

# Planning Statement

**Edward Street Hospital, West Bromwich**

Produced by CBRE Ltd. for  
Integrated Health Projects

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# Introduction

- 1.1 The supporting Planning Statement has been prepared on behalf our client, the NHS Procure 22 Principal Supply Chain Partner Integrated Health Projects (IHP), and assess the planning considerations of a proposed new hospital wing at Edward Street Hospital, West Bromwich.
- 1.2 This statement has been submitted alongside the application forms and drawings, which together form this planning application submission.
- 1.3 For the purpose of this planning application, the description of this development is as follows:  
“Demolition of hospital wing and redevelopment to provide en-suite accommodation in a new wing”
- 1.4 The remainder of this statement is structured as follows:
  - Section 2: Site and Surrounding Area
  - Section 3: Proposed Development
  - Section 4: Planning Policy
  - Section 5: Key Planning Considerations
  - Section 6: Conclusions
- 1.5 The statement is also supported by the following supporting information:
  - Completed Application forms and certificates
  - CIL Form
  - Site Location Plan
  - Site Plan
  - Existing and Proposed Floor Plans
  - Existing and Proposed Elevations
  - Design and Access Statement
  - Transport Statement
  - Travel Plan
  - Flood Risk Assessment and Sustainable Drainage Statement
  - Noise and Vibration Assessment
  - Proposed Landscape Scheme
  - Heritage Impact Assessment
  - Energy and Sustainability Statement
  - Ecological Appraisal
  - BREEAM Pre-Assessment
  - Phase I & II Ground Investigation Assessment

# Site and Surrounding Area

## Site Description

- 2.1 This site is circa 0.8 hectares and comprises a three-storey hospital providing 24-hour care and support to older people with mental health needs such as dementia, depression, and anxiety. The site also comprises associated limited parking areas and outdoor amenity. Figure 1 indicates the sites location with the red line denoting the hospital boundary, and the area shaded in blue denotes the area of the of the site that is subject to this planning application.
- 2.2 It is located approximately 450m north-west of West Bromwich Town Centre, as shown indicatively on the plan below. Appendix A shows the site boundary on a scaled OS base.

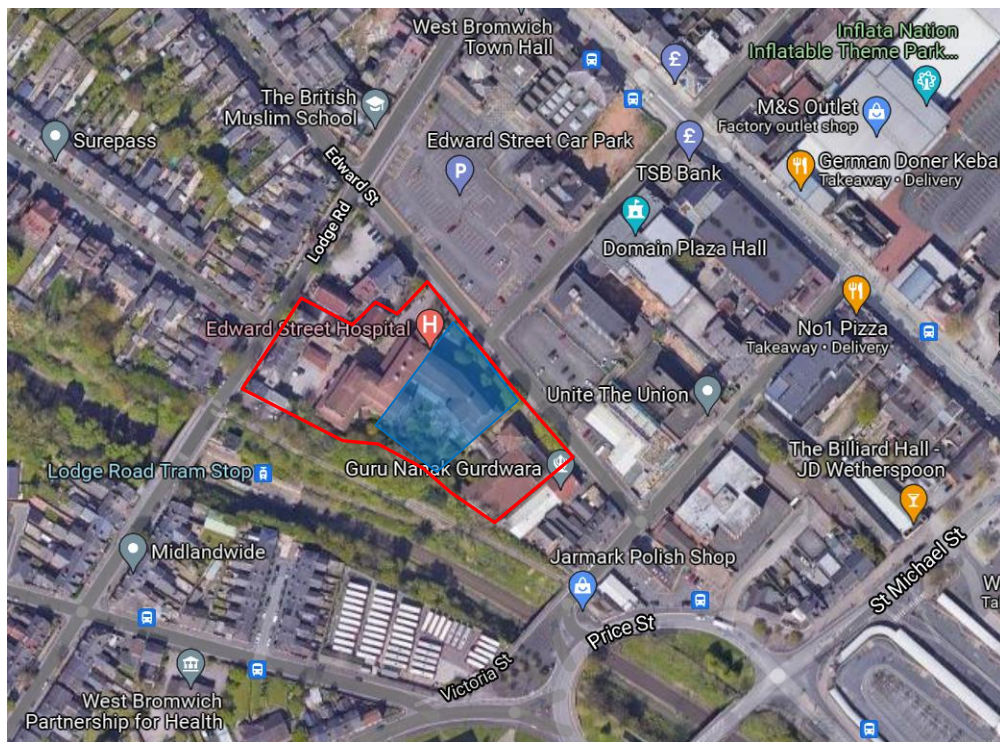


Figure 1: Site location (source: Google maps with CBRE markup)

- 2.3 The site is located on Edward Street which forms the eastern boundary and provides the frontage and main entrance to the hospital. This is bound by the Metro tram line to the south with associated Lodge Road Tram Stop accessed from Lodge Road to the west. Places of worship are located at the north-western and south-eastern boundaries.
- 2.4 Vehicular and pedestrian access is obtained from Edward Street. The site is well served by public transport links with Lodge Road Tram Stop located on the south-western boundary, the bus station is 300m to the south east in West Bromwich Town Centre providing bus services to centres in the region including Birmingham, Dudley, Walsall and Wednesbury. Junction 1 of the M5 is approximately 2.4km (1.5 miles/ an 8-minute drive) to the east of the site.

