

10 September 2021

Ben Daines
Principal Planning Officer
City Development and Regeneration
1st Floor
Hove Town Hall
Norton Road
Brighton
BN3 3BQ



Dear Mr Daines,

BRIGHTON 3TS, EASTERN ROAD, BRIGHTON, BN2 5BE

DETAILS OF STAGE 1 CONTAMINATION VERIFICATION PURSUANT TO CONDITION 20(ii) OF PLANNING PERMISSION DATED 28 MARCH 2012 (RN: BH2011/02886) WHICH CONSENTED AN APPLICATION FOR FULL PLANNING PERMISSION AT THE ROYAL SUSSEX COUNTY HOSPITAL, EASTERN ROAD, BRIGHTON, BN2 5BE.

This application seeks to partially discharge condition 20, part (ii) (Contamination – Stage 1) of planning permission BH2011/02886 and has been prepared and submitted by BDP, on behalf of University Hospitals Sussex NHS Foundation Trust. The application comprises:

- Application Form;
- Covering Letter;
- Site Location Plan; and
- Brighton 3Ts Hospital Validation Report.

Background

In 2012, full planning permission was granted for the redevelopment of the Royal Sussex County Hospital under application ref. BH2011/02886 which consented the following description of development:

“Demolition of existing hospital buildings located to the north of Eastern Road and to the south of the existing children’s hospital building and Thomas Kemp Tower. Addition of a helicopter landing pad and associated trauma lift on top of Thomas Kemp Tower. Erection of new hospital buildings incorporating Stage 1: Part 10, 11 and 12 storey building including reinstatement of the interior of the Chapel; Stage 2: 5 storey building; and Stage 3: Service yard with single storey building. Site wide infrastructure including substation, energy centre and flues, 2 floors of underground parking (390 spaces) with new access from Bristol Gate and associated highway works. Cycle parking, external amenity spaces including roof gardens and landscaping on Eastern Road.”

Condition 20 (Contamination – Stage 1) of consent ref: BH2011/02886 requires the following:

“(i) No works shall take place on the Stage 1 development site (save for the helipad and substation) until a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

(ii) A competent person shall be nominated to oversee the implementation of the works required by (i). The Stage 1 development (save for the helipad and substation) hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the nominated

competent person that any remediation undertaken on site for each stage has been fully implemented. Such verification for each phase shall comprise:

- a) built drawings of the implemented scheme;*
- b) photographs of the remediation works in progress;*
- c) certificates demonstrating that imported and/or material left in situ in accordance with details agreed as part of (i) above.*

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i)."

Subsequently, condition 20 part (i) (Contamination – Scheme of Remediation) was discharged through application ref. BH2016/01437, which consented details of a scheme of remediation for contamination. Since the condition details were approved on 4th October 2016, Laing O'Rourke were nominated by the Trust to oversee the implementation of works and provide a verification report. As such, this part discharge of condition application seeks to discharge part of part (ii) of condition 20.

In accordance with the required contamination containment and remediation measures set out in the approved detailed scheme of remedial works for Stage 1, the enclosed verification report prepared by Laing O'Rourke confirms that three areas required validation:

- Asbestos impacted ground
- Bulk excavation
- Topsoil importing

The enclosed report confirms that the works relating to the asbestos impacted ground and bulk excavation have been completed and overseen by relevant consultants, and includes photographs of validation testing to areas of excavation. It is considered that the enclosed report provides evidence to demonstrate that the remediation strategy discharged through application ref: BH2016/01437 has been complied with for these parts of the works.

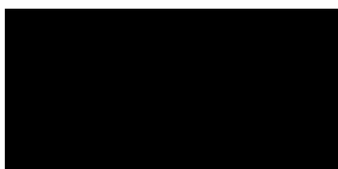
Please note that topsoil importing is yet to be completed, and it is anticipated this will be done by Spring 2022. As such, a further part discharge of condition application will be submitted for condition 20(ii) once this has taken place.

Submission and application fee

The fee for this discharge of condition application of £116 (+ £28 Planning Portal service charge including VAT) has been paid online via Planning Portal.

We trust the information provided is sufficient to validate the application and look forward to receiving confirmation of this. Please do let us know in the meantime if you require any further information or wish to discuss any specific matters.

Yours sincerely,



Antonia May
Town Planner

BDP

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