



Paul Butler Associates

Planning, Development & Heritage Consultants

Halliday Meecham Architects

Whiston Hospital, Warrington Road,
Prescot, L35 5DR

DRAFT Planning Statement

10 February 2023

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

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	Name and Qualifications	Position	Date
Prepared by:	James Walkington BA (Hons) MSc David Tye BSc MTPI MRTPI	Assistant Planner Director	08.02.2023
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1. Introduction

Purpose of this Report

- 1.1 Paul Butler Associates has been commissioned by Halliday Meecham Architects on behalf of St Helens and Knowsley Hospitals NHS Trust, the owner and manager of Whiston Hospital, Warrington Road, Prescot, to produce a planning statement for a proposed extension to the building. The description of development provided by Halliday Meecham Architects is:

'An extension to the existing Whiston Hospital Building. It comprises of 2 floors of clinical space and 2 floors of administrative accommodation for hospital staff. There is also a sub-level Plant Room and a roof level Plant Room. The clinical accommodation includes an Endoscopy Decontamination Unit at ground level with an Endoscopy Department for both outpatient and inpatient treatment on the floor above. These areas allow for an increase in provision of these services, as the existing Decontamination and Endoscopy units in the hospital are now too small. Locationally the extension is connected to the end of the main hospital building, with the main surface carpark to the north and the bin stores building and service yard to the south. There is a change in level across the site from entrance level of the main hospital (Level 01) down to the lower ground level.'

- 1.2 The purpose of this report is to support a planning application providing a planning policy justification for changes to the site. This statement identifies key planning policy and guidance at the national and local levels and sets out how this relates to the proposed development.

Purpose of the Statement

- 1.3 This planning statement should be read alongside other documents which form part of the planning application package, including the following:

- Planning Application Form;

- Planning Application Drawings prepared by Halliday Meecham Architects;
- Design and Access Statement prepared by Halliday Meecham Architects;
- Arboricultural Impact Assessment prepared by Urban Green;
- Phase 2 Land Contamination Report prepared by WML Consulting;
- Transport Statement and Travel Plan prepared by FOCUS Transport Planning;
- Health Impact Assessment prepared by Paul Butler Associates; and
- Waste Management Policy prepared by St Helens and Knowsley Teaching Hospitals (NHS Trust).

Structure of the Statement

1.4 Following this introductory chapter this report is structured as follows:

- Section 2 provides a description of the site and surrounding area;
- Section 3 outlines a description of the proposed development
- Section 4 sets out the planning policy framework relevant to the site and the proposed development;
- Section 5 provides an assessment of the scheme against the development plan and considers the material planning considerations; and
- Section 6 provides a summary of the overall case for granting planning consent.

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The application site relates to an area of land which is located within the Whiston Hospital Site, in the administrative area of Knowsley Council. The Hospital Site is previously developed land and accommodates a variety of buildings within an urban context providing a wide range of clinical services. The site address is Whiston Hospital, Warrington Road, Prescott, Merseyside, L35 5DR. It is an acute general hospital which along with St Helens Hospital, is managed by the St Helens Hospital and Knowsley Hospitals NHS Trust. The application site is approximately 0.11 hectares in size.

