Expiry Date - 07/12/2023

jmorinDevelopment Control – Delegated Officer Report

Application Number: AWDM/1421/23 Recommendation – APPROVE

Site: Worthing Hospital Lyndhurst Road Worthing West Sussex

Proposal: Proposed new extensions to inner courtyard area and adjacent to existing Emergency department public entrance

Date of site visit: 01.11.2023

Neighbours checked: Y + site notice

Additional neighbour notifications: N

Site and Surroundings

The application relates to an existing 2/3-storey building complex centrally located within the hospital site on the north side of Lyndhurst Road and east side of Homefield Road.

Proposal

Permission is sought to expand the Emergency Department to form a new Urgency Treatment Centre (UTC) involving the reconfiguration of existing floor space within the A&E Department plus associated extensions and alterations, comprising:

- A single-storey extension (4m wide by 14m deep) to the east side of the A&E Department replacing the existing public entrance and partially infilling an existing open area with 8no short stay/drop-off parking bays and a marked footway leading from the main Hospital entrance (to the east). The extension would have a flat roof 4m high. The replacement entrance would be designed as a distinctive feature consisting of a powder-coated aluminium frame in RAL 3003 (red) forming a canopy over the glazed entrance lobby. Behind (north of) the entrance canopy the remainder of the extension would be finished in light coloured render with a large curtain-walled glazed opening on the east side.
- A single-storey extension (10.8m x 14.5m) partially infilling an existing inner courtyard to the north of the existing ED Department, providing replacement ED facilities (side rooms and ambulatory care) displaced by the new UTC. The extension would have a flat roof 4m high and would be finished in a light-coloured render with large curtain-walled glazed openings to the south and east sides (facing into the inner courtyard).

No new external plant/equipment is proposed.

Relevant Planning History: None directly relevant.

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Consultations:

WSCC Highways: No objection.

"The proposal is predominantly to changes to the internal layout of the site and a remodelling of the area around the A&E Department. A total of 4 parking spaces will be lost however the redesign of the pick-up/drop off area will aid movement within that area. The main patient parking spaces (240) will remain as existing. Tracking has been provided for the new parking layout which is acceptable."

WSP (Drainage): Following a review of the submitted information, we would recommend the approval of the application with the following condition attached:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Adur and Worthing Councils

Environmental Health (Public Health) no objection subject to:-

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:-
Monday to Friday 08:00-18:00 Hours
Saturday 09:00-13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP3, DM5, DM8, DM15, DM16, DM20
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

Policy DM8 supports improvements to the provision of health facilities to ensure the needs of local communities are met and providing there would be no unacceptable impact on the occupiers of adjacent properties.

The proposed development is well separated from neighbouring residential properties beyond the boundaries of the hospital complex and would have no adverse impacts on residential amenity.

Policy DM5 requires all development to be of a high architectural and design quality and respect the character of the site and the prevailing character of the area. All new development should be well-built, accessible, fit for purpose and include a layout and design that takes account of the potential users of the site, creating safe conditions for access, egress and active travel, and have acceptable parking arrangements. All development should respect existing natural features including trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate this will include the protection and integration of existing trees and green infrastructure into new developments.

Only the extension to the A&E entrance will be visible in public views (from within the Hospital site). The simple flat-roofed form of the extension is somewhat utilitarian and its siting will leave a rather awkward narrow gap between its northern elevation and the recessed south face of the main building (presumably to avoid building over an existing manhole). However it is modest in scale and will appear subsidiary to the substantially larger volume of the existing building. The UTC entrance has be designed as a deliberate feature including the striking use of colour to identify it as a public entrance, an improvement on the existing somewhat understated glazed entrance to the A&E Department. Although the use of render to the remainder of the exterior will not match the existing brickwork, it will not appear obtrusive and will avoid the risk of adding a 4th colour of brickwork to this building within a relatively small area.

The layout of this hospital building incorporates a number of distinctive inner courtyards designed not only as a means of providing natural light to the inner core of the large building mass, but also to provide a series of soft-planted and formally laid-out amenity spaces, some with seating, or water features or sculptures. Although not all necessarily directly accessible they were clearly intended to create pockets of natural space as an amenity for the benefit of patients, staff and visitors alike. It is undoubtedly a shame therefore that the existing circular garden within the inner courtyard will largely be built over,

including the removal of an existing tree. Negotiations with the Agent have sought for biodiversity features to be included within the design of the courtyard extension such as a wildflower green roof, or the creation of a rain garden within the residual L-shaped area of the courtyard, in order to compensate for the loss of existing biodiversity and amenity of the courtyard space. The Agent has confirmed that some planting will need to be moved in any event from the courtyard to another location within the Hospital grounds as it is in memorial of patients, and has agreed to accept a condition (similar to that imposed under AWDM/0308/12 involving the infilling a different internal courtyard) requiring a replacement planting scheme, including at least one replacement tree, to be agreed and implemented.

Whilst the loss of the existing tree and diminished amenity value of the existing courtyard is regrettable this must be weighed in relation to the health benefits of the proposal and acknowledgement of the competing demands and limited space available for the development of new and improved facilities on this constrained site.

The proposals will remove 8 existing parking spaces adjacent to the public entrance to the A&E Department. The Highway Note accompanying the application confirms that these spaces are not currently for use by the general public and are solely for use by taxis or staff. The proposals will provide 4 replacement parking spaces for taxis and disabled bay users for pick-up and drop-off purposes with a limited duration of stay. In addition, 2 ambulance bays are proposed to supplement the existing provision (adjacent to the west side of the A&E Department). Swept path analysis has been provided to demonstrate that vehicles and ambulances will be able to park, turn and exit the area in a forward gear.

There will be no impact on the wider visitor car park on the south side of the hospital complex (240 spaces). The LHA has raised no concerns on parking or highway safety grounds.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials and finishes as stipulated on approved plans
4. Replacement planting scheme
5. Agree surface water drainage scheme
6. Hours of construction

Informative

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.

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

Case Officer:	Jo Morin	Date: 23.11.2023
Authorised by:	Gary Peck	Date: 23 November 2023