

**STRIDE TREGLOWN**

**OUTPATIENT DEPARTMENT,  
WEST CORNWALL HOSPITAL**  
PLANNING, DESIGN AND ACCESS  
STATEMENT

OCTOBER 2021

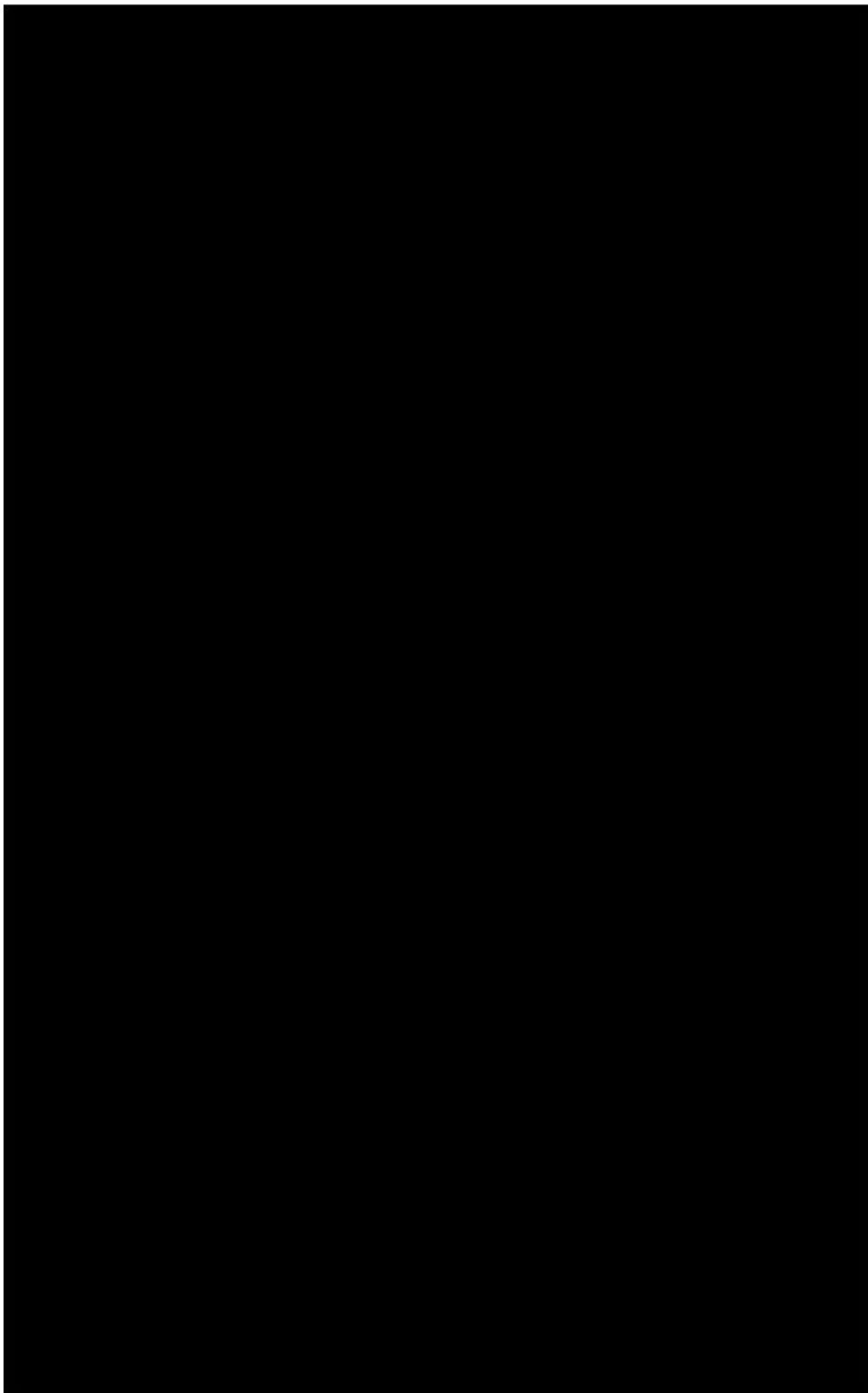




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## Foreword



*I am delighted to be able to present this planning application for a new outpatient clinic at the West Cornwall Hospital, which will be of huge benefit to those people living in the West of our County.*

*It is the culmination of three years of hard work to create a new and innovative outpatient department bringing together staff from both the Royal Cornwall Hospitals Trust and the Cornwall Partnership NHS Foundation Trust.*

*This will support better integration of primary and secondary care provision and ensure that the hospital remains community focussed.*

*The consultation rooms will mean patients will be seen both face to face and virtually as the rooms will be fully digitally enabled.*

*Overall, it will support modern and innovative ways of providing health care, over a greater range of medical specialties and closer to the patients' home.*

*The design incorporates modern building methods to reduce the environmental impact and allows natural ventilation where mechanical ventilation is not required.*

*This reprovion is long overdue as a CQC report highlighted in 2014 highlighted that the current outpatient building was unfit for purpose.*

# 1.0

## Introduction

### Application Description:

*“Extension of the existing hospital to provide a new outpatient department, including consultation and examination rooms, treatment and rehabilitation facilities, office space, staff rest room, storage facilities, WC and utility facilities, waiting lobbies, circulation space and plant room”*

#### **The Application**

Stride Treglown, on behalf of Royal Cornwall Hospitals NHS Trust ('the Trust'), and in accordance with the Government's National Planning Policy Framework (NPPF) for England, submit this Planning Design & Access Statement in support of planning permission for the development as described to the left of this paragraph, at West Cornwall Hospital in Penzance ('the hospital').

Full permanent planning permission is sought.

#### **The Need**

The proposed extension is needed in order to provide modern and fit for purpose accessible space for the delivery of outpatient services in West Cornwall.

The facility will enable the transfer of some outpatient services from Treliske Hospital in Truro and the provision of virtual outpatient facilities on site for patients without access to digital technology at home.

#### **Summary of Proposed Works**

The proposals involve the development of a new 2-storey outpatient facility at West Cornwall Hospital.

12 clinic and 2 treatment rooms are proposed, with a further 6 clinic rooms to accommodate functions relocated from the nearby Bellair Clinic. There will also be space allocated for sub-waiting rooms, staff welfare facilities and complementary non-clinical accommodation.

Outpatients will access all facilities within the new building via a link corridor, connected with the existing hospital complex.

Externally, in order to accommodate the new extension, numbers 35-38 Parc Wartha Crescent will be demolished.

Changes to the parking layout are proposed and there will be a small, negligible reduction in overall spaces available, with an increased number of accessible spaces. A new external bicycle store will be provided.

The development of the new building is aligned with the refurbishment of the existing, life-expired, clinical space at the rear of the hospital as office and staff base accommodation. The refurbishment element does not require planning permission and is not part of this application, although new parking will be provided adjacent and is included within the planning application boundary.

#### **Phasing and Timescales**

It is anticipated that the new extension will be completed in 2023, following confirmation of approval from NHS England and NHS Improvement (NHSEI) and the Department of Health and Social Care (DHSC).

There is pressure to implement the proposals on a tight timescale, so as much detail as possible has been submitted within this statement and accompanying drawings and documents, as there is a need to avoid the need to discharge pre-commencement conditions where possible.

## 2.0

### Context

#### The Site and Surroundings

The Royal Cornwall Hospitals NHS Trust is the main provider of acute and specialist care services in Cornwall and the Isles of Scilly. It serves a population of around 430,000 people, a figure that can increase significantly with visitors during the busiest times of the year.

The Trust has teaching hospitals status as part of the Peninsula College of Medicine and Dentistry (PCMD) and University of Exeter Medical School. Keeping at the forefront of medical advances, the Trust is continually developing its clinical services and is committed to maximising the range of specialist care that can be offered locally. Allied to this is a growing reputation for research and innovation.

Reflecting the high standards of care on offer, recent patient surveys show that over 90 per cent of patients rate their overall experience of services as excellent, very good or good.

The specific hospital related to this proposal is West Cornwall Hospital, located off St Clare Street in Penzance, which provides a wide range of healthcare services including a 24-hour Urgent Care Centre, two medical wards, day case surgery, x-ray facilities, a renal unit, a treatment centre and outpatient clinics for a wide range of conditions including eyes, ears, bones, liver, lungs, veins and heart.

#### Existing Built Development

The existing hospital is divided into multiple buildings that form various parts of the hospital's facilities across a small campus.

The campus as a whole is arranged over 2 levels (Level G and Level 1) and comprises a number of buildings of different ages and architectural styles, developed incrementally since the hospital was created.

The approach to the complex, from Penalverne Drive, is somewhat dominated by the main reception and medical ward building. This relatively recent addition can be characterised as having pitched roofs at a variety of levels, with white rendered external walls and red-brick features around the windows and between each storey.

The site of the outpatient extension is located at the south west corner of the West Cornwall Hospital site, partly on the site of numbers 35-38 Parc Wartha Crescent, which will be demolished as part of the proposals. These dwellings are two-storey, white rendered, terraced houses, with pitched roofs and were transferred to Trust possession in 1994, for rental to hospital staff. The final tenants vacated the houses in early 2017.

#### Heritage, Local History and Culture

The hospital has its origins in the Penzance Dispensary established in 1809. This became the West Cornwall Dispensary and Infirmary in 1873 and the West Cornwall Hospital in 1928. The Hospital joined the National Health Service in 1948.

There have been various modern additions and changes to the hospital over recent decades. The Planning History section of this document provides further detail on recent developments of note.

The site proposed for development is not within a world heritage site or conservation area, although some peripheral areas of the West Cornwall Site are on the western edge of the Penzance Conservation Area.

