Development Management - Delegated Officer Report

Application Number: AWDM/2229/21 Recommendation – Temporary Approval

Site: **Southlands Hospital, Upper Shoreham Road, Shoreham-by-sea**

Proposal: **New temporary Mobile and Relocatable CT and MRI scanners within car park**

Date of site visit: 6 January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application seeks to install temporary mobile CT and MRI scanners at the front (north) of Southlands Hospital. The MRI scanner is currently located in the car park on the west side of the hospital and has been causing noise disturbance to adjacent residents. Its re-siting to the north side, together with the siting of the CT scanner in the same area, is proposed to reduce the impact on residents.

The CT scanner is proposed to be sited on a layby on the south side of the access road and the MRI scanner is proposed on the north side of the same access road, where there are currently car parking spaces. In all, the proposal will result in the loss of 11 spaces.

The scanners are on wheels, enabling them to be portable. They are approximately 4m high in total. They are described as temporary and the Hospital Trust has confirmed that they are happy to agree to a temporary 5-year approval for this application as they are currently developing designs to provide the scanners in a permanent location on site within the existing buildings.

Relevant Planning History

Various

Consultations

West Sussex County Council: The Highways Authority advice is as follows: Context & History West Sussex County Council was consulted previously on Highway Matters for this application and provided comments dated 23/12/2021. Some concerns were raised with regard to: Vehicle tracking for when the scanners are brought onto site, Loss of Car Parking, Revised Internal Traffic Flow Tracking. Subsequently the applicant has provided some supplementary information to satisfy these concerns. The

comments below have been prepared after a review of this additional supplementary information.

The proposal seeks the placement of new temporary Mobile and Relocatable CT and MRI scanners within the car park of Southlands Hospital, Upper Shoreham Road, Shoreham-by-sea. No changes are proposed at the access points into the hospital site from the maintained highway network. Access currently takes place from Upper Shoreham Road, a 'C' classified road and Hammy Lane an 'unclassified' road.

Trip Generation While no trip generation data has been presented specifically for the CT and MRI scanners it is not unreasonable to conclude that any trips created by them will be insignificant when put into context of the wider Southlands Hospital site and trip generation.

Vehicle Tracking The proposed site plan annotates that tracking and crane logistics are to be provided by the supplier. It does not seem that these details have been provided to date. The applicants have clarified that the scanners will be brought in using standard sized HGV's. Given this type / size of vehicle access the site as existing for servicing and delivery it would not be anticipated this will result in any impact at the Hammy Lane or Upper Shoreham Road access point.

Car Parking The placement of the scanners will result in the loss of 11 car parking spaces, it is appreciated this will be on a temporary 5-year basis, at which time the lost spaces will be re-instated. No details have been provided to demonstrate what proportion of the existing car parking provision this equates to. After inspection of aerial photography the wider site seems to benefit from a provision of circa 175-180 spaces. The loss of 11 spaces would therefore represent a loss of circa 6.0% of the existing provision. WSCC does not have a specific parking standard for D1 use class, instead each application for this use class, and its parking requirements, are to be assessed on a case-by-case basis. The applicant has confirmed they do not have any additional data to this regard. It is noted that the existing on-site car parking was significantly improved / increased (Net +72 spaces) under application reference AWDM/0300/17. After inspection of aerial photography this seems to have been implemented. The loss of 11 spaces now will still see a significant improvement to the parking provision on site when compared to the pre 2017 parking situation on site. It should be noted that any on street car parking in the immediate vicinity should be parking safely on street in accordance with any existing traffic regulation orders. On balance it seems difficult to substantiate that the loss of 11 spaces, on a temporary basis, will result in any unacceptable highway safety concerns.

Internal Traffic Flow The placement of the scanners will require reorganisation to the flow of traffic within the site with part of an internal one-way system being changed to introduce a two-way flow of vehicles. Namely at the access point from the main hospital spine road into the north eastern most parking area, with this access proposed to take the form of a 'priority' type junction to facilitate both 'in' and 'out' movements. Vehicle tracking has been presented for this junction which demonstrates that the geometry and radii is suitable for this new internal traffic flow.