- 2.5 The site has very limited parking owing to its sustainable location, however, Edward Street Car Park is located opposite the hospital and is available for public use on a ‘pay and display’ basis.
- 2.6 The main part of Edward Street Hospital is located outside of but adjacent to the boundary of West Bromwich High Street Conservation Area, which includes nine listed buildings. The most western part of the Edward Street Hospital is located within the conservation area. There are five listed buildings which are approximately 150 metres or less from Edward Street Hospital:
- West Bromwich Town Hall, High Street (Grade II)
  - Central Library West Bromwich, 316 High Street (Grade II)
  - Law Courts, Lombard Street West (Grade II)
  - The Ryland Memorial School of Art, Lodge Road (Grade II)
  - Pair of K6 telephone kiosks outside Library and Town Hall, High Street (Grade II)
- 2.7 Figure 2 below shows the boundary of the conservation area and the location of the listed buildings:

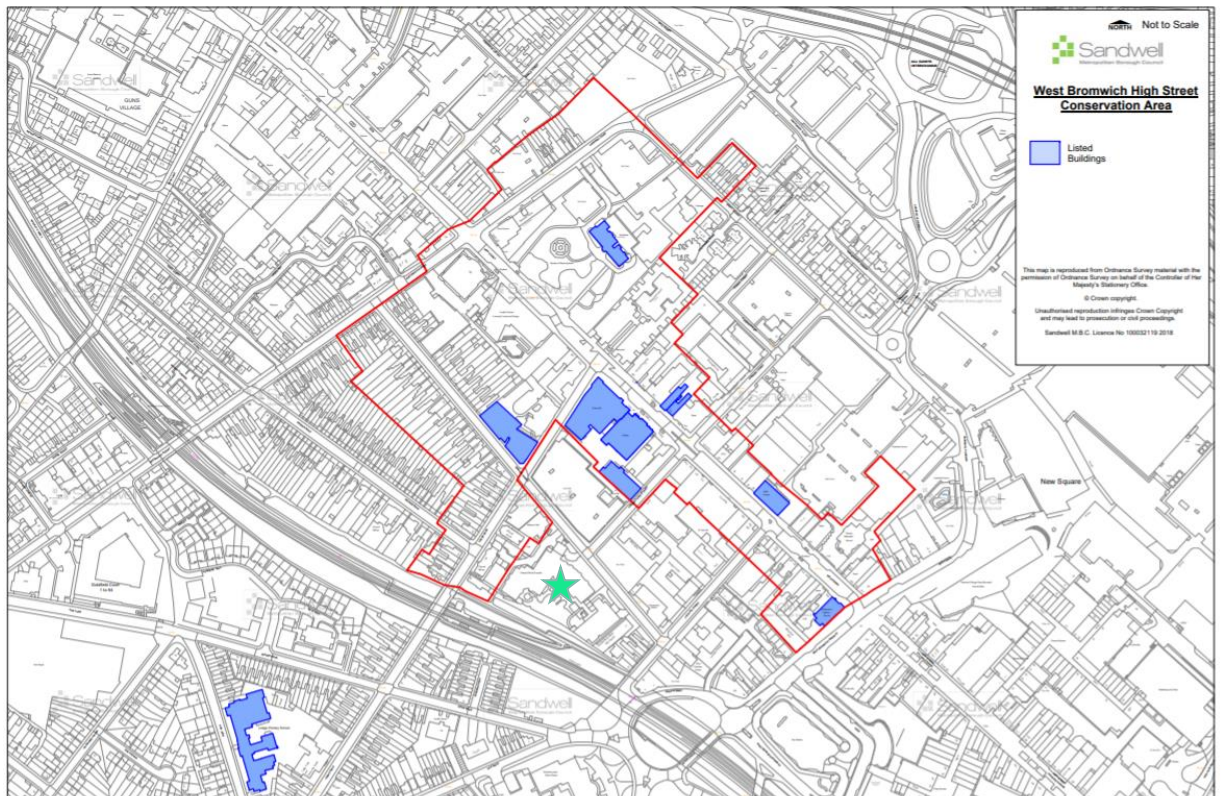


Figure 2: West Bromwich Conservation Area (Source: Sandwell MBC with CBRE markup – green star denotes the site locations)

- 2.8 There are also 3 locally listed buildings within 100 metres of Edward Street Hospital which are:
- Masonic Hall, Edward Street
  - Shiloh Apostolic Church, Lodge Road
  - Child and Adolescent Mental Health Service, 48 Lodge Road

- 2.9 The surrounding urban area comprises a mix of uses including commercial, residential, retail, local community use classes, and sui generis. Buildings within close proximity of Edward Street Hospital demonstrate similar heights, ranging from two-storeys to five-storeys.
- 2.10 The site is located in flood zone 1 which according the Environment Agency, is ‘very low risk’. This term means there is less than 0.1% chance of flooding in any year.

