

38/10/0061

TAUNTON & SOMERSET NHS FOUNDATION TRUST

OUTLINE APPLICATION FOR NEW SURGICAL CENTRE AT MUSGROVE PARK HOSPITAL, TAUNTON

321408.124364

Outline Planning Permission

PROPOSAL

The proposal is to provide a new surgical centre for the hospital of which this application is phase 2 of the development and will provide a new entrance, theatre block, critical care services and replacement car parking. The application is in outline and covers the principle and scale of the new buildings as well as giving an indicative layout of the replacement car parking on the site of the old ward buildings to be demolished.

SITE DESCRIPTION AND HISTORY

The hospital site has had numerous applications for development. The site subject of the proposal is largely occupied by old ward buildings which are to be demolished to provide replacement car parking. Previous permission was granted in outline form in 2005 (38/05/0439) for the erection of a new surgical centre with a 6 storey and 3 storey buildings, although this has since lapsed.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - Comments awaited.

DRAINAGE ENGINEER - My comments are the same as for application 38/10/0062. As final drainage details have not been fully ascertained a condition should be attached to any approval as described and as proposed by the applicant that; a full drainage report should be submitted and agreed before any works commence on site. The report should include details of all existing and proposed impermeable areas, a final design of the surface water disposal system, details and locations of existing surface water outfalls, an exceedance study and details of any additional storage, if required, and how this is to be achieved.

HERITAGE AND LANDSCAPE OFFICER - Subject to detailed landscape and surfacing proposals the scheme looks like a positive enhancement of the existing facilities.

NATURE CONSERVATION & RESERVES OFFICERS - The submitted ecology Addendum: DF3 10310C by Ambios Ecology dated April 2010 covers phase 2 of proposed development site at Musgrove Park Hospital, Taunton.

I agree with the surveyor's findings that the site is of limited ecological value although birds may nest within the exotic shrubs in the courtyards. I suggest a

condition regarding the timing of site clearance works

ENVIRONMENT AGENCY - When considering the application, we take note of the cumulative impact of the redevelopment of the site, including the pending application for Phase 1 (Application Ref: 38/10/0062). The two sites when considered together total a site area of around 2.5 hectares and have the potential to increase flood risk in the area. This is even more relevant should further re-development proposals come forward in the future. On this basis, permission should only be granted subject to a condition requiring the submission of a surface water drainage scheme for the site.

In older developments such as these it is likely that the existing drainage infrastructure is not designed in line with the current criteria in PPS25 (to the 100 year storm event plus climate change). Especially in vulnerable developments such as hospitals it is vital that surface water flooding cannot pose a flood risk. It is therefore strongly recommended that any redevelopment include an betterment in the management of surface water. We would encourage in line with PPS25 for further features to be implemented to manage run off, reduce the amount of overland flow which will run down highways and footpaths and more specifically sustainably manage surface water through design.

A discharge into the Galmington Stream is preferable over discharge to surface water sewer provided it can be adequately attenuated. Drainage guidance states that sewers should be the final option in the management of surface water. In line with PPS25, all new development must aim to manage flood risk and reduce it where possible. Whilst the redevelopment is not for the whole site and therefore it is difficult to change existing drainage regimes, it would be best practice to use this opportunity to improve the existing drainage system where possible, upgrading it to cope with large storm events and the effect of climate change and making it as sustainable as possible. This approach could be used to integrate the wider drainage system to improve flows, both in quality and quantity.

Also suggest a condition requiring the submission of a scheme for prevention of pollution during the construction phase.

Exemptions from the Waste Management Licensing Regulations for moving waste spoil/subsoil off-site will also be required and developers will need to contact us to apply for such activities. In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that the SWMP should contain depends on the estimated build cost, excluding VAT. The applicant must also still comply with the duty of care for waste. The SWMP will allow the applicant to record all waste movements in one document, thereby assisting in duty of care compliance.

WESSEX WATER -

Representations

2 letters of no observations

1 letter that new building will substantially affect direct sunlight into garden but content that this is the best use of the space and the hospital's future.

PLANNING POLICIES

PPS1 - Delivering Sustainable Development,
PPS 1 SUPP - Planning and Climate Change,
PPS4 - Planning for Sustainable Economic Growth,
PPG13 - Transport,
PPS25 - Development and Flood Risk,
RPG10 - Regional Planning Guidance for the South West,
RPG10 EN4 - RPG10 Policy EN 4: Quality in the Built Environment,
RPG10 EN5 - RPG10 Policy EN 5: Health, Education, Safety & oth Social In,
STR1 - Sustainable Development,
STR4 - Development in Towns,
S&ENPP1 - S&ENP - Nature Conservation,
S&ENPP48 - S&ENP - Access and Parking,
S&ENPP49 - S&ENP - Transport Requirements of New Development,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
M1 - TDBCLP - Non-residential Developments,
M2 - TDBCLP - Non-residential Car Parking Outside Taun & Well,
M3 - TDBCLP - Non-residential Development & Transport Provision,
EN6 - TDBCLP -Protection of Trees, Woodlands, Orchards & Hedgerows,
EN28 - TDBCLP - Development and Flood Risk,
EN34 - TDBCLP - Control of External Lighting,

DETERMINING ISSUES AND CONSIDERATIONS

The main consideration with the proposal is the scale and impact of the future development on the surrounding area. The outline scheme covers the second phase of the new Surgical Centre and is reliant on the provision of new ward facilities to enable other services to be temporarily moved before the demolition of the ward buildings to allow for the replacement parking area. The main built form of this phase of the development is emergency and elective operating theatres, with some day case surgery, GI investigation unit and clinical offices, the Intensive Treatment Unit (ITU) and High Dependency Unit (HDU), completion of the main entrance, access and landscaping.

The new build element of the scheme will be sited west of the Phase 1 development and will be limited in scale to a maximum of 50m x 130m and a maximum of 4 storeys. All matters of detail of the building are subject to reserve matters approval. The access will be maintained off Wellington Road and the provision of a new parking area to replace demolished ward buildings will occur to the north-west of the site with associated landscaping. The access and parking will serve existing uses on site and not serve development that would create additional traffic movements and so the impact is considered to be an acceptable one. This layout is not considered to adversely affect neighbouring amenity and is considered to be compliant with Local Plan policies S1 and S2.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval and permission be GRANTED subject to conditions of time limit, outline, scale of building, lighting, pollution control and drainage and note re drainage.

The proposal is considered not to have a significant detrimental impact upon visual or residential amenity and no detrimental highway impact and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), M1, M2, M3 (Non-residential parking/transport), EN6 (Landscaping) and EN34 (Control of Lighting).

RECOMMENDED CONDITION(S) (if applicable)

1. Approval of the details of the layout, scale, appearance, access and landscaping of the site (hereinafter called “the reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced.

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of **three** years from the date of this permission. The development hereby permitted shall be begun, not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of S92 (2) Town and Country Planning Act 1990 (as amended by S51 (2) Planning and Compulsory Purchase Act 2004).

2. The building shall be no larger than the maximum sizes as specified in the Design and Access Statement submitted.

Reason: In the interests of the visual amenity of the area.

3. A full drainage report shall be submitted to and agreed in writing by the Local Planning Authority before construction works commence on site. The report shall include details of all existing and proposed impermeable areas, a final design of the proposed surface water system, details and location of existing surface water outfalls, an exceedance study and details if any additional storage, if required, and how this is to be achieved.

Reason: To prevent the risk of flooding in nearby water courses in accordance with Policy EN28 of the Taunton Deane Local Plan.

4. Details of any exterior lighting shall be submitted to and approved in writing by the Local Planning Authority before **the building(s) is/are occupied**. Development shall be carried out in accordance with the approved details and thereafter maintained as such.

Reason: To minimise the impact of the development in accordance with Policy S1(E) of the Taunton Deane Local Plan.

5. No development approved by this permission shall be commenced until a scheme for prevention of pollution during the construction phase has been

approved by the Local Planning Authority.

Reason: To ensure that pollution control is adequately maintained throughout the development.

Notes for compliance

The submitted Flood Risk Assessment (FRA) appears to be fit for purpose. However, we would strongly encourage investigation into the use of SuDs at the site rather than conventional drainage systems which can have associated maintenance and sustainability issues. In particular, the use of ornamental ponds as suggested in the FRA should be explored.

In discharging the above condition, the applicant should demonstrate that a range of SuDs measures have been considered, and provide justification as to why these are / aren't feasible at the site. The following issues could be considered:

- Can infiltration techniques be used in this area?
- Is it possible to redirect flows to the watercourse rather than to sewer?
- Can there be proposals for permeable paving under car parking area?
- What is the feasibility of specifically designed conveyance channels for overland flow so it does not run along highways?

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The Micro-Drainage report shows some flood risk however, we require the drainage network plan to understand where this point is and what risk it poses to the site.

1.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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