Conclusion On balance the Local Highway Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in a ‘severe’ cumulative impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and as such there are no transport grounds to resist the proposal.

Adur and Worthing Councils: Public Health have no objections.

Representations

Letter received from the occupier of 5 Longshore Drive:

My home is adjacent to the car park and we have been consistently affected by noise pollution since the scanners arrived in the car park. Myself and neighbours have contacted both the hospital and council to seek support to reduce noise from the mobile scanner and late at night when it is removed from the car park. Micheal Lavender from Adur has visited my property and the site and heard first hand. The hospital assured him that the units would be moved to the other car parks in the hospital, where there is less residential housing, yet this has not happened. I have received unsatisfactory support to date. I had hoped that the scanner would be gone or moved by this year, not made permanent. I feel the further disturbance can be avoided by using another part of their site, providing all parties with what they need.
The disturbance is as follows:
Machine gun type noise coming from the scanner of varying levels and length of time i.e. short constant bursts of noise that can be heard from the house and garden.The scanner operates from 8am continues until 7pm at night, causing noise all day and even at weekends. I have been unable to have peace in the garden during warmer weather or even leave the windows open.

Noise is also created from a truck that collects/drops off the mobile scanner. Noise can be heard from its engine running when picking up late at night and delivering back early morning. My daughter's bedroom and sitting room are at the back of the house and we have been disturbed from our sleep up until 2am on numerous occasions. I have had to ask drivers to switch off the engine on numerous occasions, which they have done, but after we have been woken up.

I don't understand why the hospital can't move the scanner to another area of their vast site away from residents. They are asking for planning permission to put this scanner in a car park knowing it already disturbs residents. There are more options that would mean moving their electricity supply (installed without planning permission) but house the scanner away from housing.
They could move it to the front or back of the hospital which is further away from houses, preventing residents hearing the scanner. The trust's reason for not doing so has been moving their electricity supply. I would ask planning why the NHS shouldn't be asked to move the scanner elsewhere and allow local residents peace and quiet in our homes. The site highlighted a planned car park when I purchased my home.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15,28, 33, 34
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area and traffic and parking considerations.

Visual amenity

The scanners are located in front of the hospital entrance, to the south of the main car park, and they will be visible from outside of the site. However, there is a wall around the site boundary which will reduce the visual impact from Upper Shoreham Road to the north to some extent. In the context of the hospital building behind it is not considered that this temporary development will result in adverse visual harm.

Residential amenity

The location of the scanners is further from residential properties to the west than the current siting and should therefore be less intrusive in terms of noise. There are dwellings to the east in Hammy Lane. The application is supported by a Noise Assessment which assumes that the units will operate 24 hours a day but notes that breakout noise is negligible as plant is contained within the unit itself. Only noise from external cooling plant has been assessed therefore. The report notes that there is ambient noise from traffic on Upper Shoreham Road and Hammy Lane and that there is a 2.5m high wall on the eastern boundary.

The assessment concludes that the operation of the units in both daytime and night time would result in a low impact and no mitigation is needed. There is no Environmental Health objection and it should be noted that the sole representation received relates to the existing scanner location, not the proposed site.

It is not considered that the units will cause harm to residential amenity.

Parking and Highways

The proposal will result in the loss of 11 parking spaces. This is a temporary arrangement and they will be reinstated once the permanent facility is provided within the building.

The placement of the scanners will also require reorganisation to the flow of traffic within the site with part of an internal one-way system being changed to introduce a two-way flow of vehicles. Namely at the access point from the

main hospital spine road into the north eastern most parking area, with this access proposed to take the form of a ‘priority’ type junction to facilitate both ‘in’ and ‘out’ movements. Vehicle tracking has been presented for this junction which demonstrates that the geometry and radii is suitable for this new internal traffic flow and there is no highway objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Temporary for 5 years

Is recommendation contrary to letter(s) of representation? N

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, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 27 January 2022

Authorised by: Date: