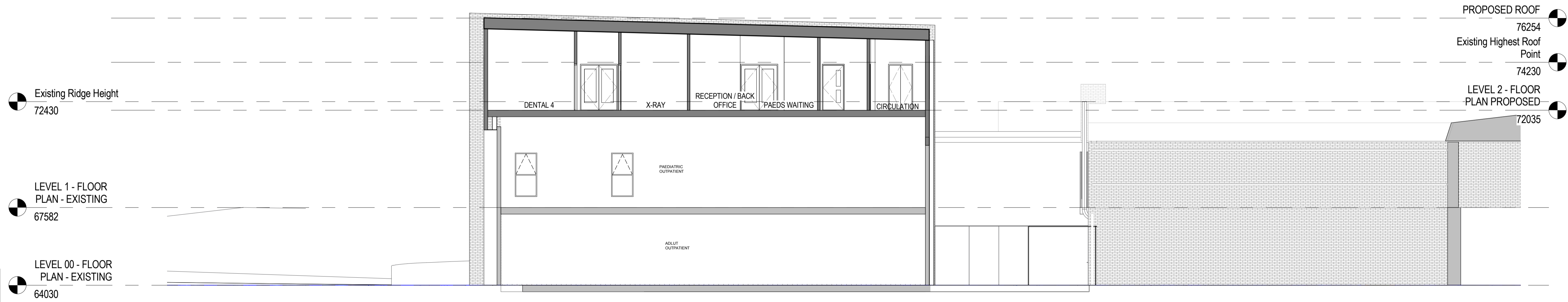
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JOB CODE: ESH24	DRAWING NUMBER: A-0201	REVISION: F





1 EXISTING SECTION
1 : 100




2 PROPOSED SECTION
1 : 100

REVISION		DATE	DESCRIPTION	ARCHITECT	PARTNER
A	29/03/18	Planning		JD	ADP
B	21/05/18	Update to elevations following consultation with Planners		MS-S	ADP
C	31/05/18	Update to existing and proposed elevation following consultation with Planners		MS-S	ADP

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JOB TITLE:
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DRAWING TITLE:
SECTIONS - EXISTING AND PROPOSED

SCALE: 1 : 100	DRAWING SHEET SIZE: A1	
JOB CODE: ESH24	DRAWING NUMBER: A-0203	REVISION: C




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REVISION		DESCRIPTION	ARCHITECT	PARTNER
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A	29/03/18	Planning	JD	ADP
B	21/05/18	Update to elevations following consultation with Planners	MS-S	ADP
C	31/05/18	Update to existing and proposed elevation following consultation with Planners	MS-S	ADP
D	07/06/18	Revised for Planning	HB	ADP

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JOB TITLE:
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DRAWING TITLE:
3D VIEWS - PROPOSED SCHEME - PERSPECTIVES

SCALE:	DRAWING SHEET SIZE: A1
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JOB CODE: ESH24	DRAWING NUMBER: A-0311	REVISION: D
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REVISION				
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A	29/03/18	Planning	JD	ADP
B	21/05/18	Update to elevations following consultation with Planners	MS-S	ADP
C	31/05/18	Update to existing and proposed elevation following consultation with Planners	MS-S	ADP

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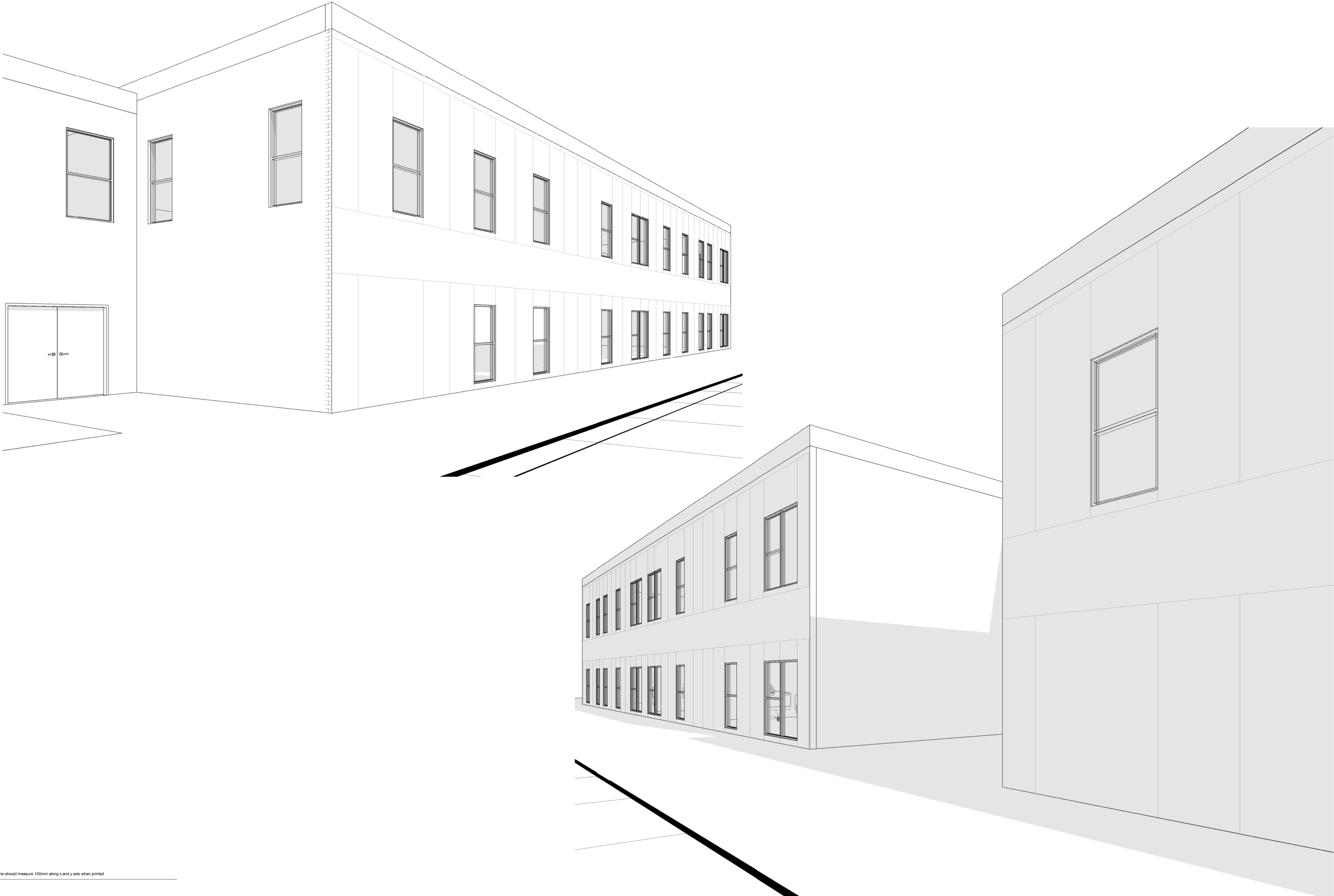
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DRAWING TITLE:
3D VIEWS - PROPOSED