There are also no listed buildings within or close to the proposed development site, or the wider hospital campus.

Within the West Cornwall Hospital site, there are some buildings and parts of buildings of post medieval origin, including extant remains of post medieval terraces and a post medieval workhouse. Neither of these areas are affected by the proposed development.

#### Landform, Topography and Geography

The existing site levels generally fall south and east toward Parc Wartha Crescent.

The drawings that accompany the full application for planning permission provide further detail concerning ground levels.

#### Ground Conditions

The site currently accommodates existing brick-built rendered houses, with a tarmac parking and car park circulation areas and some soft landscaping and areas of grass around the houses and adjacent to the medical ward building.

Pre-application consultation identified that there was not perceived to be a need for a contaminated land assessment, as initial investigations revealed no known or suspected contamination on the site.



01 - Location plan showing the existing site.



02 - Current approach to the site.

Nevertheless, the project integrates radon protection as required by building regulations.

No further investigation or data collection is considered necessary at this stage, although the contractor will continuously monitor for evidence of any contamination as the development proceeds.

#### **Flood Risk and Drainage**

A Flood Risk Assessment (FRA) and drainage strategy analysis has been undertaken by Airey & Coles Consulting Engineers.

This notes that as the proposed development site is within Penzance Critical Drainage Area (CDA), planning application validation requirements adopted by Cornwall Council require a Flood Risk Assessment to be undertaken.

A thorough ground investigation has not been carried out however it is known that the site is overlaid with made ground. In addition, the Magic Map application from DEFRA (Department of Environment, Food and Rural Affairs) designates a 'Secondary A' aquifer with permeable layers capable of supporting water supplies at a local rather than strategic scale, which broadly suggests a low risk of groundwater flooding to the site.

Further detailed context regarding flooding and drainage are contained within the separate Flood Risk Assessment and Drainage Strategy that accompanies this statement.

#### **Landscape Character**

According to the Cornwall Council Interactive Map, the site is situated within the 'Mount's Bay' Landscape Character Area.

Mount's Bay is described as is low-lying and relatively sheltered, with some areas of dense settlement, of which Penzance is one.

It is noted that the area is strongly influenced by the transport network as the main railway line from Penzance and the A30 main road pass through it.

The overall Hospital site has pockets of soft landscaping and areas of hedges and mature trees, generally towards the site perimeter, but it is limited overall due to the functional nature of the Hospital.

#### **Access, Movement and Accessibility**

West Cornwall Hospital is located towards the western edge of Penzance, approximately 300 metres to the south west of the town centre.

The hospital is accessible by road from the main A30, 1 km to the north west.

Meanwhile, Penzance mainline railway station is located approximately 1 km to the east.

The main built-up areas of Penzance extend approximately 1.5 - 5 km from the hospital, meaning the hospital is relatively easy to access on foot or by bicycle from these locations.

#### **Active Travel**

Pedestrian routes to the hospital are generally of good quality, well lit, and mainly follow the existing road network.

In close proximity to the hospital crossing points are mainly informal, with no controlled pedestrian crossings in the vicinity of the site.

Within the hospital site, there is a footpath link leading from the edge of the site at Penalverne Drive directly to the hospital main entrance, which will be used to access the new facility.

National Cycle Route 3 connects Land's End to Bristol and passes through Penzance via a coastal route. The hospital site is located approximately 1 km from this cycle route. There are no other dedicated cycle lanes surrounding the site.

There is an existing covered bike shed adjacent to the existing main car park which has capacity for approximately six bicycles.

#### **Sustainable Public Transport**

Primary access to the site and wider hospital via public transport is by bus.

The hospital complex is served by a number of bus routes, with stops on Penalverne Drive and Nancelverne. Full details of bus services available, including frequencies, are provided in the Transport Statement that accompanies this application, submitted under a separate cover.

It is possible to travel to the hospital via rail, arriving at Penzance railway station, 1 km away to the east.

There is no light-rail, underground, or other significant sustainable public transport service available within Penzance at the current time.

#### **Parking**

The main car park serving the hospital is located off Penalverne Drive and has 24 spaces, 4 of which are for disabled users. The majority of these spaces are for public use and are operated on a pay and display basis, with concessionary tickets available for long-term patients and visitors.

There are also drop off points directly outside the entrance. Four of the spaces within the car park are staff parking bays allocated for consultants.

In addition to the car park at the front of the hospital, there are also two accessible parking spaces outside the existing Outpatients department, accessed from St Clare Street. This results in a total car parking provision of 26 spaces, 4 of which are for staff and 6 of which are for blue badge users.

#### **Servicing**

Refuse collection and deliveries/removals across the hospital site take place centrally, i.e. there will be no separate refuse store for the proposed extension.

#### **Environment**

The application site and wider hospital site are not within, adjacent or near to any sites with particular landscape designations that would cause the consideration of visual impact to be a particular concern.

There are no Air Quality Management Areas (AQMAs) covering any areas of Penzance.

Background noise levels at the nearest noise sensitive receptor to the site have been measured as 49 dB during the day and 42 dB during the night.

#### **Views**

There are some long distance views toward the hospital from some of the more elevated areas of Penzance. However, due to the dense nature of development within the town views are generally limited.

#### **Patterns of Use and Activity**

West Cornwall Hospital is the main hospital serving Penzance and West Cornwall and due to accommodating an Urgent Care Centre is in use constantly, 24 hours a day.

#### **Function**

The development site is wholly within the boundary of the wider West Cornwall Hospital site, which has a healthcare function.

## Planning History

Table 1 sets out details of planning applications of note for West Cornwall Hospital, as returned by interrogation of Cornwall Council's online planning register.

<b>Application Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
PA17/09215	Installation of Air Handling Unit (AHU) and associated ductwork	Approved with conditions	30 Nov 2017
PA14/00453	Erection of preconstructed module for biomass boiler and wood pellet fuel store adjacent to existing boiler house and generator / gas cylinder storage buildings.	Approved (Statutory/one condition only)	17 Apr 2014
PA10/08133	Installation of emergency generator and associated boundary works	Approved (Statutory/one condition only)	17 Apr 2014
W1/10-0204	Construction of extension & alterations to form treatment centre	Approved with conditions	14 May 2010
W1/10-0199	Construction of extension & alterations to form operating theatre	Approved with conditions	14 May 2010
W1/00/P/0547	Construction of extension to recovery room and installation of upvc windows to pharmacy and out patients' departments	Approved (Statutory/one condition only)	15 Aug 2000
W1/91/P/0930	2 storey extension to form stores and conference room	Approved with conditions	21 Feb 1992
W1/92/P/0037	Construction of surgical ward block	Approved with conditions	21 Feb 1992
W1/90/P/0973	Circular consultation in respect of construction of additional ward block	No objections (OHL/OHE/HG apps)	04 Jan 1991
W1/90/P/0443	Circular consultation in respect of construction of mortuary	No objections (OHL/OHE/HG apps)	06 Jul 1990
W1/89/P/0548	Circular 18/84 consultation in respect of the construction of new ward block	No objections (OHL/OHE/HG apps)	04 Jul 1989
W1/85/P/1249	Circular 18/84 consultation in respect of the construction of 56 bed ward extension associated access and parking	No objections (OHL/OHE/HG apps)	24 Feb 1986
W1/84/P/0998	Circular 18/84 consultation in respect of demolition of store and construction of extensions to provide new theatres and ot/physiotherapy department	No objections (OHL/OHE/HG apps)	14 Jan 1985
W1/78/P/0649	Circ.7/77 consultation in respect of construction of high dependency unit & extension to wards	Approved (Statutory/one condition only)	02 Oct 1978
W1/59/P/09639	Erection of nurses' teaching unit	Approved with conditions	10 Mar 1959

Table 1



## Planning Policy

### National

#### National Planning Policy Framework

The National Planning Policy Framework [NPPF] was originally published in March 2012 and was most recently revised in July 2021.

The NPPF (Para 2) requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. This also includes a requirement to consider local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors.

Development Plans are defined as adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

The NPPF (Para 6) notes also that statements of government policy “*may be material*” when preparing plans or deciding applications (e.g. Written Ministerial Statements).

#### Pre-Application

The NPPF acknowledges the importance of early engagement with Local Planning Authorities (Para 39). It considers that the more issues that can be resolved at an early stage the better. In order for the planning system to be considered effective and

positive, consultees are expected to provide an early, pro-active approach and provide advice in a timely manner (Para 41).

Consulting bodies are encouraged (Para 42) to enable early consideration in the pre-application stages of a proposal, and outline all fundamental issues related to such a proposal.

#### Healthcare and Brownfield Land

The NPPF (Para 92) requires decisions to reflect local community needs. One particular example is the need to take into account and support local strategies to improve health, social and cultural well-being for all sections of the community. To this end, such established facilities and services should be able to develop, modernise and be retained for the benefit of the community.

The NPPF (Para 120) affords “substantial weight” within settlements for homes and other identified needs. Additionally, a positive approach is considered necessary (Para 123) when assessing proposals for alternative uses of land, which is currently developed, but not allocated for a specific purpose in plans. Proposals are requested to make effective use of sites that provide community services (e.g. schools or hospitals), on the provision that this allows the quality of the services to be maintained or improved.

#### Design

Good design is considered to be key in achieving sustainable development (Para 126), as this ensures the supply of places that people want to live and work. Good design ensures the longevity of a development often through quality (Para 130).

Consideration should be paid to the local context to ensure consistency, although design should be tailored to each circumstance (of each place) and allow for a degree of variety. All proposals should be inclusive in their design, to ensure a high quality of amenity for current and future users, and provide a safe environment that can deter crime and disorder.