## Planning History

- 2.11 We have carried out a planning history search using Sandwell Metropolitan Borough Council’s online planning records, the findings are summarised in the table below.

| Reference   | Development description   | Status                 |
|-------------|---|------------------------|
| DC/01/38652 | Erection of new smoking lounge extension to day care hospital.  | Approved<br>10/01/2002 |
| DC/09/51169 | Proposed boundary fence and wall to the rear of car park.       | Approved<br>26/08/2009 |
| DC/13/56362 | Proposed external alterations to include new windows and doors. | Approved<br>10/12/2013 |

Table 1: Planning History

# Proposed Development

- 3.1 The Applicant seeks to remodel Edward Street Hospital (ESH) on its existing site in West Bromwich comprising the eradication of the dormitory accommodation in the two existing older adult mental health wards - Chance and Salter wards located to the south of the main hospital building.
- 3.2 The hospital currently accommodates 42 dormitory style inpatients beds, within three storeys and can be accessed internally via the main hospital building. During the pandemic, this bed number has been significantly reduced owing to the social distancing requirements of the dormitories.
- 3.3 It is proposed that the redevelopment will comprise of the following:
- Demolition of the south eastern ward
  - Two-storey hospital wing replacement and extension comprising two 15no.bed wards (30no. beds in total) of individual en-suite rooms. The rooms will wrap around the perimeter of the new build extension, with appropriate circulation points for access and fire escape
  - Areas for patient day/ dining, and staff facilities
  - Internal courtyard at ground floor, and first floor terrace garden overlooking the main courtyard garden
  - Retention of the existing entrance through the Lighthouse, with a discrete access to the new build to allow for ambulance and private entrances for patients to access the wards.
- 3.4 The total floorspace of Edward Street Hospital is 5,290sqm. The south-eastern wing to be demolished comprises 1,936sqm of floorspace, to be replaced with 2,359sqm – a net increase of 423sqm.
- 3.5 A landscape scheme has been submitted with the application which identifies operational areas such as for fire tender and maintenance, and also to complement the health use including therapeutic and sensory gardens.
- 3.6 The proposed development aspires to achieve BREEAM Excellent credentials. This will be achieved by applying the energy hierarchy principles, thus using sustainable materials during the construction process, creating an airtight building by introducing triple glazing, and introducing energy efficient technologies such as LED lighting. The remaining energy demand will be met through photovoltaics to generate zero carbon energy.

## Pre-application

- 3.7 The Applicant has engaged with the Local Planning Authority, Sandwell Metropolitan Borough Council (SMBC), prior to submitting this Planning Application. A meeting was held on 21<sup>st</sup> December 2021 with the Planning and Conservation Officers. It was confirmed that the principle of development is acceptable, however, amendments to the elevational designs given the heritage context were discussed.
- 3.8 The Applicant and Design Team worked through these comments and provided a revised elevational design to SMBC. On 4<sup>th</sup> February 2022, the Case Officer, Conservation Officer, and Urban Design Officer advised that the scheme is an improvement and is appropriate in the historical context. This is the scheme taken forward to this Planning Application.
- 3.9 Prior to the pre-application meeting in December, officers confirmed that an Air Quality Assessment is not required. There were also no objections from Highways.

- 3.10 During the initial stages of the pre-application, weekly engagement meetings with the Trust and Design Team were undertaken to develop the design. In addition, two consultations with the staff at Edward Street Hospital was undertaken to gain an understanding how the redeveloped hospital wing would be fit for purpose. This influenced the design and ensured the process was user led.
- 3.11 The first session was held at the earliest stage of the design process to comprehend how the existing hospital was used. The purposed of the consultation was to take into account any improvements that the staff could suggest. The second session involved more detailed proposals with visuals and 3D views and plans to illustrate the design process and assist with engagement with the staff.
- 3.12 Feedback from the engagement with the staff was positive and it is noted that hospital staff felt their views have been considered during the design process.



# Planning Policy

## National Planning Policy

### National Planning Policy Framework

- 4.1 The revised National Planning Policy Framework (NPPF) was published on 20<sup>th</sup> July 2021 and is a material consideration in the determination of planning applications.
- 4.2 Paragraph 11 of the NPPF demonstrates one of the fundamental principles, “presumption in favour of sustainable development”. This means that development should be given planning approval where it agrees with the development plan; or, where the development plan is absent, silent or out-of-date, permission must be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 4.3 The following chapters are relevant to this proposal:
- Decision-making (paragraphs 38 - 59)
  - Building a strong, Competitive economy (paragraphs 81 – 85)
  - Promoting healthy and safe communities (paragraphs 93 and 96)
  - Making effective use of land (paragraph 119 – 123)
  - Achieving well-designed places (paragraph 126 – 136)
  - Meeting the challenge of climate change, flooding and coastal change (paragraphs 152 – 158)
  - Conserving and enhancing the natural environment (paragraphs 179 - 180 and 185 - 188)
  - Conserving and enhancing the historic environment (paragraphs 194 – 208)

## Local Planning Policy

### Introduction

- 4.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 [and paragraph 2 of the National Planning Policy Framework (NPPF)] requires that proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Sandwell Metropolitan Borough Council’s Local Plan comprises of five documents. These documents are listed below.
- Black Country Core Strategy (2011)
  - Site Allocations and Delivery DPD (2012)
  - West Bromwich AAP (2012)
  - Smethwick AAP
  - Tipton AAP
- 4.5 The Black Country Core Strategy (2011), Site Allocations and Delivery DPD (2012) and West Bromwich AAP (2012) are relevant to the proposed development at Edward Street Hospital. The Smethwick AAP and Tipton AAP are not relevant to the application of this development. This is due to the site not being located within these Area Action Plans.
- 4.6 Sandwell MBC introduced the Community Infrastructure Levy in 2015. There is a nil charge from medical/ hospital uses in the Borough.

## Black Country Core Strategy (2011)

- 4.7 Adopted in February 2011, the Black Country Core Strategy sets out the overarching planning policies for the four Black Country authorities: Wolverhampton City Council, Walsall Council, Dudley Metropolitan Borough Council, and Sandwell Metropolitan Borough Council. This document sets out the Borough’s and neighboring authorities’ strategy until 2026. It is included as one of the five documents that combine to comprise Sandwell Metropolitan Borough Council’s Local Plan.
- 4.8 The site is located within the Strategic Centre of West Bromwich, to which policies CSP1, CEN1 and CEN3 are relevant. The table below summaries the relevant policies to the proposed development:

| Topic/ Policy                          | Summary   |
|--|---|
| CSP4: Place-making                     | Developments within the Black Country require bespoke approaches to place-making and quality design. The historical character of the area must be taken into account. Any developments must have a positive impact upon its surroundings. |
| DEL1: Infrastructure provision         | The policy aimed to address the deliverability and the implementation of infrastructure across the Black Country.   |
| ENV3: Design Quality                   | This policy mentions the implementation of the principles of “manual for streets” and requires crime prevention methods through design as well as using design features to reduce the urban heat island effect.                           |
| ENV6: Open space, sport and recreation | Here, the core strategy talks about improving the image and environmental quality of the Black Country. In addition, enhancing diversity and physical and mental well-being are at the fore front of the Black country’s agendas.         |
| ENV7: Renewable Energy                 | Developments that align with Local, Regional and National policy guidance as well as not causing significant harm on amenities and the environment, will be permitted.  |
| ENV8: Air Quality                      | Sensitive developments such as hospitals should be, where possible, located in areas where air quality meets national air quality standards.  |
| CSP1: The Growth Network               | By 2026, the Black Country Strategic Centers aim to provide 345,000 sqm and 880,000sqm of retail and office spaces respectively. They also aim to provide 7,500 new homes, improve transport links, and                                   |

|   |   |
|---|---|
|   | significantly improve the integration of the built and green environment into development centers.  |
| CEN1: The Importance of the Black Country Centres for the Regeneration Strategy | The Black Country Strategic Centers' main focus is for sub-regional retail, office, leisure, cultural and service activities. This will be provided through a network of Town, District and Local centres.  |
| CEN3: Growth in the Strategic Centers   | <p>This policy seeks to secure an appropriate amount of retail and office space to ensure investment which will aid regeneration within the Black Country.</p> <p>The Strategic Centres should be the principal locations for major leisure, commercial leisure, entertainment, cultural facilities and services, such as hotels which meet the needs of the sub region and beyond.</p> |

### West Bromwich Area Action Plan (2012)

- 4.9 West Bromwich Area Action Plan was adopted in December 2012 and sets out the vision and policies specific to West Bromwich. The site is located within the strategic access corridor and town centre core within the AAP.
- 4.10 The table below summarises policies relevant to the proposed development:

| Topic/Policy                    | Summary  |
|---------------------------------|--|
| WBP2: Other Town Centre Uses    | Within the town centre core, a range of uses will be encouraged in order to support and complement the retail offer.   |
| WBP4: Design Principles         | This policy requires the applicant to demonstrate how the development will seamlessly integrate into the built environment. This can be achieved by creating appropriate access, considering the location and orientation of the building, and promoting safe and secure public and private spaces, to name a few.   |
| WBP6: Greenspace and recreation | New developments should ensure that there is an enhancement to local open spaces as well as improving pedestrian linkages.   |
| WBP8: Conservation Areas        | All new development, including extensions within or affecting the setting of the Conservation Area will adopt the principles set out in the Conservation Area Appraisal and Enhancement Scheme. It will preserve and enhance the character and interest of historic spaces and buildings within the Conservation Area. The Conservation Area key frontages and views will be protected and enhanced. |

**WBP9: Natural Environment** The Council will ensure that in making decisions in relation to development that issues on environmental sustainability, resource efficiency and energy efficiency are properly addressed. All new developments within the AAP area will be required to make a contribution towards measures to offset any adverse air quality impacts of the development in those areas identified in the Air Quality Action Plan.

4.11 The site is located within ‘Opportunity Area 2: Office and Cultural Sector’ however there are no specific proposals for the Edward Street Hospital site.

### Site Allocations and Delivery DPD (2012)

4.12 The Site Allocations and Delivery DPD is a key aspect of the Sandwell Local Plan and builds on the Black Country Core Strategy, providing much greater detail for Sandwell, by providing policies and site allocations.

4.13 The Edward Street Hospital site does not have a specific allocation within the DPD, however it is considered that the following policies are relevant to the proposed development:

| Topic/ Policy                            | Summary   |
|--|---|
| SAD HE1 – Listed Buildings               | The Council will safeguard and encourage appropriate enhancement of listed buildings and their settings. The Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by preservation of trees and landscape features.   |
| SAD HE 2 – Conservation Areas            | Proposals for new build, alteration or extension within Sandwell’s conservation areas should respect the historic building’s characteristics and architectural styles which include scale, grouping, materials, and fenestration.<br><br>Proposals which will impact on the setting of the conservation area should also demonstrate that they will preserve or better reveal the positive elements of the conservation area. |
| SAD EOS 5 – Environmental Infrastructure | Sandwell will promote environmental infrastructure within all new developments and opportunities should be fully explored to build in environmental infrastructure improvements to existing developments  |
| SAD EOS 9 – Urban Design Principles      | The Council will assess all applications for new development in accordance with policy ENV3, Design Quality, of the Black Country Core Strategy.<br><br>Particular regard will be paid to how the development relates to the street, its relationship with the public realm, the ease with which  |

the public are able to move through and around the development, and the nature and height of any buildings and their effect on the surrounding urban area.

|                                       |  |
|---------------------------------------|--|
| SAD DM 1 – Access for Disabled People | Developments will be required to demonstrate appropriate provision for access for disabled people and people with mobility difficulties, including access to transport, buildings, and the external environment. Specifically, the design and layout of developments which include public access must have regard to the needs of disabled people and others with mobility difficulties. |
|---------------------------------------|--|

### Black Country Plan 2021 (emerging)

4.14 The Black Country Authorities are currently reviewing the BCCS (2021) and subsequently preparing a new Black Country Plan covering the period 2020 - 2039. Consultation of the Draft Black Country Plan (Regulation 18) was carried out between August and October 2021. It is anticipated that the Black Country Plan will be adopted by April 2024.

4.15 The draft policies below are relevant to the proposed development:

| Topic/ Policy  | Summary  |
|--|--|
| CSP4: Place-making   | Developments within the Black Country require bespoke approaches to place-making and quality design. The historical character of the area must be taken into account. Any developments must have a positive impact upon the climate and its surroundings.            |
| HW1: Health and wellbeing  | This policy has a strong focus on creating a secure place for residents, employees and visitors whilst encouraging better physical, social and mental health.  |
| HW2: Healthcare Infrastructure   | The Black Country Plan requires healthcare infrastructure to be well-served by public transport. Primary and secondary healthcare services will be protected, with new and improved facilities being built in accordance with local development documents.           |
| ENV3: Nature recovery and Biodiversity net gain                            | Policy states that all developments shall be required to deliver a minimum of 10% net gain in biodiversity which will be measured against the baseline site information.   |
| ENV4: Provision, retention and protection of trees, woodland and hedgerows | Any removal of vegetation which contributes to public amenity and air quality, will be given the presumption against removal. Thus, an arboricultural survey is needed before any removal of vegetation. However, the planting of native species will be encouraged. |

|  |   |
|--|---|
| <p>ENV8: Open Space, Sports and Recreation</p>                       | <p>The Black Country Plan continues to reiterate its previous policy from the Black Country Core Strategy. Improving the image and environmental quality of the Black Country, as well as enhancing diversity, physical and mental well-being is still at the fore front of the Black country’s agendas.</p>  |
| <p>ENV9: Design Quality</p>  | <p>This policy mentions the implementation of the principles of “manual for streets”, and requires crime prevention methods through design as well as using design features to reduce the urban heat island effect.</p>   |
| <p>CC1: Increasing efficiency and resilience</p>                     | <p>It is evident that Climate change is a concern within the Black Country Plan. The policy states that developments should be designed to alleviate the impacts of Climate Change through, building orientation, materials used, impacts on travel, and landscaping to name a few.</p>   |
| <p>CC2: Energy Infrastructure</p>                                    | <p>Any development including ten homes or more, or non-residential floorspace of 1,000 sq m or more must include opportunities for decentralised energy provision within the site, unless it can be demonstrated that the development is not suitable, feasible or viable for district heat or decentralised power networks.</p> <p>Where there is existing decentralised energy provision available close to the site, the development will be expected to link into it or should be designed to accommodate a subsequent connection.</p> <p>Where developers can demonstrate to the satisfaction of the relevant BCA that a link to an existing or committed decentralised energy source nearby is not viable, the local authority will support the provision of alternative onsite carbon elimination measures that can be incorporated into the scheme.</p> |
| <p>CC3: Managing Heat Risk</p>                                       | <p>Development proposals should minimise both internal heat gain and the impacts of urban heat islands by using appropriate design, layout, orientation and materials.</p> <p>Development proposals will be expected to demonstrate how their potential for overheating and reliance on artificial cooling systems will be reduced.</p>   |
| <p>CC4: Air Quality</p>  | <p>Developments must be at least air quality neutral, with sensitive developments e.g., hospitals, located in current air quality neutral areas. Any developments that cannot demonstrate they are policy compliant, will be refused.</p>   |
| <p>CC6: Sustainable Drainage and Surface Water Management (SUDS)</p> | <p>All new developments should incorporate SUDS and all development proposals should provide details of adoption, ongoing maintenance, and management of SUDS.</p>  |

|  |  |
|--|--|
| <p>CC7: Renewable and Low Carbon Energy and BREEAM standards</p> | <p>Proposals involving the development of renewable or low carbon energy sources will be permitted where the proposal accords with local and national guidance and would not significantly harm the natural, historic or built environment or have a significant adverse effect on the amenity of those living or working nearby, in terms of visual, noise, odour, air pollution or other effects.</p> <p>Small developments creating between one and nine homes or non-residential floorspace of less than 1,000 sqm gross (whether new build or conversion) must incorporate generation of energy from renewable or low carbon sources sufficient to off-set at least 10% of the estimated residual energy demand of the development on completion.</p> <p>A variety of renewable and low-carbon energy sources and generation methods should be assessed and costed, including on-site and off-site sources where appropriate, and the use of district heat and / or decentralised energy networks. An energy assessment must be submitted with the planning application to demonstrate that these requirements have been met.</p> |
| <p>CSP2: The Strategic Centers and Core Regeneration Areas</p>   | <p>The Strategic Centres and Core Regeneration Centres are primary areas for new development, regeneration, and infrastructure investment. The Black Country Plan aims to build 9,561 dwellings of mixed type and tenure by the end of the plan period.</p>  |

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# Key Planning Considerations

- 5.1 This Section explores the key benefits of the scheme and the planning and policy considerations. Separate technical reports have been submitted which provides the full technical assessment.

## Principle of Development

- 5.2 This planning application seeks approval for demolition of the existing south-eastern hospital wing and redevelopment of a larger wing (net increase of 423sqm) to provide en-suite patient accommodation in a new wing.
- 5.3 The principle of development is considered to be appropriate as the proposed works relate to the demolition of an existing outdated dormitory, and redevelopment of a more fit-for-purpose ward as part of the proposed dormitory eradication scheme. The type and intensity of the use will not be increased as the number of beds overall will reduce from 42no. to 30no., however the footprint of the building will increase to accommodate the high quality en-suite facilities and associated staff/ welfare space. The principle of the proposed development has been considered acceptable during pre-application engagement with SMBC.
- 5.4 The proposed development will enable the hospital to continue providing medical services to those in need at this established location.
- 5.5 The site is within the Strategic Centre of West Bromwich which the Black Country Core Strategy (2011) identifies as an area for growth. The site continues to be accessible to all via public transport, and nearby parking provision, given its location adjacent to the Town Centre. The redevelopment of the hospital wing provides an accessible healthcare facility and aids the growth of both the strategic centre and wider area and therefore, policy CEN3: Growth in the Strategic Centre will be met.
- 5.6 Policy HW1 (Health and Wellbeing), of the emerging Black Country Plan 2021 focuses on creating a secure place for residents, employees and visitors whilst encouraging better physical, social, and mental health. Supporting documents submitted within the planning application demonstrate designs which will encourage a safe and welcoming living and working environment for patients, staff, and visitors.

## Contribution to Sustainable Development

- 5.8 The proposed development will deliver benefits and constitutes sustainable development, making a positive contribution to each of the pillars of sustainability described in NPPF paragraph 8. A summary of the sustainability credentials of the proposed development is provided in Table 2 below.

| Sustainability Credential   | Assessment   |
|---|--|
| Economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; | <p>The following economic benefits will be created by the proposed development:</p> <ul style="list-style-type: none"> <li>- The retention of skilled workers within the healthcare industry.</li> <li>- The creation of jobs through the construction process and operational phase.</li> </ul> |



|  |  |
|--|--|
|  | - Aid the growth of the strategic centre.  |
| Social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and | The development will deliver high quality specialist healthcare facilities for West Bromwich and the wider region. The proposals will create a safe, welcoming and accessible space for patients, staff and visitors.  |
| Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.  | The redevelopment of the Chance and Salter Hospital wards will be sympathetic to its sensitive heritage surroundings whilst demonstrating a modern twist on quirky designs. The site is sustainably located near the Lodge Road Tram Stop, bus routes, and walking routes into West Bromwich Town Centre. By achieving BREEAM ‘Excellent’ rating, the development will be highly sustainable and will set a precedence for building of similar uses. |

Table 2: Sustainability Assessment

## Parking and Access

- 5.9 Currently, on-site car parking is limited and is not proposed to be altered through this Planning Application. There is an existing public car park which is situated opposite Edward Street Hospital and is available for use for visitors should patients, staff and visitors travel by car. The hospital is in close proximity to public transport including the Metro and Bus, which run frequent and accessible services, therefore fulfilling policy HW2 of the Black Country Plan 2021, and paragraph 108 of the NPPF 2021.
- 5.10 Level access to the building will be provided at the appropriate grade for wheelchair access thus meeting requirements of policy SAD DM1 are met.
- 5.11 A Transport Statement has been carried out by Hydrock and is submitted with this Planning Application. The Transport Statement notes that due to the unchanged numbers in staff and reduced number of patients, the proposed development will not have a negative impact on the existing road network. It also confirms that the site is accessible by non-car modes. The ability to readily access wider destinations by walking, cycling, bus or rail provides a key advantage in providing a real alternative to car travel (e.g. for journeys to work) and as such promotes the aim of reducing car travel.
- 5.12 It is concluded that the proposed development accords with highway access design recommendations and sustainable values and hence there is no basis for highway and transportation objections to the proposals.
- 5.13 A Framework Travel Plan has also been produced by Hydrock. The Travel Plan is a long-term strategy for a site to reduce the dependence of staff and visitors on travel by private car. The FTP sets out the aims, objectives and targets and how they can be implemented and measured.
- 5.14 Black Country Healthcare NHS Trust recognises the importance of reducing the potential negative transport-related impacts of the proposed development and the need to provide for, and encourage, a range of sustainable travel options as alternatives to single occupancy car use.

## Landscaping

5.15 A landscape scheme has been submitted with the application which identifies operational areas such as for fire tender and maintenance, and also to complement the health use including therapeutic and sensory gardens.

5.16 Four plans are submitted which should be read in conjunction with each other as follows:

**RB0002-ITER-XX-00-DR-L-0101-P02 Landscape General Arrangement** – details the materials proposed to be used in the landscape, including hard and soft areas. Grass is proposed to the front of the proposed building at Edward Street, with a mixture of materials to the rear of the building in the functional areas.

**RB0002-ITER-XX-00-DR-L-0003-P02 External Security and Access Strategy Plan** – identifies the public and private areas, alongside emergency, maintenance and pedestrian access. Additionally, it denotes the secure boundary fencing proposed.

**RB0002-ITER-XX-00-DR-L-0002-P02 Landscape Strategy Plan** – ‘zones’ the external area into 7no. areas:

- Public realm
- Café courtyard
- Access
- Terrace
- Central courtyard
- Sensory garden
- Therapeutic garden

**RB0002-ITER-XX-DR-L-0001-P02 Landscape Masterplan** – provides a CGI of the landscaping proposals and identifies the key thematic areas.

## Ecology and Trees

5.17 An Ecology Appraisal has been prepared by Aspect Ecology and is submitted with this Planning Application. The Appraisal confirms that the site itself is not subject to any statutory or non-statutory ecological designations and it is unlikely that any such designations in the surrounding area will be significantly affected by the proposals.

5.18 A number of trees located within the garden area and along Edward Street are proposed to be removed, which would be of minor ecological significance. The removal of non-native ornamental shrubs in the garden is also be of negligible ecological significance.

5.19 Aspect Ecology also reviewed the current faunal use of the site. The building is considered to provide low suitability to support roosting bats, however, further survey work is recommended prior to demolition or any works impacting roof materials, to determine presence/absence of roosting bats. This can be secured by an appropriately worded planning condition.