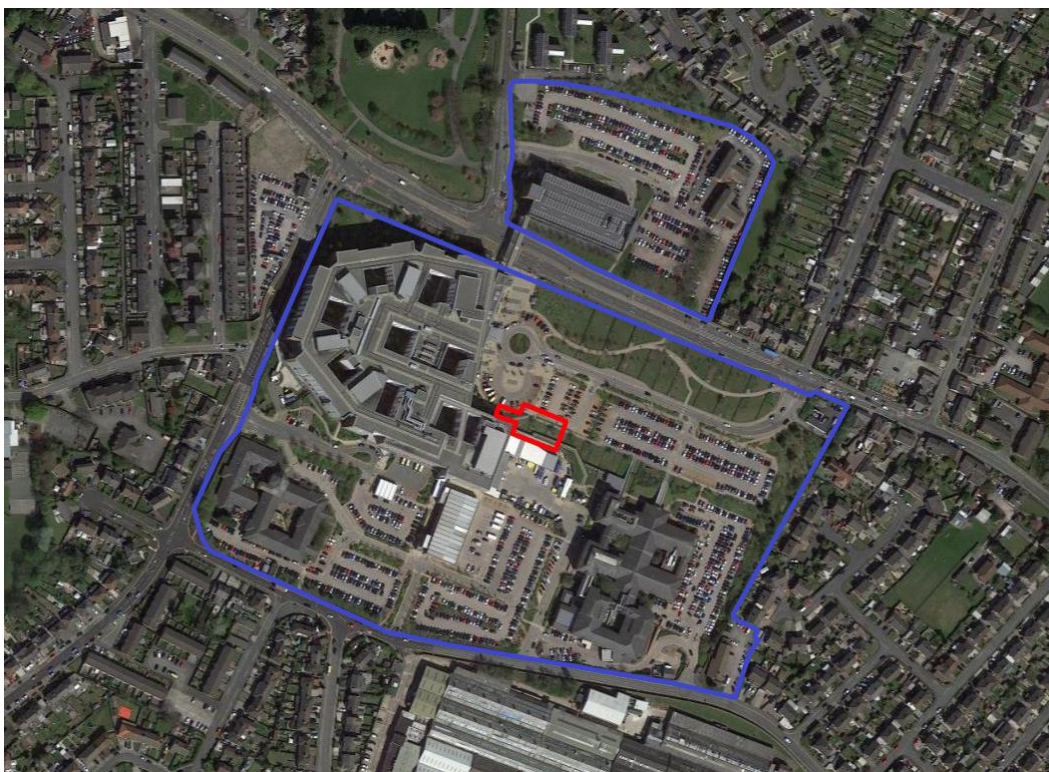


Figure 2.1: Aerial view of Whiston Hospital ownership in blue and application site in red

- 2.2 A scheme was implemented in 2006 to rebuild the hospital on the Whiston Hospital Site (blue boundary), which was completed in 2010 and opened officially in 2013. The Whiston Hospital site consists of buildings situated in three main clusters, ranging from 4-6 storeys in height with associated car parking and ancillary service areas. The application site lies centrally within

the grounds of Whiston Hospital and is positioned directly opposite visitor car parking to the north, which can be accessed from Stoney Lane. The existing main hospital building is located adjacent to the application site to the west and to the south. The Library and Knowledge service building lies to the east of the application site. There is a range of soft landscaping located around the Whiston Hospital site including grassed areas and shrub and tree planting.

Site Photos



Figure 2.2: Main hospital building.



Figure 2.3: Hospital Entrance.



Figure 2.4: West wing of main hospital building where the new extension is proposed to adjoin.



Figure 2.5: Ambulance parking adjacent to the west wing of the main hospital building.



Figure 2.6: View of west wing where the proposed extension will adjoin, taken from the existing service yard and turning area.



Figure 2.7: Close up of west wing displaying redbrick which will fit in with the proposed materials of the new extension.



Figure 2.8: South side of Whiston Hospital taken from Shaw Lane.



Figure 2.9: Visitor car parking adjacent to the proposed extension.



Figure 2.10: Soft landscaping opposite the main hospital entrance.



Figure 2.11: Warrington Road where access can be sought to Whiston Hospital.



Figure 2.12: View from Stoney Lane where access can be sought to Whiston Hospital.



Figure 2.13: Three storey residential properties on Shaw Lane, close to Whiston Hospital.

- 2.3 The Trust is able to offer 717 overnight general and acute beds. It caters for a population of over 350,000 people across St Helens, Knowsley, Halton and South Liverpool, as well as further afield, including Warrington, West Lancashire, Wigan and the Isle of Man (August 2022). It employs over 6,600 members of staff and it is also a Lead Employer for various health education organisations, totalling a responsibility for circa 12,000 speciality doctors, dentists and public health trainees based in hospitals, with general practitioners (GP) and local authority placements throughout England.

The Surrounding Area

- 2.4 The surrounding area is characterised by mainly residential accommodation, consisting of mid to late 20th century housing, ranging from flats, terraced houses, semi-detached houses and some detached dwellings. Most dwellings are two storeys in height alongside a few three storey dwellings located in and around the surrounding residential roads to Whiston Hospital. These generally comprise of red brick, painted brick and roughcast finishes with slate pitched roofs.
- 2.5 The area of Whiston is located approximately 1.5 km northwest of Prescot Town Centre. It is predominantly a residential area with several commercial businesses, retail shops and open green spaces. Close to the application site is Warrington Road, a major arterial route connecting Prescot and Warrington. There are good public transport links, including frequent bus services allowing access to Prescot, Warrington, Liverpool and St Helens

amongst other areas. Prescott Railway Station is a short distance away at 1km from the application site.

Planning History

- 2.6 Prior to the submission of this application and in accordance with best practice, a review of the planning history of the application site was undertaken on 30.01.2022. The applications which are identified are of most relevance to the scheme and are presented in the table below.