SCALE:	DRAWING SHEET SIZE: A1
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JOB CODE: ESH24	DRAWING NUMBER: A-0310	REVISION: C
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A	29/03/18	Planning	JD	ADP
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C	31/05/18	Update to existing and proposed elevation following consultation with Planners	MS-S	ADP

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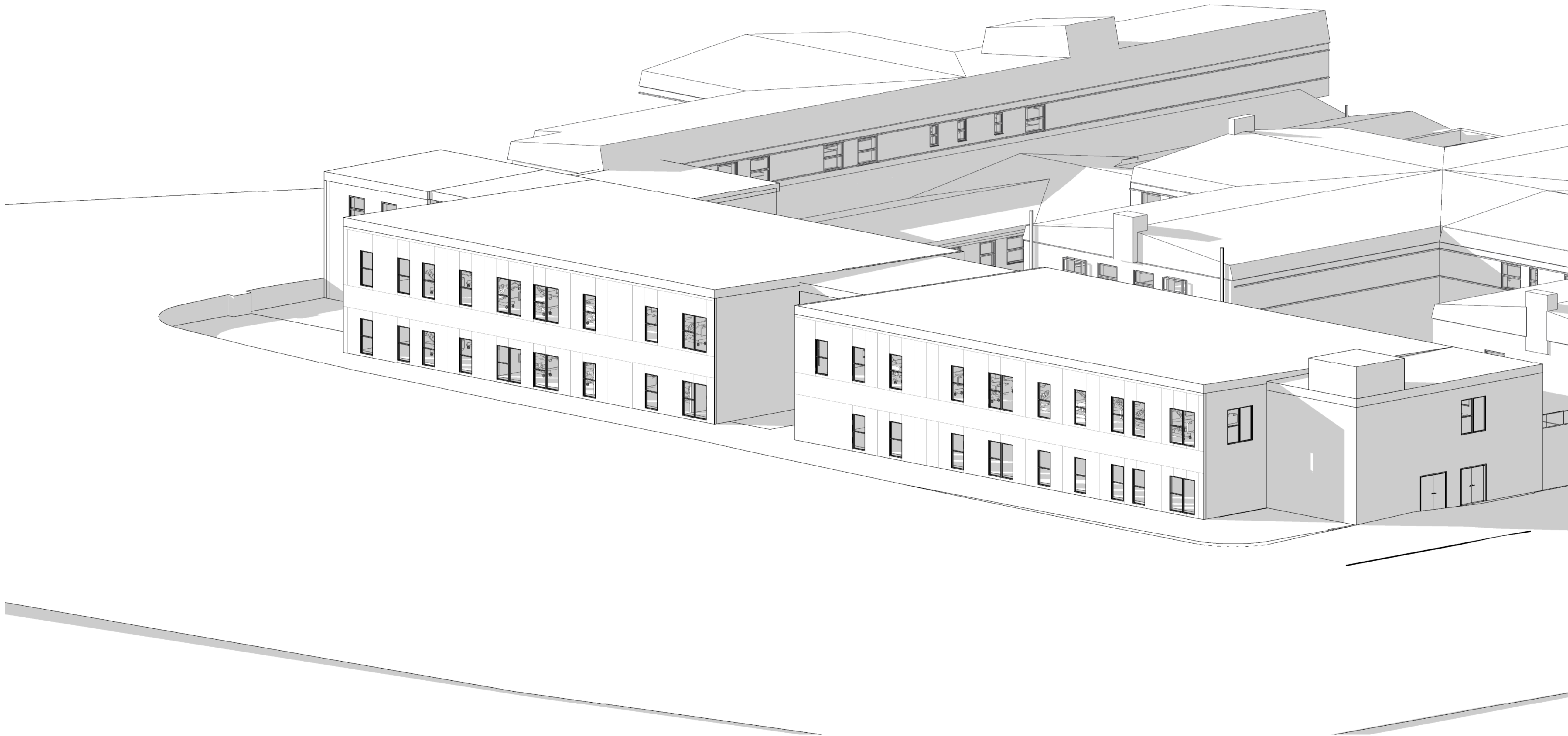


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DRAWING TITLE:
3D VIEWS - EXISTING SCHEME - PERSPECTIVES


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JOB CODE: ESH24	DRAWING NUMBER: A-0301	REVISION: C



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A	29/03/18	Planning	JD	ADP
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