#### Community Consultation

Design is a key consideration of any proposal and should be a factor that is considered throughout the evolution and assessment of individual proposals. The NPPF emphasises the importance of early discussions with the local planning authority and also the communities that are potentially affected by the proposal. Applicants are encouraged to work closely with communities to take account of their views. Applications that can demonstrate this interaction will be looked on more favourably than those that cannot (Para 132).

Pages 12 and 13 of this statement set out details of pre-application discussions and consultation undertaken.

### Local

#### Cornwall Local Plan 2010-2030

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act (1990).

Cornwall Local Plan 2010-2030 was formally adopted on 22 November 2016 and provides an overarching planning policy framework for Cornwall.

Prior to this, the hospital was covered by planning policies for Penwith district. With the adoption of the Cornwall Local Plan 2010-2030 most policies contained within the Penwith Local Plan have been replaced and no saved policies within Penwith District Local Plan are relevant to this proposal.

The Cornwall Site Allocations Development Plan Document (Allocations DPD) was formally adopted on 26 November 2019. This document provides detailed policies and land allocations for Penzance. There are no specific allocations relevant to West Cornwall Hospital.

#### Site Designations

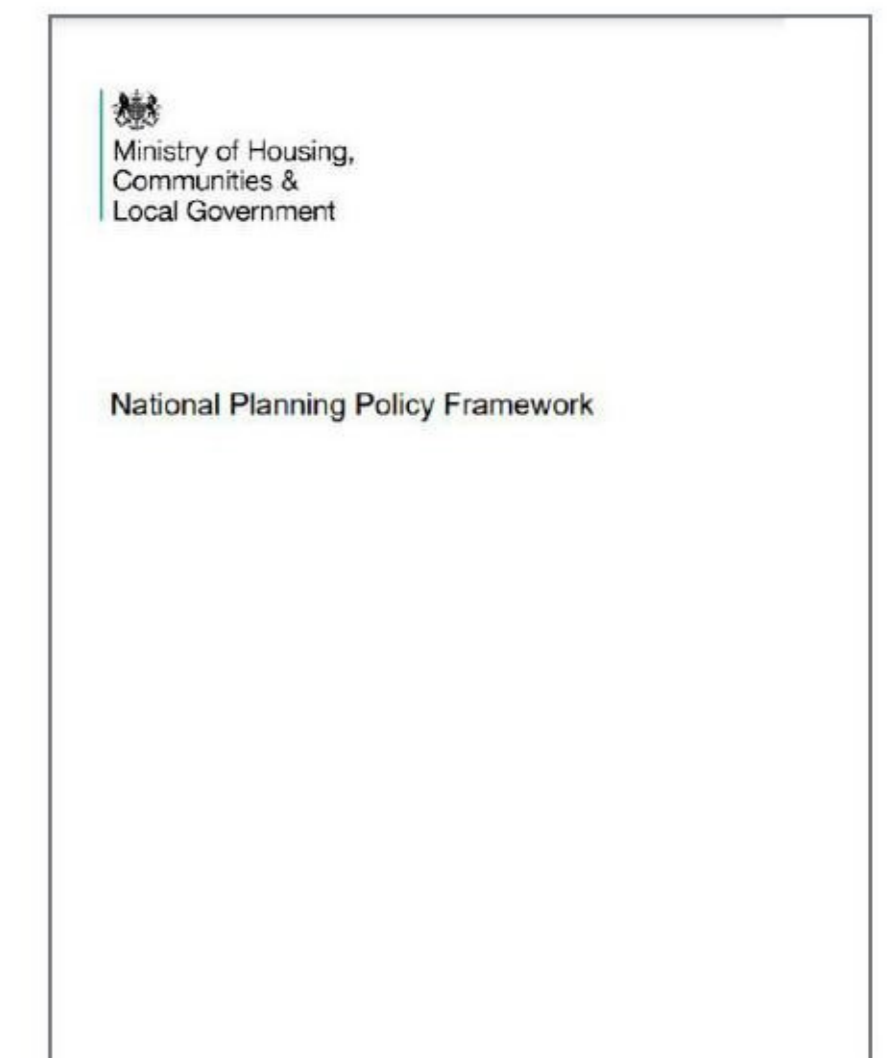
According to the policies map for the Penzance area, there are no site specific policies affecting the site of the proposed development.

#### Objectives

To support local plan policies 10 key objectives have been determined by Cornwall Council. The most relevant objectives to the current proposal include:

- Objective 4

This objective primarily focuses on meeting housing needs, however it also aims to ensure new homes and the people who live in them are supported by local community facilities.



03 - National Planning Policy Framework

- Objective 6  
This objective seeks to ensure that infrastructure is provided that will enable development to benefit the local community.
- Objective 7  
This looks to meet a wide range of local needs including housing and for community, cultural, social, retail, health, education, religious, and recreational facilities, in order to improve quality of life and reduce social exclusion.
- Objective 9  
Objective 9 seeks to make the best use of resources by;
  - a. Reducing energy consumption while increasing renewable and low carbon energy production;
  - b. Maximising the use of previously used land;
  - c. Supporting local food production, and
  - d. Increasing resilience to climate change

Policies

The following policies are considered to be relevant to the determination of the application for the proposed works:

- Policy 1: Presumption in favour of sustainable development  
This outlines that the Council will work with applicants to find solutions which mean that proposals will be approved wherever possible

Planning applications that accord with the policies in the Local Plan and supporting Development Plan (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

- Policy 2: Spatial strategy

This policy sets out how development should seek to meet a number of objectives of the Plan for Cornwall, including:

- Respecting and enhancing quality of place
- Providing solutions to current and future issues
- Generating and sustaining economic activity

- Policy 4: Shopping, services and community facilities

Policy 4 focuses mainly on retail, but also notes that "community facilities... , wherever possible, be retained and new ones supported".

- Policy 12: Design

This policy notes that "development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character".

The policy notes that proposals will be considered against fundamental design principles of:

- Character
- Layout
- Movement
- Adaptability, inclusiveness, resilience and diversity
- engagement process

It is also noted that developments should protect individuals and property from overlooking and unreasonable loss of privacy, overshadowing and overbearing impacts; and unreasonable noise and disturbance.

- Policy 13: Development standards

Policy 13 notes that all new development should achieve the provision of an appropriate level of street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services.

Furthermore, the policy requires that adverse impacts, such as noise, dust, odour, vibration, etc are avoided in operation and construction.

Opportunities should be considered for using natural light, ventilation and heating, and connection to available district heating networks should be assessed.

- Policy 14: Health and wellbeing

This notes that development should avoid or mitigate against harmful impacts and health risks such as air and noise pollution and water and land contamination and potential hazards afforded from future climate change impacts.

The policy also notes that development should provide easy, safe and secure storage for cycles.

- Policy 16 Health and wellbeing

Policy 16 seeks to promote and improve local health and wellbeing of its communities, residents, workers and visitors. This can be achieved through avoiding or mitigating harmful impacts to people and the environment.

- Policy 21 Best use of land and existing buildings

The use of previously developed land is encouraged by this policy, provided it is not of high environmental or historic value.

Increases in building density are also supported, taking account the character of the surrounding area.

- Policy 23 Natural environment

According to this policy, development should avoid adverse impact on existing features as a first principle and enable net gains by designing in landscape and biodiversity features and enhancements, and opportunities for geological conservation alongside new development.

Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort.



Cornwall Planning for Cornwall's future  
**Local Plan**  
 Strategic Policies 2010 - 2030

Towl leel Kernow  
Polis Strategek 2010 - 2030  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

04 - Cornwall Local Plan Strategic Policies 2010-2030

- Policy 24 Historic Environment

Development proposals will be expected if they can demonstrate they would sustain the cultural distinctiveness and significance of Cornwall's historic, rural and urban environment. Proposal will expect to preserve and where appropriate enhance heritage assets and their settings.

- Policy 26 Flood risk management and coastal change

Policy 26 notes that development should increase flood resilience of the area, minimising, reducing or eliminating flood risk.

- Policy 27: Transport and accessibility

According to Policy 27, developments should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

The policy says developments should be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity, and be accompanied by an effective travel plan.

- Policy 28 Infrastructure

Development that will have an impact upon physical, social, economic and green infrastructure will be expected to pay contributions to mitigate the adverse effects they may cause.

### Cornwall Climate Emergency

On 22nd January 2019 Cornwall Council declared a climate emergency. Subsequently, on 24th July 2019 the Cabinet unanimously approved an ambitious Climate Change Action Plan, which outlines how the authority intends to reduce carbon emissions and work towards becoming carbon neutral by 2030.

While the plan states that the Council cannot provide all the solutions to achieve carbon neutrality, it notes that methods including partnership, leadership, enabling action and galvanizing a collective approach will be used to tackle 'the most fundamental challenge of our time'.

The Council is now committed to bringing forward 'Vision 50:50' proposals, which will set out a longer term vision and spatial strategy for Cornwall. This will be focused mainly (but not exclusively) on a refresh of the Local Plan.

Areas where the Council expect to focus their influence on others and facilitate change include:

- Reducing transport emissions. For example, through increasing active travel, increasing bus patronage, increasing electric vehicle charging points and piloting hydrogen refueling.
- Developing a forest for Cornwall, aiming to deliver a substantial increase in tree cover across the County.
- Exploring opportunities for encouraging solar panel installations on suitable roofs.

- Supporting the transition to low carbon electricity.

The content, aims and objectives within the Cornwall Climate Change Action Plan have been actively considered in developing proposals for the new outpatient building.

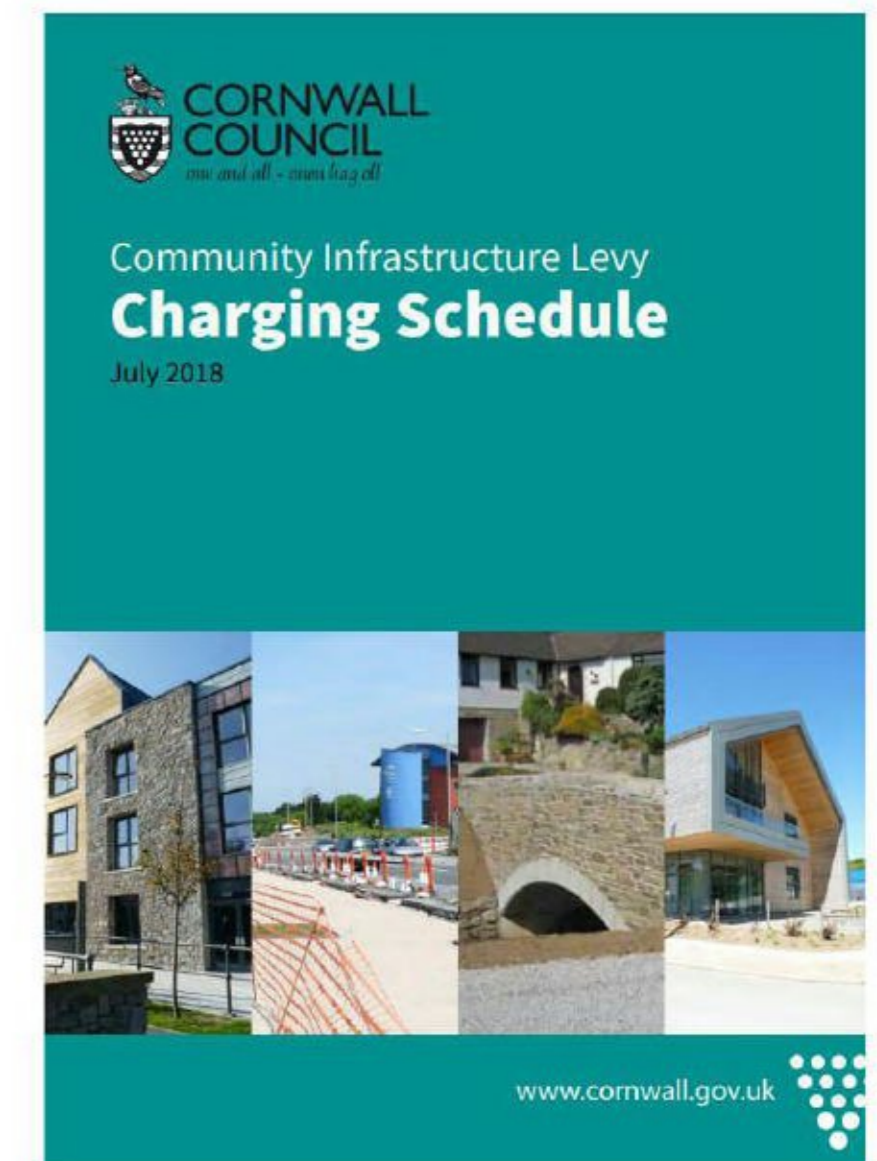
### Environmental Impact Assessment

The proposed development does not fall within the category of Schedule 1 development whereby an EIA is required in every case. The EIA Regulations set out applicable thresholds and criteria for determining whether development listed in column 1 of Schedule 2 is considered EIA development.

The proposed site has an area of approximately 0.28ha and as such, the proposed development would not fall under Schedule 2: Part 10(b): 'Urban Development Projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas' of the above mentioned regulations.

### Community Infrastructure Levy (CIL)

Cornwall Council approved a CIL charging schedule on 10th July 2018 with it coming into effect on 1st January 2019. The schedule confirms that all non-residential development, other than out-of-town retail and dining meeting certain criteria, attracts a rate of £0 per square metre. As such, there is no CIL liability for the proposed development.



05 - Cornwall Council Community Infrastructure Levy Charging Schedule

## Pre-Application Discussions

Pre-application advice was provided for the demolition of 35-38 Parc Wartha Crescent and the creation of the proposed development by Cornwall Council in June 2021.

Key planning considerations and comments provided as part of the pre-application feedback included:

- Landscaping/Green Infrastructure: There is limited green space across the site, so the loss of any trees is a concern. Hopefully there is scope within the remaining and adjacent space to secure biodiversity and green infrastructure improvements and enhancements.
- Setting of Penzance Conservation Area: The site was noted as lying adjacent to the Penzance Conservation Area so there will be an impact on the setting. This was noted as being required for assessment within the application, but was not expected to be a significant issue.
- Impact on existing residents: It was noted that there is a change in level across the site and the houses to the south are set at slightly lower level reflecting the wider topography. The proposed development is effectively 2 storeys but due to the levels, was noted as appearing as nearly 3 storeys to existing residents. While any significant direct impacts such as overlooking were not anticipated, the corner of the building will be on the boundary so the visual impacts were noted as requiring assessment.
- Climate Emergency: The Council has declared a climate emergency so the desire to achieve BREEAM excellent was supported. It was noted that it would be helpful to outline within the application those measures designed to address the Climate Emergency.
- Highways: The site is acknowledged as being located in a highly sustainable location relative to the services and facilities available in the locale, including linked trips via bus and rail and that a number of cars parks are available within easy walking distance of the site. It was considered that the proposed parking arrangement provided as part of the pre-application submission, specifically bays 1-13 appears relatively cramped and susceptible to vehicular/vehicular and vehicular/pedestrian conflict, given the constraints on visibility when reversing on egress, a manoeuvre that would likely be required on all spaces.
- It was recommended that the parking layout is reconsidered, or additional measures introduced to reinforce a slow speed environment such that the impacts of any conflicts are minimised. The case officer further advised the submission of a Transport Statement which includes a TRICs analysis of the existing and proposed trip rates and that, as a CTMP would be conditioned at a full application stage, suggested this be produced to submit alongside the full application.

In summary, the case officer considered the proposed development to be an improvement to the facilities at the hospital and given the importance of the hospital to the area this is a significant positive. It was acknowledged that work is still underway on refining and developing the project which, it was considered, should address the comments set above. Subject to these points being addressed, the case officer expressed support for the proposal.

## Consultation and Engagement (Statement of Community Involvement)

### Overview

A Statement of Community Involvement has been prepared and submitted alongside this Planning, Design and Access Statement. This sets out how the proposals for a new Outpatient Department at West Cornwall Hospital, Penzance, have been developed following pre-application engagement with Cornwall Council, and that the local community have been engaged in a meaningful consultation process prior to the submission of the planning application.

### Public Exhibition and Online Survey

In relation to public consultation and engagement, the Trust prepared and facilitated an in person public exhibition. This was held on the 17th August 2021 between 12:00-18:00 at St John's Hall, Alverton St, Penzance, TR18 2QW, hosted by Councillor Jim McKenna. Advanced notification took place prior to the public consultation period. This took the form of both electronic information (emails) sent directly from the Trust using their communication networks and a local leaflet drop, organised by Councillor McKenna.

Advanced material included a Public Consultation (Simple) Poster and a Flyer, together with a copy of the survey form. Notification emails provided links to the RCHT website and an artist's impression of the proposals. Trust contacts were encouraged to distribute details relating to the event and the proposals within their respective organisations.

Councillor McKenna was also interviewed on air by BBC Radio Cornwall of the morning of the 17th August to share the details of the engagement event.

The purpose of the Exhibition was to allow members of the public and other interested stakeholders to view the development proposals and consultation material, whilst also allowing for feedback and comments to be provided. Hard copies of feedback surveys were provided at the event for attendees to complete and return.

A sign-in sheet made available at the event recorded 67 participants. One entry was described as "Community Rehab Team", implying more than one individual representing their interests.

In addition to the in person public consultation event, an online public consultation event ran for a two-week period from Monday 9th August 2021 to Sunday 22nd August 2021. During this period, exhibition material setting out details of the development proposals was available to view online through a website hosted by the NHS Trust (<https://www.royalcornwall.nhs.uk/new-outpatients-department-at-west-cornwall-hospital/>). A link to an online version of the survey was provided on the website.

### Exhibition and Survey Responses

The online survey generated 281 responses, the large majority of respondents being local residents. Feedback from the public consultation event focused on the principle matters of the design and appearance of the proposed building and car parking provision for relocated staff and patients. The design team's response to this feedback has been summarised within the SoCi and is covered in detail within this Planning, Design and Access Statement in support of the planning application.

The SoCi presents the detailed findings of the survey responses. Presented below are the key headlines, citing the most frequent responses to the questions posed:

- 92% of respondents considered the proposed development would benefit the wider community of Penzance (76% strongly agree: 16% agree)
- 78% of respondents considered that in terms of site layout, the proposed extension would fit well within the existing hospital site (43% Strongly agree: 35% agree)
- 73% of respondents considered that the scale of the proposed building would fit in well next to the current Hospital Buildings (40% strongly agree: 33% agree)
- 58% of respondents supported the design, colour and appearance of the proposed building (29% strongly agree: 29% agree). 23% of responded did not support the design, colour and appearance.
- 74% of respondents agreed with the statement that they supported the proposed access arrangements (43% strongly agree: 31% agree)
- 86% of respondents agreed with the statement that they supported the proposals overall (58% strongly agree, 28% agreed). 6% disagreed with this statement: 5% strongly disagreed.

Discussions with Cornwall Council have resulted in changes to the scheme since the submission of the pre-application enquiry in June 2021 and the public consultation event in August 2021. The scheme changes are not considered significant enough to warrant further consultation prior to submission of an application for planning permission and are detailed fully within this Planning, Design and Access Statement.

It is considered that through the detailed engagement with Cornwall Council and the local community, a scheme that demonstrates the highest possible standards of design and site planning with a clear appreciation of the local context has developed which will make a significantly positive contribution to healthcare provision in Cornwall.

## 3.0 Design

### Introduction

The Royal Cornwall Hospital Trust (RCHT) has sought funding to provide a new Outpatient department and improvements to the existing Urgent Treatment Centre at West Cornwall Hospital Penzance. Fundamentally, the building is designed to improve access to Healthcare in West Cornwall and the clinical environment in which care is delivered. Improvements will also be delivered to the staff environment which will support staff retention and attraction to West Cornwall benefiting the Trust and healthcare provision in the locality.

Digital Transformation initiatives are integrated within, and will be implemented alongside the detailed development proposals. These will support local sustainability by reducing transport times and improving the wider community's access to tele-medicine across the NHS network.

The proposed design provides improvement to the existing estate in the following areas:

- Site way-finding and patient navigation is improved through creation of a single 'front-door'. Patient navigation and site-wide orientation has been simplified. Historically, movement through the Hospital has caused confusion for some patients and visitors.
- The organisation of the building has been designed to improve accessibility by reducing the ambulatory travel time from parking spaces to the Building Entrance and reception, supporting patient experience and service delivery.
- Clinical environments will follow nationwide best practice responding to Care Quality Commission feedback on the existing Outpatient facility. A mixture of mechanically and naturally ventilated spaces are proposed. This solution responds to the evolving (anticipated) demand placed on clinical service post Covid.
- Four Existing cottages on Parc Wartha Crescent have not been used by RCHT for approximately 4 years. They currently present a dilapidated and underutilised appearance whilst posing a backlog maintenance and liability risk. Demolition of these properties releases a key area of the site to facilitate new development.

### Design Evolution

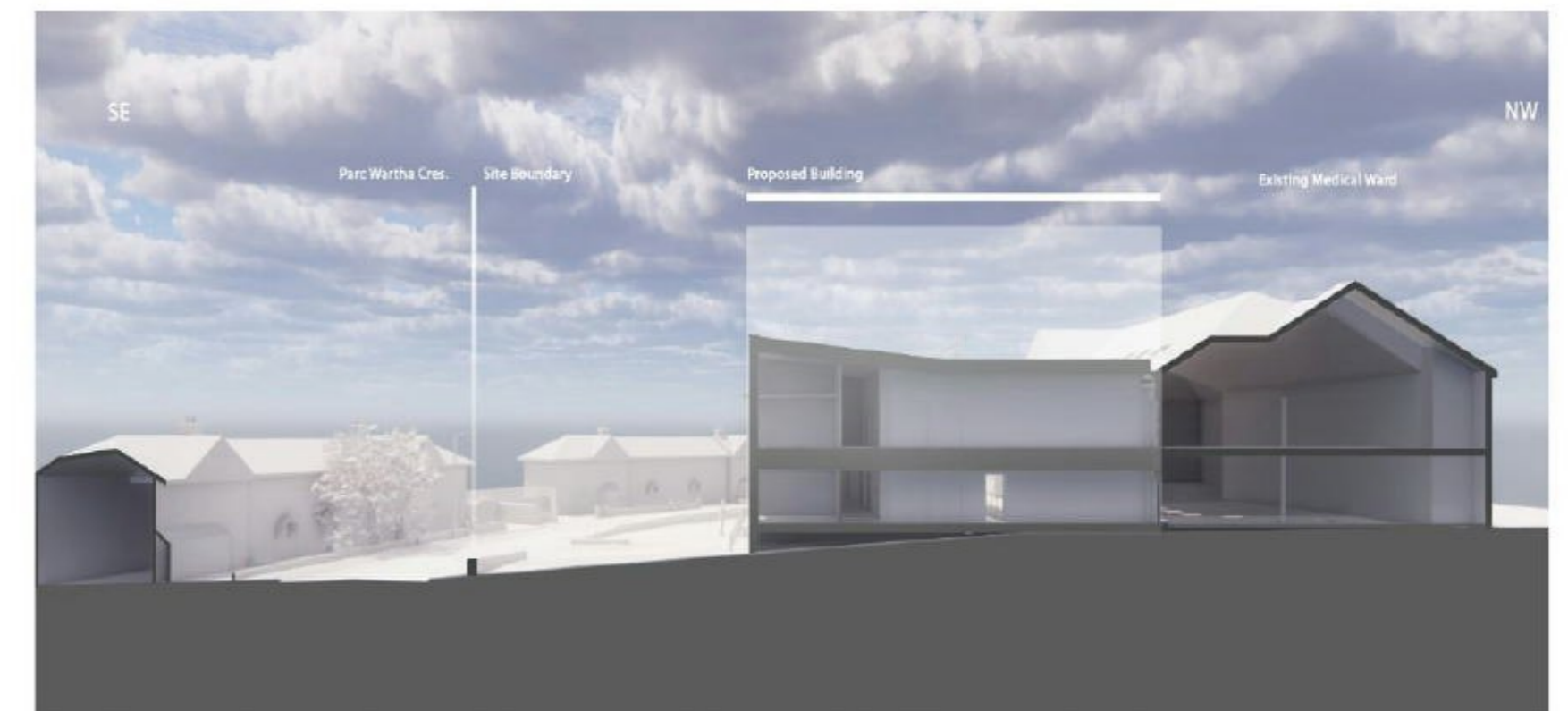
From project inception, the design and Trust teams have consulted with healthcare planners who have undertaken a quantitative assessment of the size of the building required to future proof outpatient services for the community of West Cornwall through to 2028/29.

The assessments account for the projected increase in Digital Consultations and tele-medicine which supports wider sustainable agendas of reducing carbon footprint twofold; firstly, by eliminating the need to travel altogether and secondly, reducing travel to the acute hospitals Treliske and Derriford by providing digitally enabled consultation areas where patients may be assisted to use digital technologies to access consultation.

The resulting floor area required to service the future clinical need was then tested against the existing West Cornwall Estate on a site-wide basis cognisant of the requirement to maintain service delivery. Consequently, a new build facility was necessary which created the opportunity to simplify site way-finding and remodel the existing car park to improve accessibility without modifying the existing interfaces with the highway which would create impact to the community.

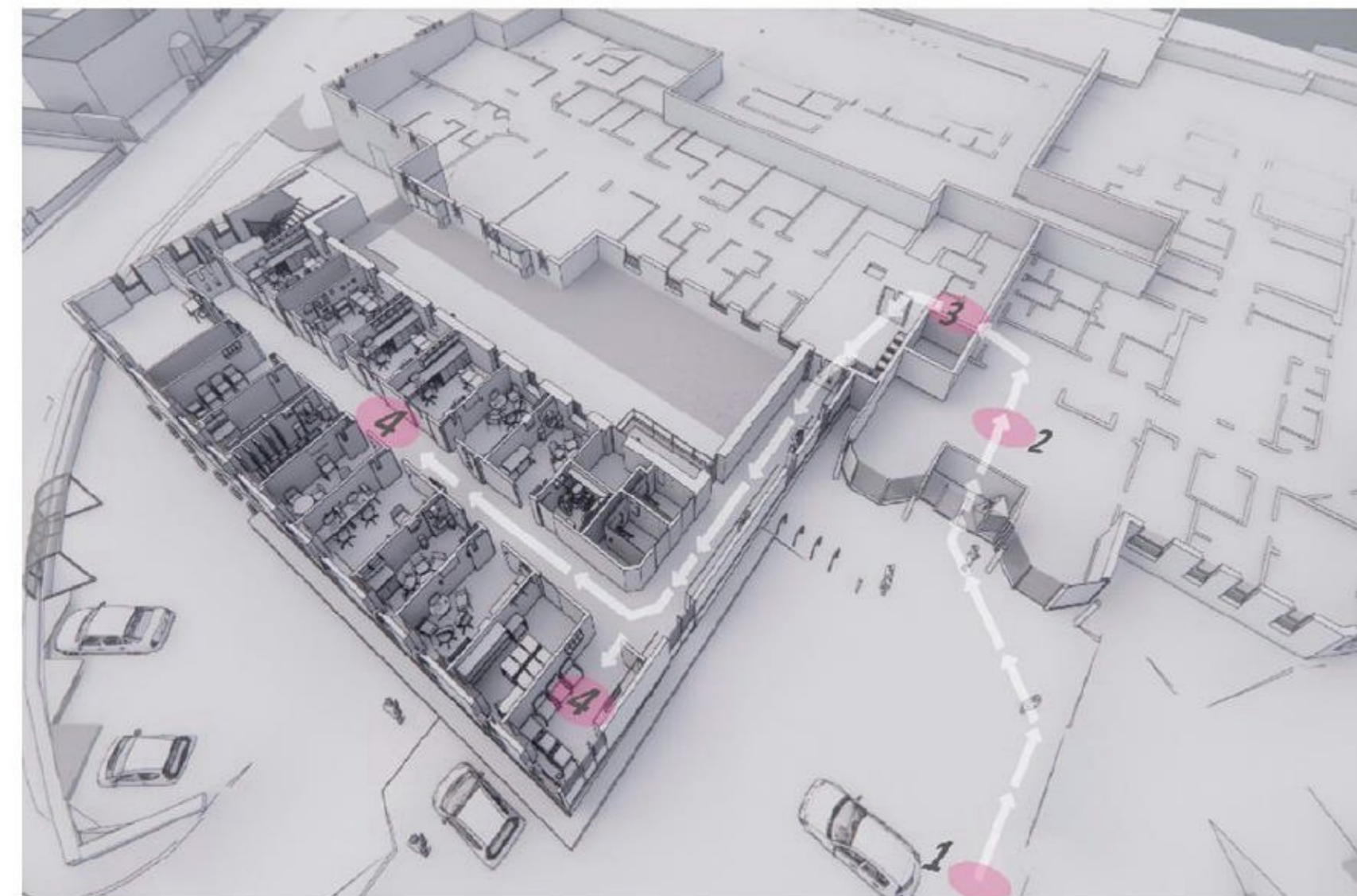
### Layout

Connectivity to the existing building is increased by maintaining floor to floor heights



06 - Massing diagram showing the existing and proposed building storey heights across the site.

This results in a building scale and massing which is in-keeping with the existing Hospital. By utilising existing stair and lift cores the clinical requirement can be delivered for a reduced building footprint. This also serves to reduce embodied carbon and work towards RCHT sustainability targets.



07 - Patient access pathway via existing reception node enables direct reduction in building mass and floor area, 1) Arrival to site, 2) Reception book in and patient navigation, 3) circulation via existing stair and toilets, 4) Sub-Wait or clinical accommodation.

The proposal includes a South-West to North East building axis which mirrors the existing hospital pattern. This helps to minimise solar gain and consequently the demand on active energy intensive cooling strategies.

#### Form and Scale

The form, scale and organisation of the proposal is informed by the existing adjacent hospital. Clinical benefits are generated by extending from existing circulation nodes. This not only reduces travel time, but also provides the required number of clinical spaces within the smallest building footprint possible.

The rectilinear built form also takes advantage of the existing site topography minimising invasive below ground engineering works. A courtyard is formed between the two buildings which will receive landscaping enhancements supporting visual amenity of the existing and proposed accommodation.

The overall height of the building sits below the ridge of the existing hospital's pitched roof and a monopitch roof is proposed to fall away towards the existing building promoting natural light distribution. Figure 1 colour codes existing Hospital storeys against the proposed:



08 - The proposal is subservient to the existing building - darker colours represent higher storeys

#### Appearance

To ensure the proposal creates its own identity a simple architectural language has been utilised whilst integrating economic and sustainable requirements. This identity helps create a new landmark for Outpatients' supporting site-wide way-finding. The need to differentiate the new building with the existing has been balanced with the desire to present a contemporary healthcare building that appeases delivers local and NHSE objectives.

The new Outpatients department is the first modern building on the West Cornwall Hospital site to be built following the Department for Health's Modern Methods of construction, Digital and Net Zero Carbon Agenda. The building has been developed with a simple architectural language that acknowledges it as a modern extension to the existing hospital, set to the side of, and subservient to, the main entrance. Following public consultation, a muted colour palette has been proposed to further reflect this.

The proposed cladding colour previously referenced the existing Hospital's linear and continuous brick buff, window head, cill and basement plinth courses appearance:



09 - Existing main entrance

In response to public feedback, the final appearance of the cladding colour now references the following colours:

External Masonry plinth:

- Forticrete shot-blast Pewter, stretcher bond, 440mm x 215mm module

External Render to rear and link elevations:

- UV and weather resistant coloured render system with movement control as required – to match existing, e.g. Off-White

External Metal Cladding System

- Eurobond Europanel F5 insulated metal cladding system with panels vertically orientated, finished with Colorcoat Prisma Coating in single colour:  
- Slate Grey RAL7012



10 - Photograph of colour sample

- External Curtain Walling System  
- Glazed spandrel panels (inter-floor areas and ceiling void): Grey & Opaque White



11 - Photograph of materials samples

- Mullions, Transoms and Louvres  
- RAL7012 OR RAL7043



12 - Example of window casement

### Materials

A sympathetic material palette has been carefully selected to respond to the existing vernacular and character whilst providing opportunity for visual interest, depth and variation. The use of strip curtain walling serves to break down the scale of the building which combined with a panelised metal cladding solution supports sustainability objectives. A solid masonry base references the existing building whilst providing robust materials supporting longevity.

Privacy screening is incorporated into the curtain walling system which adds visual interest, protects the building from solar gain, and supports privacy to the surrounding residents.

### Detailing

Traditional and contemporary materials have been balanced to embrace technology and performance and reflect the local context whilst acknowledging the Trust's aspirations for a cutting-edge healthcare facility. A masonry plinth accommodates cross-fall across the site echoing the existing building in form and material. A metal cladding system references recent developments within the wider community:

- Penzance Leisure Centre (within 175m)
- Penwith College

### Landscape and Nature

Mitigation and compensation measures of the loss / alteration of a pipistrelle bat roost is proposed. This will ensure the favourable conservation status is maintained for this bat species and the continued ecological functionality of its roost.

Suitable mitigation, compensation measures and enhancements for breeding birds have been embedded within the submitted landscape proposals.

The proposal requires the felling of four Birch and one Cherry Tree. The impact of tree loss is considered low and the mitigation/compensation remedy is the planting of replacement trees.

Overall, the arboricultural impact of the proposed development is considered low.

Existing amenity grassland will also be replaced with mix of flowering lawn, native hedgerow shrub planting and new ornamental pollinator shrub planting.

### Climate Change Resilience

As part of a building-wide Net Zero Carbon strategy the proposals orientation, and the inclusion of

louvres to windows, passively protect the building from extreme temperature events; this minimises demand on energy intensive active cooling systems. Natural ventilation including night-cooling serve to further reduce energy usage.

Modern methods of construction, including panelised metal cladding, also contribute to a reduced embodied carbon footprint when compared to traditional construction techniques such as masonry cavity walling. Furthermore, advancement in cladding technologies enable more robust energy efficient detailing supporting sustainable buildings.

The proposal integrates a photovoltaic array at roof level supporting further carbon offset in the order of 8000 kgCO<sub>2</sub> per year

The buildings overall sustainability profile is also supported by an existing on-site biomass boiler further reducing the demand on energy intensive energy production such as gas.

Surface water is proposed to be attenuated and managed as part of the civil engineering strategy.

### Security

In considering the buildings security needs the project team have consulted with Devon and Cornwall Police's 'Designing Out Crime Team' which identified the need to provide sufficient systems to protect staff. These include [Bollards to prevent vehicular attack, Security rated doorsets, closed circuit television and staff-to-staff panic alarms] which have been integrated in to the detailed development proposals

### Fire Safety

Cornwall Fire and Rescue and an Independent Fire Engineer have formed an integral part of the design development process. This follows the Healthcare specific requirements of Health Technical Memorandum 05-02: Firecode – Fire



Safety in the design of healthcare premises and the Building Regulations. Panelised metal cladding has been specified to comply with the regulatory requirements.

### Energy

The proposed building is designed to operate mainly via natural ventilation to address both overheating issues and sustainable building operation.

To avoid using mechanical ventilation, which would necessitate high energy usage and require a large equipment, services and plant area, a great effort has been invested in providing naturally ventilated spaces where possible.

To ensure a working natural ventilation solution, the proposed window strategy will have the capability to provide night-time purge via an unrestricted inward opening. This passive solution is key to mitigating risk of overheating and to comply with the overheating assessment.

This passive solution controls internal room temperatures without the need for mechanical ventilation, which results in lower overall energy use and reduced equipment density and plant area.

The orientation proposed allows for a PV array capable of obtaining 5 BREEAM credits. In order to obtain said credits, the PV array designed is capable of generating 16,150 kWh of electricity per year, which in turn results in an annual carbon offset of 8,382 kgCO<sub>2</sub> (or 9.68 kgCO<sub>2</sub>/m<sup>2</sup>.year) when using the carbon emission factor for electricity.

### Functionality

National best practice from the Department of Health has been the baseline for consultation with the clinical teams to test the design and ensure the spaces provided meet the needs of the staff and patient cohorts. This comprehensive process began in February 2021 and continued through to May

and included consultation with lead stakeholders from the following user groups:

- Bellair Practice
- Clinical Director
- RCHT board
- RCHT Infection Control Team
- RCHT Health and Safety Team

This process identified opportunities to improve service delivery through the provision of dedicated staff welfare spaces directly supporting care to the community of West Cornwall. These have been embedded within the detailed proposals and include the following:

- Multi-Disciplinary Team clinical co-ordination hub
- Sister's Office
- Staff Welfare facility.
- Dedicated group rooms which may be used for staff amenities and briefings.

### Health

The proposal directly supports health in the community and design of the building has taken a holistic approach to health in the built environment.

The development of the internal design will be progressed with strategies to promote health and well-being at the forefront.

In support of the proposed development, Airey & Coles has prepared a Drainage Strategy and Flood Risk Assessment. This is bound in a joint report and issued under separate cover.

The application site is located within the Penzance Critical Drainage Area and therefore a site specific Flood Risk Assessment and drainage strategy has been provided. As a proposed healthcare use, the scheme is deemed to have a Flood Risk Vulnerability Classification of "more vulnerable".

We summarise below the key aspects of the Flood Risk, Surface and Foul Water management issues.

### Flood Risk and Drainage

#### Flood Risks

The area of the site redevelopment is approaching 50mAOD and therefore outside of any tidal flood plain. The Environment Agency (EA) Flood Risk from rivers and sea map shows the site sufficiently far away from any tidal or fluvial flood extents to be at very low risk (less than 1 in 1,000 annual probability of river or sea flooding). All anticipated flood risk mechanisms have been investigated and have also been found to be low risk to the site.

#### Surface Water Disposal

The EA flood risk from surface water map suggests the site itself is not at any significant risk from surface water run-off (less than 1 in 1,000 annual probability of surface water flooding).

Very small areas of potentially spurious low surface water flood risk can be seen adjacent to the existing hospital buildings as they interrupt the topography. These will be unchanged by the development.

Infiltration is not deemed feasible and there is no nearby watercourse available for the discharge of surface water. It is proposed to ultimately discharge all surface water from the development to the surrounding SWW combined sewer network via on site attenuation and restricted flow.

The surface-water strategy has been designed for up to and including the 1 in 100 year event including a

40% allowance for climate change. This will ensure that there is sufficient capacity within the network and soakaway to manage a storm event of this magnitude.

### Foul Water Disposal

A utilities survey has been carried out which confirms significant private combined drainage serves the existing site and discharges to the surrounding SWW combined sewer network. This is deemed the most appropriate connection point for the site. The exact construction (levels), capacity and condition of the existing foul drainage will need to be confirmed on site prior to laying any new drainage. If this is not a feasible solution, then a direct connection to the SWW combined sewer network is proposed.

### Modern Methods of Construction

The integration of Modern Methods of Construction (MMC), particularly panellised construction, supports reduced construction impact to local residents by accelerating time to construct and supporting sustainability. Furthermore, MMC technologies reduce on-site wastage reducing further construction impact on the environment.

The key benefits are foreseen to be:-

- Quality: Factory conditions impose greater quality control.
- Accuracy: What you see on the drawings is what you get.
- Safety: Safer and less disruptive construction sites.
- Sustainability: Less waste. Greater efficiency in site logistics.
- Speed: Shorter assembly time. Reduced programmes. Increased programme certainty.

- Lower assembly cost: Fewer parts. Decreased on-site labour.
- Inclusivity: Factory employment creates a more diverse workforce.

### Overall Sustainability

Although it is not a Cornwall Council policy requirement, the proposed building will be subject to a BREEAM UK New Construction 2018 assessment, with a rating of 'Excellent' targeted.

# 4.0 Access & Movement

## Introduction

The new outpatient department will be accessed via the existing hospital complex. This means people arriving will enter via the hospital main entrance, which is already well-established.

The proposed extension will result in minor alterations to the access strategy for vehicles, including works to the existing junctions within the hospital site and changes to the car parking layout.

Existing entrances and exits from the highway to service the new outpatient building remain unmodified minimising impact to Parc Wartha and access from Roundabouts which serve St Clare Street.

It is anticipated that there will be no impact on the wider transport network in terms of trips. As such, with reference to the National Planning Policy Framework, the impact cannot be considered 'severe' and no significant impacts on air quality are expected.

## Emergency Vehicles

At present 'blue light' arrivals to the hospital (including ambulances) arrive via the northernmost access from Penalverne Drive. No change to this arrangement is proposed.

## Public Access

The main public entrance to the Outpatient Department will be via the main entrance to the hospital, ensuring legible access which can also be controlled as necessary.

The existing main entrance is clearly visible on the approach to the site from Penalverne Drive and clear signage will be provided inside the hospital to aid way-finding.

## Active Travel

The main walking route to the site will continue to link the main entrance directly with Penalverne Drive, although there will be some minor alterations as a result of the proposed new car parking layout.

Significant changes to cycle routes and cycle parking are not proposed. Provision has been made for a cycle shelter and new cycle hoops in a visible prominent location opposite to the main entrance.

## Sustainable Public Transport

The main entrance to the hospital is within good proximity to existing bus stops, which offer services to a variety of destinations. No changes to public transport arrangements are proposed.

## Parking and Drop-off

The area-wide transport statement sets out further details regarding parking provision.

The proposed landscaping design integrates a dedicated drop off zone which is separated from the primary car park. This supports circulation by improving flow and safety by separating parking and drop-off flows. Alighting from the drop off, dedicated pathways interlink to the main entrance. The specific location of the drop-off mitigates impact on overall parking provision and reduces likelihood of interference with the ambulance turning head.

In order to reduce the speed of parked cars a tactile transition strip has been included. Clear signage will be installed to ensure proper use of the entrance and exit to and from the highway.



13 - Proposed drop-off arrangements

## Electric Vehicle Charging

As part of the proposals three electric vehicle charging points will be provided, with appropriate signage.

### Servicing

All major deliveries to, and removals from, the wider hospital site are accommodated via the servicing hub at the rear (south) of the main hospital complex. The same will be the case for the new development, including for general refuse and recycling collection.

### Movement within the Building

The proposed access and patient pathway is via the existing entrance and reception facility where patients will be navigated to either the ground or first storey accessing the new building via a link corridor. The use of a single entrance for the hospital unifies way-finding and avoids potential for confusion to visitors and patients, some of whom will be anxious or distressed on arrival.

Internally, the new proposal responds to Health Building Note guidance for circulation and ' . This can be evidenced through the width of corridors:

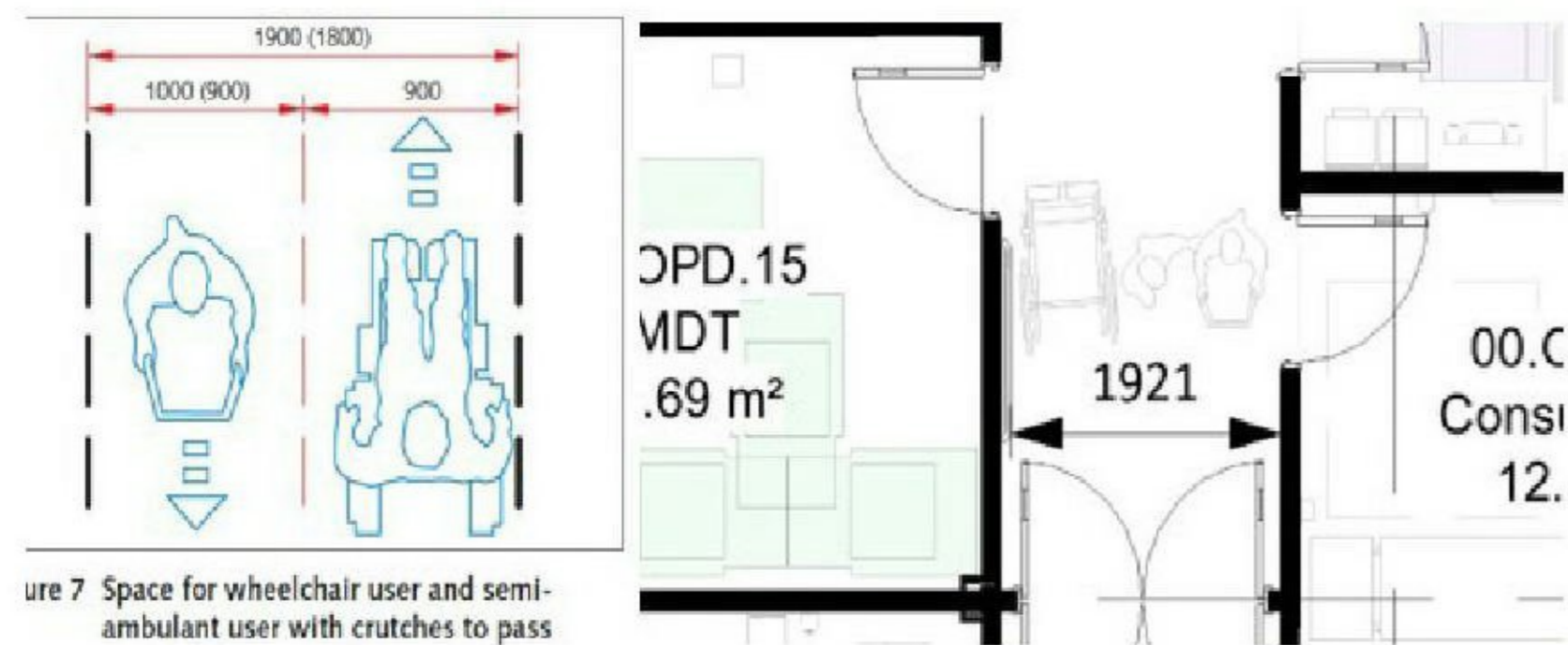


Figure 7 - Left: HBN00-04 Recommendation for corridor suitable for non-bed traffic. Right: Design proposal.

### Accessibility for All

At a site-wide level the proposed extension to West Cornwall Hospital will simplify site way-finding. This is achieved by using the well defined existing main hospital entrance avoiding the need for some users to navigate across the existing hospital.

The use of the existing main entrance and reception provides a number of benefits:

- Reduces patients who have parked in St Erbyn's car park or within the local road network having to cross St Clare Street with no designated crossing point.
- The overall site security is simplified by reducing the number of entrance/exit points to secure.
- Strong adjacencies to existing sanitary provisions are created in addition to the accessible toilets provided within the new development.

The needs for all users have been considered during design development including (but not limited to) the suitability for wheelchair use.

Accessible parking spaces are proposed to be replanned to be contiguous with the existing main entrance supporting access.

## **5.0**

### **Fire Statement**

A Fire Statement has been submitted as a separate document.

The statement reviews the proposed design for the new outpatient facility at West Cornwall Hospital Penzance against Health Technical Memorandum 05-02: Firecode. It also provides an overview to support development of operational plans for the building in use by RCHT fire and safety team.

In preparation of the Fire Statement, the project team have engaged with a Fire Approved Engineer, representatives from the Trust, LABC (Local Authority Building Control), the appointed contractor, and Cornwall Fire and Rescue.

The statement covers all aspects of fire risk, including means of escape, fire safety systems, measures to limit internal and external fire spread, and access and facilities for fire-and-rescue services.

## 6.0 Planning Justification

This section provides a justification of the proposals, set against the requirements of national and local planning policy

### Infrastructure and Land Use

The proposed development will ensure that Royal Cornwall Hospitals NHS Trust can maintain the current level of hospital provision in Penzance and West Cornwall, and further enhance it.

Located on the existing hospital site and intrinsically linked into the wider hospital complex, the new extension will make best use of available land and increase building density.

The loss of 35-38 Parc Wartha Crescent is acceptable in order to facilitate the new development, especially given that the houses have not been part of the normal residential housing stock for at least 27 years and have been empty for the past 4.5 years.

The design takes into account the character of the surrounding area, as demonstrated by the Design and Consultation and Engagement sections of this statement.

For this reason, the proposal is in accordance with **Objective 4** – Infrastructure, and **Policy 21** (Part C) in the Adopted Cornwall Local Plan, as well as Community Network Area **Policy PP1**.

### Noise

In support of the proposed development, Red Twin Limited has prepared a Noise Impact Assessment. This is submitted under separate cover.

In summary, initial investigations in relation to the position and associated screening of plant

and machinery concluded that without mitigation measures there was an elevated noise impact and that the scheme would be contrary to derived noise impact thresholds within a residential area. In the initial scheme design, it was the impact of an outdoor condenser unit which was raised as a concern. The wider context is that the site is in a location where noise levels are dominated by road traffic.

The recommendation outlined by Red Twin in relation to this condenser have been considered by the design team. A combination of site organisation refinements (change in location) and method of integration within the fabric of the building (more robust means of enclosure) are such that the scheme is demonstrated to be in compliance with appropriate noise thresholds.

We consider that there are no detrimental noise impacts arising from the development and that the proposal is in accordance with **Policy 1**: Presumption in favour of sustainable development (in relation to environmental protection) and **Policy 13**: Development Standards (section 5) of the Adopted Cornwall Local Plan.

### Arboricultural Impact (Trees)

In support of the proposed development, Evolve Tree Consultancy has undertaken a Tree Survey, Constraints Analysis and prepared an Arboricultural Impact Assessment (AIA), including a Tree Protection Plan. This is bound and submitted under separate cover.

In summary, the AIA is based upon a Tree Survey

undertaken in accordance with British Standard 5837:2012, baseline topographic survey and scheme design drawing prepared by the Project Architect.

None of the trees on or adjacent to the site are currently protected by a Tree Preservation Order (TPO).

The proposal requires the felling of four Birch and one Cherry Tree. The impact of tree loss is considered low and the mitigation/compensation remedy is the planting of replacement trees.

Overall, the arboricultural impact of the proposed development is considered low. Replacement tree planting is accommodated within the detailed landscape proposals. Consequently, the proposal is in accordance with Adopted Cornwall Local Plan **Policy 12**: Design (subsection a) and **Policy 23**: Natural Environment.

It is accepted that a condition be imposed upon any forthcoming decision notice which requires implementation of the tree protection measures and landscape design in accordance with the submitted plans.

### Ecology

Attached under separate cover is an Ecological Impact Assessment prepared by Colmer Ecology Limited. A summary of the main findings of the assessment is presented below.

The submitted Ecological Impact Assessment comprises two elements: A Stage 1 Preliminary Ecological Appraisal (including biological desk study, Phase 1 Habitat Survey, preliminary ground level bat tree roost assessment and protected building assessment) and a Stage 2 Report including roost characterisation survey and Biodiversity Net Gain (BNG) calculation following the DEFRA Small Sites Metric.

Following a mapping of all habitat types, an assessment of site valuation and impact to habitats was undertaken with suitable mitigation and compensation measures suggested as required. The site assessment concluded that it was dominated by hard-standing and buildings with the addition to amenity grassland, introduced shrub, intact species poor hedge and selected trees.

In the absence of mitigation measures, the proposed development was considered likely to have, at worst, long term adverse effects at the "site" level. However, with the introduction of the proposed mitigation and precautionary measure(s), the development was not considered to have any significant residual effect to important ecological features within our adjacent to the site.

The Stage 2 bat roost characterisation survey was conducted during July and August 2021, with no bats observed either emerging or re-entering existing building. The site is considered to be an infrequent day, non-breeding roost for singleton/low numbers of pipistrelle bats (evidenced by a single bat observed roosting during Stage 1).

Mitigation and compensation measures of the loss / alteration of the bat roost is proposed. This will ensure the favourable conservation status is maintained for this bat species and the continued ecological functionality of its roost.

In the event that planning permission is granted, an application will be submitted to Natural England to secure a European Protected Species License (EPSL). Construction work will proceed in accordance with the terms and details outlined in any EPSL method statement submitted to Natural England.

As evidence of breeding birds was noted on site, suitable mitigation, compensation measures and enhancements were recommended during the design stage and have been embedded within the submitted landscape proposals. Measures include a net gain in the number of trees following selected felling to accommodate the development, replacement of existing amenity grassland with mix of flowering lawn, native hedgerow shrub planting and new ornamental pollinator shrub planting.

In summary, the proposed mitigation, compensation and enhancement measures are consistent with relevant conservation legislation, the National Planning Policy Framework (2021) and Adopted Cornwall Local Plan **Policy 23**: Natural Environment. The Trust accepts that standard conditions may be imposed upon any decision notice covering implementation requirements in accordance with submitted plans, and reflecting the need for an EPSL to be secured prior to commencement of development.

### **Flood Risk, Surface and Foul Water**

The proposed development and associated infrastructure has been found to be located within Flood Zone 1 (low risk). Therefore, the development is deemed to be appropriate in-line with the National Planning Policy Framework and its associated Planning Practice Guidance.

Exceedance flood flows will follow the same route as the existing overland flow and will not pose additional risk to offsite properties. The new drainage network will provide betterment to the existing brownfield scenario and allow for storm water drainage to be safely retained and discharged to the nearby sewers.

As such, and for the reasons set out and amplified within the Drainage Strategy and Flood Risk Assessment, we conclude that the development proposals are in accordance with Adopted Cornwall Local Plan Strategic **Policy 26**: Flood Risk Management and Coastal Change.

## 7.0 Conclusion

The proposed development will enable Royal Cornwall Hospitals NHS Trust to deliver significant improvements to outpatient facilities in Penzance and West Cornwall, providing a valuable local community facility that will support existing and future residents. For this reason, the development will help to meet the aims of Cornwall Council Local Plan **Objective 4**, **Objective 6** and **Objective 7**.

The development, through its healthcare function, will support healthy communities in good quality and clean environments. It will create a positive and long-lasting legacy, through high quality design, which carefully considers the natural environment, infrastructure requirements, and the challenges presented by climate change.

Through a development strategy that promotes low carbon energy and high quality design, considers the impacts of climate change, reduces the demand for energy, ensures sustainable access for all, makes use of previously developed land, ensures a net gain in biodiversity and considers adverse environmental impacts, the development will meet and exceed the requirements of **Objective 9**.

The proposed works will provide modern facilities for both staff and patients and will enable healthcare professionals to better offer digital 'tele-medicine' consultations and support across the NHS network.

The location of the proposed extension will better integrate outpatient services within the West Cornwall Hospital complex, making arrival and way-finding more straight-forward for patients -

especially for those visiting the site for the first time.

A transport assessment has established that there will be no impact on the wider transport network in terms of trips. Despite a small reduction in car parking available for visitors on site, surveys have established that adequate parking will be available within the local area to accommodate demand. The proposals also generate an increase in accessible parking spaces.

The design of the building has evolved as a direct result of public consultation feedback. A sympathetic material palette has been carefully selected to respond to the existing vernacular and character whilst providing opportunity for visual interest, depth and variation. Materials have also been selected for their robustness and environmental credentials.

There are no significant ground condition, flooding or drainage concerns.

Overall the arboricultural impact of the proposals is considered to be low. Nevertheless, replacement trees and new planting will be provided.

The energy strategy for the development takes into account the recent declaration of a Climate Emergency by Cornwall Council and has been selected to enable a reduction in carbon dioxide emissions compared to building regulations, including through the specification of photovoltaic panels, complementing an existing biomass boiler.

These works will help Royal Cornwall Hospitals Trust to maintain and enhance the level of care and facilities that they offer to the local community

and further afield from West Cornwall Hospital. As such we trust that the Local Planning Authority will consider this application favourably.

**CONTACT**

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MASTERPLANNING & URBAN DESIGN  
PRINCIPAL DESIGNER  
PROJECT MANAGEMENT  
RIBA CLIENT ADVISER  
SUSTAINABILITY DESIGN  
TOWN PLANNING

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DEFENCE  
EDUCATION  
HEALTHCARE  
HOTELS & LEISURE  
OFFICE & WORKPLACE  
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SPECIALIST LIVING  
STUDENT LIVING  
TECHNOLOGY & INNOVATION  
TRANSPORT

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BATH  
BIRMINGHAM  
BRISTOL  
CARDIFF  
LONDON  
MANCHESTER  
PLYMOUTH  
TRURO  
WINCHESTER

FILE
<b>154345-STT-XX-XX-RP-T-9075-0001_PDAS</b>
PROJECT
<b>RCHT Peripheral Sites - West Cornwall Hospital</b>
CLIENT
<b>Royal Cornwall Hospitals NHS Trust</b>
STRIDE TREGLOWN JOB No.
<b>154345</b>
PREPARED BY
<b>PJB</b>
CHECKED BY
<b>JT &amp; CD</b>
DATE
<b>04.11.2021</b>

REVISION
1 <b>Planning Application</b>
2
3
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6





# STRIDE TREGLOWN