Reference	Location	Description	Decision / Date
20/00510/FUL	Whiston Hospital, Dragon Lane, Whiston, Knowsley, L35 5DR	Erection of a single storey internal courtyard extension and a two-storey extension to the children's emergency department entrance including the installation of associated plant equipment to first floor together with access and associated infrastructure.	Granted / 13.01.2021
19/00693/FUL	Whiston Hospital, Dragon Lane, Whiston, Knowsley, L35 5DR	Erection of a two storey portable building to provide additional ward space for a temporary period of five years.	Granted / 06.02.2020
17/00710/FUL	Whiston Hospital, Dragon Lane, Whiston, Knowsley, L35 5DR	Erection of a single storey extension to A & E Department to form new reception/waiting area together with GP clinic.	Granted / 29.01.2018
05/00353	Whiston Hospital, Dragon Lane, Whiston, Knowsley, L35 5DR	Erection of PABX and server room and temporary installation of two portable buildings with covered way to accommodate the telephone exchange.	Granted / 17.06.2005

05/00152/FUL	Whiston Hospital, Warrington Rd Whiston, Knowsley L35 5DR	Proposed extension to staff accommodation at rear of A&E building to form staff room and seminar room.	Granted / 31.03.2005
05/00097/FUL	Whiston Hospital, Warrington Road, Whiston, Knowsley, L35 5DR	Erection of modular offices on flat roof of pathology building	Granted / 24.03.2005

- 2.7 The planning history displays a range of application in relation to Whiston Hospital. Applications have been identified which are similar in nature, such as extensions. The above planning history illustrates that applications for new accommodation have been approved by the Council previously, for example, application 19/00693/FUL demonstrates that the erection of a two-storey portable building for use as additional ward space was deemed to be acceptable.

3. The Proposed Scheme

- 3.1 This statement is in support of an application for full planning permission in relation to a 4-storey extension at Whiston Hospital in order to increase capacity for patients, staff and enable more education and training. The Health Assessment and Statement prepared by Paul Butler Associates provides a full appraisal of the health benefits of the development. The new extension will allow for expansion to the decontamination and endoscopy departments within the grounds of the existing Whiston Hospital site. The description of development is:

'An extension to the existing Whiston Hospital Building. It comprises of 2 floors of clinical space and 2 floors of administrative accommodation for hospital staff. There is also a sub-level Plant Room and a roof level Plant Room. The clinical accommodation includes an Endoscopy Decontamination Unit at ground level with an Endoscopy Department for both outpatient and inpatient treatment on the floor above. These areas allow for an increase in provision of these services, as the existing Decontamination and Endoscopy units in the hospital are now too small. Locationally the extension is connected to the end of the main hospital building, with the main surface carpark to the north and the bin stores building and service yard to the south. There is a change in level across the site from entrance level of the main hospital (Level 01) down to the lower ground level.'

- 3.2 The sloping grassed area on the edge of the service yard has been identified by the Trust and Vinci Facilities as the preferred location for the extension. It was determined to be the optimum appropriate location due to its position relative to the services within the existing building, ease of accessibility from the car parks and drop off zone. The positioning proposed creates minimal disruption to the operation of the service yard and bin stores, which will continue to support the day to day operational needs of the hospital.

External Proposals

- 3.3 The proposed extension will be 4-storeys high with plant spaces at the lower ground and on the roof levels. The proposed roof level ties into that of the existing hospital roof and the

finished floor levels match with the existing hospital levels allowing level access between existing and proposed accommodation.

- 3.4 The materials and elevational treatment were informed by the existing materials on the main hospital and the functionality of the spaces within the extension. The proposed red brick matches the brickwork of the existing hospital main entrance. The dark grey metal cladding to the plant room elevations provides the extension with a character that reflects Whiston's industrial past, whilst still providing a contemporary feel. At the front of the extension is full height glazed curtain walling which acts as a visual break between the solid brickwork of the existing building and the brickwork on the new extension.
- 3.5 The generous amount of high level glazing on the ground floor of the south elevation ensures that natural daylight is delivered to the decontamination unit spaces, whilst minimising views into the department. At the levels above, the curtain walling maximises daylight and views out from patient and staff spaces. The louvres allow for natural ventilation and the spandrel panels match the existing on the main hospital.
- 3.6 On the east end of the extension, a brick feature panel has been introduced to add interest to the elevation which houses the staircore. The windows on levels 01 and 02 of the south elevation are punched as opposed to curtain walling. This is required to be fire protected from the Bin Stores building.

Proposed Internal Use

- 3.7 The building is proposed over four floors. On level 1, a decontamination unit is proposed which cleans the dirty scopes and provides clean ones to be redistributed throughout the hospital.
- 3.8 Used scopes will arrive on trolleys to the unit from the main hospital and endoscopy department above. They are then washed, packaged and redistributed back out to departments. To minimise contamination, staff changing areas are located close to the existing hospital. The clean room, clean lift, dirty room and dirty lift are located close to each other for ease of access.

- 3.9 On level 2, a new endoscopy department is proposed due to the existing department becoming too small for growth in the number of procedures the hospital carries out. Please refer to the Health Impact Assessment prepared by Paul Butler Associates for further details of the benefits to be delivered by the proposed extension.
- 3.10 The layout has been carefully thought out to incorporate efficient movement around the floor. There is a waiting area for outpatients with appointments, two interview rooms, changing rooms for disabled people and several treatment rooms. Internally a single direction of travel is proposed, which takes moves patients from arrival through to getting changed/prepared for treatment, then entering a treatment room.
- 3.11 New office space is proposed at levels 3 and 4. The extra need for office space is required to support the needs of the hospital and will allow vacated staff administrative accommodation to be reconfigured for other uses.
- 3.12 Staff working has become more flexible since covid and the improvement of IT access and remote communication. What once would have been face to face meetings and interdepartmental meetings, now frequently take place online or over the phone. Therefore, the trust require smaller acoustically separated booths and meeting rooms where these activities can take place.
- 3.13 On both levels of office accommodation, workspaces and offices are positioned around the periphery of the floorplan so they can be naturally ventilated and benefit from natural daylight and views out. On level 3, the meeting rooms, offices, and sanitary facilities will be located in the middle of the plan as they are mechanically ventilated. Also in the centre of the plan are smaller individual working pods and storage spaces. On level 4, open plan offices are provided along with moveable acoustic partitions which can be repositioned between groups of desks in response to changing needs. There are a number of individual offices and an area of hotdesking which provides additional workspaces. Please refer to the Health Impact Assessment prepared by Paul Butler Associates for further details of the administrative benefits anticipated to be delivered by the proposed extension.

- 3.14 There are also two main plant areas, one on the lower ground floor and the other at roof level. The lower ground floor level plant rooms sit in the side of the embankment. They house a water tank and an electrical room. An existing service duct will be enclosed as part of the lower ground level. At roof level, there is a parapet and 1100mm high guard rail for safe access. The air handling units are to be located in the roof level plant room, along with an air source heat pump. There are to be solar panels on the roof of the plant room to generate some of the extensions electrical supply.

Landscaping

- 3.15 Due to the footprint of the extension, a several trees will be removed, and others planted elsewhere on site. These works are addressed by the Arboricultural Survey and Tree Replacement Strategy which accompanies the application. Replacement trees are proposed, and planters will be sited between columns along the colonnade. Planters will be stocked with a variety of plant species, delivering biodiversity benefits. The columns will be protected from vehicle collision by the change in level and soft landscaping between the car park and pathway. Full details of the soft landscaping scheme can be found in the Landscape Architects proposals which accompany the application.

External Access and Car Parking

- 3.16 The proposed extension will be accessible from Stoney Lane and Warrington Road. Pedestrian access will be as per the existing routes. The Hospital offers parking options in the form of surface level car parks and a multi storey car park. The existing cycle racks in the storage area by the main entrance will be available for use by staff and patients. There will be a drop off area and disabled parking directly outside the entrance to the extension. The extension has its own entrance doors which staff and patients can access from the car park and surrounding pathways. The Travel Plan which supports this application provides full details of how the development will integrate with the existing hospital.

4. National, Regional and Local Planning Context

Introduction

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires the determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The purpose of this section of the report is to outline relevant policies contained within National and Local Policy. The planning application shall be assessed against policies in the National Planning Policy Framework (NPPF, 2021), the Knowsley Local Plan Core Strategy (January 2016), saved policies of the UDP plan (June 2006) and Supplementary Planning Documents. The key planning policies are outlined below.

National Planning Policy Framework (NPPF)

- 4.2 The updated National Planning Policy Framework (NPPF) was most recently updated on 20th July 2021 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way.
- 4.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:
- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 4.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 4.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.
- 4.6 Building a strong and competitive economy (Chapter 6) – emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It seeks to look at wider opportunities for development, allowing areas to build on its strengths, counter any weaknesses and address the challenges of the future.
- 4.7 Promoting healthy and safe communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve amongst other things, healthy lifestyles which would address identified local health and well-being needs. Paragraph 96 advises that *‘To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies’*.
- 4.8 Making effective use of land (Chapter 11) – Planning policies and decisions should promote an effective use of land in meeting the need for a variety of uses, including development on brownfield land.
- 4.9 Achieving well Designed Places (Chapter 12) – This chapter recognises the importance of creating high quality, beautiful and sustainable buildings and places. It states that good

design is a key aspect of sustainable development. Paragraph 130 advises that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

4.10 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) – this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.

4.11 Conserving and enhancing the natural environment (Chapter 15) – Paragraph 174 states that the planning system should contribute to and enhance the natural and local environment in a number of ways, including protecting and enhancing valued landscapes, sites of biodiversity, geological conservation interest and soils.

Local Planning Policy

4.12 The Knowsley Core Strategy, adopted in January 2016, is the key Development Plan Document against which proposals should be judged. Core Strategy objectives and policies of relevance to the proposed scheme include:

- Strategic Objective 9 ‘Promoting Health and Wellbeing in Knowsley’ aims to address existing health inequalities and encourage enhancements to the health and wellbeing of Knowsley's residents by ensuring a health promoting environment and provision of healthy lifestyle options for those living and working in the borough.
- Policy SD1 ‘Sustainable Development’ states when considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Work will be undertaken proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

- Policy CS2 'Development Principles' states that new development in Knowsley will need to promote sustainable economic development, contribute to reducing carbon emissions, reduce the need to travel; improve the environment and make efficient use of resources including ensuring new development adapts to the effects of climate change.
- Policy CS19 'Design Quality and Accessibility in New Development' states that local distinctiveness, identity and accessibility of places should be enhanced. Design should respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form layout alignment and density of the existing built environment.
- Policy CS21 'Greenspaces and Trees' states that new development that would result in the loss of urban greenspace will not be permitted unless appropriate mitigation is put in place, which include a surplus of provision for all types for greenspace would be maintained relative to local standards; retention of existing trees is encouraged along with any other vegetation / biodiversity that offers a positive contribution to the local environment.
- Policy CS22 'Sustainable and Low Carbon Development' states that new development will be required to meet high standards of sustainable design and construction and minimise carbon emissions. This should be achieved by:
 - a) *Designing new buildings for flexible uses throughout their lifetime;*
 - b) *Avoiding the creation of adverse local climate conditions by using natural systems to avoid internal overheating and excessive heat generation;*
 - c) *Ensuring developments are comfortable and safe for users;*
 - d) *Making the most effective and sustainable use of water, aggregates and other resources;*

- e) Limiting energy use by incorporating high standards of insulation, heat retention, natural ventilation and passive solar techniques;*
 - f) Landscaping (including measures such as green walls or roofs) to create shelter and reduce any heat island effect;*
 - g) Using sustainable materials from local suppliers where possible;*
 - h) Supplying energy efficiently and incorporating decentralised energy systems, using renewable and low carbon energy where feasible;*
 - i) Managing flood risk, including through the use of Sustainable Drainage Systems (SuDS) and flood resilient design for infrastructure and property; and*
 - j) Promoting sustainable waste practices in new and existing developments.*
- Policy CS23 'Renewable and Low Carbon Infrastructure' states the Council will support proposals that will produce and distribute decentralised, low carbon and renewable energy, provided that they do not cause significant harm.
 - Policy CS24 'Managing Flood Risk' states that new development that may cause unacceptable risk of flooding on the site or elsewhere will not be permitted. New development should be preferably located in areas of low probability of flooding.
 - Policy CS26 'Waste Management' states the Council will promote sustainable forms of waste management in accordance with the waste hierarchy. This includes:
 - a) Identify and safeguard (where appropriate) waste management sites in appropriate locations;*
 - b) Ensure that the borough contributes to meeting the identified sub-regional waste management needs;*

- c) Encourage good design in new development in order to minimise waste, promote the use of reclaimed and recycled materials and to facilitate the collection and recycling of waste;*
- d) Encourage the sustainable transport of waste and promote use of site waste management plans; and*
- e) Ensure that waste management facilities are developed whilst minimising any negative impacts on the environment and communities of the borough.*

Saved Policies of the Knowsley Unitary Development Plan (June 2006)

4.13 The Knowsley Unitary Development Plan was adopted by the Council as its local plan in June 2006. However, many policies have now been replaced by policies in other plans including the Knowsley Local Plan Core Strategy. A number of policies have been saved and are noted below where they are relevant to the scheme:

- Policy H5 'Development within Primarily Residential Areas' states that new development which is for uses appropriate to a residential area will be permitted provided that the development would not have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or adversely affect the character or streetscene of the area.
- Policy T8 'Transport Assessments' states that development proposals that would prejudice the primary function of any part of the highway network by generating a material increase in traffic, which would overload the access to, or any part of the network, will not be permitted, unless the necessary mitigation measures required are undertaken. Transport Assessments will also be required where proposals may significantly increase noise or air pollution.

- Policy T9 'Travel Plans' states that major traffic generating development proposals which could impact on existing traffic problems will need a Travel Plan. Travel Plans will be encouraged to be as sustainable and innovative as possible and also provide inclusive access for all.
- Policy T10 'Access for the Less Mobile' states that all proposals for new development will be required to have adequate access for the less mobile or those who have sensory impairments, and shall have adequate adaptability to meet lifetime design standards for homes and inclusive design standards for all other buildings and shall also be in accordance with the principles of the Disability Discrimination Act 1995 and its successors.
- Policy DQ2 'Security in the Built Environment' states that new development should be designed so as to provide good levels of personal and property security.
- Policy DQ4 'Trees and Development' states that proposals for new development should include appropriate planting of trees or other soft landscaping, taking into consideration location and character of the surrounding area. Existing trees should be retained if possible and where not possible measures should be put in place to compensate for removals.
- Policy ENV2 'Noise and Vibration' states that development that will either cause an unacceptable increase in noise or vibration levels or itself be subject to unacceptable noise or vibration from an existing source will not be permitted.
- Policy ENV5 'Contaminated Land' states that new development will not be permitted if there is existing contamination on the site which could cause detrimental impact to the surrounding area. A site investigation report, and where necessary remedial measures put in place.

Supplementary Planning Documents

- 4.14 There are two Supplementary Planning Documents of relevance to the proposed scheme, which include:

- Design Quality in New Development SPD (January 2016)
- Trees and Development SPD (June 2016)

4.15 Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) noted above which represents a significant material consideration.

5. Planning Appraisal

Introduction

- 5.1 It is a requirement of section 38(6) of the Town and Country Planning Act 2004 that where a development plan contains policies relevant to an application, the decision must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 The statutory development plan relating to the application site consists of the Knowsley Core Strategy (adopted 2016) and the saved policies of the UDP. Material considerations relating to the application site include the National Planning Policy Framework, Planning Practice Guidance and Supplementary Planning Documents prepared by Knowsley Council.
- 5.3 The remainder of this section will examine the principle of development proposed for this site, followed by an appraisal of the scheme against all other relevant planning and environmental considerations. Having regard to the above planning policy guidance, the main planning considerations against which the proposed scheme should be considered, and which are discussed in this section, include:
- Principle of Residential Development;
 - Design Considerations;
 - Highways, Accessibility and Parking;
 - Waste Management Policy;
 - Land Contamination;
 - Arboriculture Survey;
 - Flood and Drainage;
 - Planning for Climate Change;
 - Acoustic Considerations; and
 - Sustainable Development: Economic, Social and Environmental benefits.

Principle of Development

- 5.4 Paragraph 96 of NPPF advises that to ensure faster delivery of other public service infrastructure such as hospitals, local planning authorities should work proactively and positively with promoters, delivery partners and statutory bodies. The application site is located within part of the existing Whiston Hospital site which has permission for health/administrative uses. There are a wide range of healthcare facilities and services which are undertaken in the existing Whiston Hospital buildings and the proposed new development is complementary to the existing use and for this reason is regarded to be essential to address existing operational issues faced by Whiston Hospital.
- 5.5 The development of the new extension is required to accommodate a decontamination unit, endoscopy unit and associated offices. This would not introduce an activity which differs from the nature of the existing health/administrative activity already taking place on the site. As such, the proposed activity is considered to be compatible with the existing use of the Hospital site. The principle of development is in accordance with Core Strategy 'Objective 9'.

Design Considerations

- 5.6 The scheme's design has been developed following an assessment of the site and its surroundings. The extension to the hospital is considered to be sensitive to the character of the existing hospital buildings and the proposed development will be a positive addition to the surrounding area.
- 5.7 The proposed extension is similar in scale to the surrounding hospital in terms of height, and the positioning was determined to be most feasible out of all the options presented due to the ease of access it presents to the car park, drop off zone and existing buildings. It will therefore create the least disruption to activities in the service yard and bin stores, which support to the operation of the hospital. The width of the footprint was set by the need to retain access to the bin stores to the south and not impact on the car parking to the north. The colonnade along the front allows for the upper floors to be larger. The design evokes a

high quality crisp modern appearance which is commensurate with the general design ethos of Whiston Hospital. Policy CS19 'Design Quality and Accessibility' which states the Council design should respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form layout alignment and density of the existing built environment, is complied with. Additionally, the design is in accordance with design guidance within the NPPF and the Design Quality in New Development SPD.

Highways, Accessibility and Parking

- 5.8 The application is accompanied by a Transport Statement and Travel Plan reporting. The proposals will not result in the loss of any car parking, and the pedestrian access to the north of the new extension is retained. Neither do the proposals impact on the number of ambulance bays.
- 5.9 Transport Statement **Insert**
- 5.10 Travel Plan **Insert**
- 5.11 The proposals are therefore in accordance with Saved UDP Policies T8 'Transport Assessment', T9 'Travel Plans', T10 'Access for the Less Mobile' and relevant provisions of the NPPF.

Waste Management Policy

- 5.12 A Waste Management Policy has been prepared by St Helens and Knowsley Teaching Hospitals (NHS Trust). The report has been prepared in accordance with both local and national waste policy and concludes that the site will adequately cater for the sustainable storage, handling and transporting of all waste generated on site. A complete Waste Management Proforma is included with the strategy. The Waste Management Strategy is therefore in accordance with Core Strategy policy CS26 'Waste Management' and relevant provisions of the NPPF.

Land Contamination

- 5.13 A phase 2 Ground Investigation was undertaken by WML Consulting to assess and provide geotechnical recommendations for construction design purposes together with a geo-environmental risk assessment in terms of possible ground contamination. Intrusive investigations were undertaken primarily to provide geotechnical parameters for pile design purposes with limited testing of shallow soils to confirm the anticipated low environmental risks. Chemical analysis of a general suite of contaminants was undertaken on selected samples of soil to confirm the anticipated low contamination risk.
- 5.14 In consideration of the chemical test results collected as part of the assessment, it is concluded that the subject site does not contain any significant and/or widespread contamination sources with no specific environmental remediation required in this respect. Following site development, the entire proposed redevelopment area will be surfaced with buildings and hardstanding, therefore there will be no mechanism for a direct contact pollution linkage in the event that localised contamination is encountered.
- 5.15 The proposals are therefore in accordance with saved UDP policy ENV5 'Contaminated Land' and relevant provisions of the NPPF.

Arboriculture Survey

- 5.16 An Arboricultural Impact Assessment (AIA) has been carried out by Urban Green. The survey assessed seven individual trees, which were either within or aside the boundary of the application site. The tree cover reviewed comprises mainly of young, low quality ornamental planting with the exception of 'Moderate Quality' B category T5 and T6 which are more mature trees of greater visual amenity.
- 5.17 The report notes that 'Moderate Quality' B category trees T5 and T6 'Low Quality' C category trees T1 and T2 will require removal to facilitate the development. The removals are associated with the current land use and are relatively new ornamental planting located internally to the site. Whilst there will be some localised loss of visual amenity in the short term, this will be mitigated by the provision of new trees and landscaping. Urban Green

have produced specific details regarding tree planting which will provide suitable mitigation for the tree losses as a result of this development. They recommend protective fencing will need to be installed prior to the commencement of any construction activities on site, including the delivery of materials and site facilities.

- 5.18 The report recommends that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on site operations. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes. The proposals are therefore in accordance with Core Strategy policy CS21 'Greenspaces and Trees', Saved UDP Policy 'Trees and Development', the Trees and Development SPD and relevant provisions of the NPPF.

Flood and Drainage

- 5.19 The site is located in Flood Zone 1 and therefore is at low risk of flooding i.e. less than 1 in 1,000 years annual probability of flooding. As such, a Flood Risk Assessment is not required for this application. Arup has prepared details of drainage whereby the proposed drainage will be connected to the existing drainage system. Please refer to the submitted 'Proposed Drainage Layout' for the full details. The proposals are judged to be in accordance with Core Strategy policy CS24 'Managing Flood Risk' and relevant provisions of the NPPF.

Planning for Climate Change

- 5.20 The scheme will clearly help meet an identified need for reducing CO2 emissions by enabling low carbon development through the installation of PV and Air Source Heat Pump technology. The scheme will clearly help meet an identified need for reducing CO2 emissions by enabling low carbon development on the Hospital site. The PV and air source heat pump installations will achieve a significant carbon reduction over the present operational position. The development can be regarded to be sustainable and compliant with national and local policy which seek to reduce CO2 emissions by enabling low carbon development.

5.21 The NPPF outlines a presumption in favour of sustainable development, whereby development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. With regard to climate change NPPF advises that:

- The planning system should encourage measures to mitigate and adapt to climate change, including by moving to a low carbon economy (Para 8c).
- The planning system should support the transition to a low carbon future by supporting renewable and low carbon energy and associated infrastructure (Para 152).
- States that *'When determining planning applications for renewable and low carbon development, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and b) approve the application if its impacts are (or can be made) acceptable.* (Para 158)

5.22 Having regard to the adopted Policy CS23 'Renewable and Low Carbon Infrastructure' of the Core Strategy and policy guidance within NPPF, we consider that the principle of the PV and ASHP components of the development to be appropriate.

Acoustic Considerations

5.23 The ASHP system will have a thermal output. The heat pump and the system integration will be designed so as to maximise annual efficiency and maximise annual running hours. The proposed pump will be located in a plant room on the roof out of public view. Whilst the amenity of neighbours will not be detrimentally impacted, the acoustic environment attributable to this plant will need to be carefully controlled due to the potential for it to impact upon patients.

- 5.24 With regard to the ASHP, a Noise Assessment is anticipated to be conditioned to confirm that the proposed plant installation will be compliant with the requirements of saved UDP Policy ENV2 'Noise and Vibration' and capable of proceeding from a noise perspective.

Sustainable Development: Economic, Social and Environmental

- 5.25 With regard to the NPPF guidance, the scheme will be regarded to constitute sustainable development. The economic, social, and environmental benefits of the scheme are outlined below.

Economic Benefits

- 5.26 During the construction phase temporary employment benefits will be created since the project will be delivered by contractors who are local to the Manchester and Liverpool City regions. Importantly this will ensure that construction jobs and skilled apprenticeships are supported in the local area.
- 5.27 A small number of additional jobs will be supported by the expansion of the hospital allowing the development to ensure the high standards of care provided by St Helens Hospital and Knowsley Teaching Hospitals NHS Trust can be maintained.

Social Benefits

- 5.28 The social benefits of the development are an improved health facility which will improve the health of the hospital catchment population. The health impact assessment and statement prepared by Paul Butler Associates provides a detailed assessment of the positive social impacts on health the proposals are anticipated to have.
- 5.29 In summary the health impact assessment confirmed the new decontamination unit and endoscopy unit will create more capacity to treat patients, as well as better efficiency in managing the whole process from start to finish. This will result in a higher turnover of patients that are seen with treatment following more rapidly after diagnosis. Provision of the new administrative suite frees up current administrative space within the hospital to be converted

to 2 new operating theatres thereby increasing the medical capacity of the hospital. The space vacated by the clinical decision unit (CDU) allows expansion of the elderly care ward providing up to 12 additional inpatient care beds.

Environmental Benefits

- 5.30 The new extension will be energy efficient and sustainable and the design embrace low carbon energy generation boasting both PV arrays and Air Source Heat Pumps. It will contribute to Knowsley's targets of low carbon development.
- 5.31 An update to the Hospitals existing Travel Plan will encourage staff and visitors to arrive by travel modes of non-car use which will promote sustainability.
- 5.32 Overall, the sustainability benefits that the development poses are in accordance with Core Strategy policy SD1 'Sustainable Development', CS2 'Development Principles', CS22 'Sustainable and Low Carbon Development', CS23 'Renewable and Low Carbon Infrastructure' and relevant provisions of the NPPF.

6. Conclusion

- 6.1 This statement has been prepared on behalf of the St Helens Hospital and Knowsley Teaching Hospitals NHS Trust and supports a planning application for the proposed 4-storey extension to encompass a Decontamination Unit, Endoscopy Unit, and offices alongside other associated works to the Whiston Hospital site.
- 6.2 The principle of development is considered acceptable as the proposed activity is considered to be compatible with the character of the surrounding area. In terms of design, consideration was given to the positive characteristics of immediate surroundings, including local materials, scale, mass, form layout alignment and density of the existing built environment, which has been complied with throughout the scheme.
- 6.3 The proposed development will provide a series of benefits that will include:
- The provision of a scheme with high design quality that will contribute towards the sustainability goals of the Council and improve the character and appearance of the surrounding area.
 - The new development will strengthen the high standards of care provided by the Trust, including increasing the capacity and efficiency of service provided, alongside installation of new technology which will meet the latest building standards.
 - Other areas of Whiston Hospital will be repurposed following redevelopment including the conversion of administrative space into 2 new operating theatres.
 - The new development will create a high quality environment for staff to work in, which will boost staff morale and increase productivity.
 - Securing direct investment into the local community through the provision of jobs during both the construction and operational phases.
- 6.4 The application has been accompanied by a range of technical reports which successfully demonstrate that there are no technical reasons for development not to be permitted.

6.5 This planning statement thereby demonstrates that the principle of development is acceptable, and provides a detailed and robust justification of the scheme against policy in the National Planning Policy Framework, Knowsley Core Strategy, Saved UDP and the relevant Knowsley Supplementary Planning Documents. It is our view that no material planning considerations exist that would justify a refusal of planning permission. Consequently, the proposals are considered to constitute sustainable development as defined by the NPPF and the presumption in favour of sustainable development should apply in the determination of this application.