- 5.20 A number of birds nests were recorded within the site and the potential for nesting birds to be present at the time of demolition and refurbishment of building / removal of trees and shrubs and should therefore be subject to appropriate mitigation. This can be secured by an appropriately worded planning condition.
- 5.21 The Ecology Report identifies a number of biodiversity net gain measures, including new roosting opportunities for bats, and more diverse nesting habitats for birds which can be incorporated into the scheme.

## Energy/Sustainability

- 5.22 The Dormitory Eradication project aims to be at the forefront of climate change movement with its strong carbon and sustainability aspirations helping to create a development which supports the NHS', Black Country Healthcare NHS Foundation Trust and Sandwell Metropolitan Borough Council's ambitious climate transition.
- 5.23 An Energy and Sustainability Statement has been developed by Cundall, and is submitted in support of this Planning Application. An Energy Strategy has been developed following the Energy Hierarchy, '*Be Lean, Be Clean, Be Green*', the proposed development will perform significantly better than the minimum requirements for part L or the Building Regulations. The scheme applies the following strategies:
- The envelope of the new build will be designed to perform significantly better than the Building Regulation standards with low U-values, g-values and low air leakage rates.
  - Analysis has been carried out to optimise the facades so that heat losses are minimised whilst the size and position of openings has been optimised to maximise the use of natural light within each space.
  - The development will be mechanically ventilated throughout the year, making use of heat recovery to reduce the heating demands.
  - Energy efficient services employed in the development include high efficiency LED lighting coupled with occupancy and daylight controls to significantly reduce the lighting energy use.
  - Electrical and mechanical systems within the development will be tightly metered and controlled with a full Building Management System (BMS). This will enable energy use to be tracked and opportunities for efficiency improvements to be made.
- 5.24 The development will see an improvement of 35.3% over the building regulations Part L 2013 Target Emission Rate. This Emission Rate exceeds the target set within the Black Country Core Strategy (Policy CC7).
- 5.25 A pre-assessment has been carried out using the BREEAM 2018 'new construction methodology, fully fitted building'. The results of the assessment indicate that the current design is likely to achieve a BREEAM 'Excellent' rating, with a score of 76.55%. Therefore, policy ENV7: Renewable energy of the Black Country Core Strategy 2011, will be met.

## Flood Risk and Sustainable Drainage

- 5.26 A Flood Risk and Sustainable Drainage Assessment has been prepared by Couch Consulting Engineers (CCE) in relation to the proposal and is submitted as part of this application.
- 5.27 The site is located in Flood Zone 1 as defined on the Government's Flood Risk Map for Planning. The site has also been shown to lie at very low risk of flooding from other sources.

- 5.28 The proposed site layout shows finished floor levels are to be set to match the existing build, which sits above the surrounding ground levels to mitigate against any possible overland flows flooding and also to connect appropriately to the existing building.
- 5.29 In terms of the risk of flooding from pluvial sources from the site a surface water drainage strategy has been prepared which intercepts the runoff from the roof and paved areas of the proposed building, via a piped storm water network. The surface water is then drained into two attenuation tanks located in between the building and Edward Street and the courtyard, which combined have sufficient storage for all storm events up to and including the 1:100 year event plus 40% for climate change. A Developer Enquiry response has been received from Severn Trent Water which is enclosed with this application.
- 5.30 Therefore, policy CC6: Sustainable Drainage and Surface Water Management (SUDS) of the emerging Black Country Plan 2021, will be met.

## Heritage

- 5.31 A Desk Based Heritage Impact Assessment has been prepared By Locus Consulting Ltd and has been submitted with this Planning Application. The Site contains no designated heritage assets but lies in the setting of four Grade II listed buildings and the West Bromwich Conservation Area. Western parts of the Site include one non-designated heritage asset, but this lies outside of the Development Area. More broadly, the Site lies within the setting of two non-designated heritage assets. Notably, all assets are associated with the rapid growth of West Bromwich in the mid to late 19th century.
- 5.32 Groundworks associated with the proposed development have the ability to impact upon any surviving archaeological remains within the Site. The overall archaeological potential of the Site is moderate. If present, remains within the Site are most likely associated with the 19th century hospital structures and be of local archaeological interest. The Site has a low potential for remains of activity during the Civil War, although evidence is speculative with previous investigations inconclusive. Associated remains would be of local to regional importance.
- 5.33 The site will preserve the setting of the Grade II listed buildings of the Town Hall, Central Public Library, Law Courts, Ryland Memorial School of Art and the West Bromwich High Street Conservation Area.
- 5.34 The Site will have a neutral impact upon the ability to experience the significance of non-designated heritage assets of the Masonic Hall, the Shiloh Apostolic Church and 48 Lodge Road.
- 5.35 Overall, the proposed development will have a neutral impact upon the significance of designated and non-designated heritage assets. Therefore the proposed development is due no weight, either for or against it, in the planning balance on the grounds of the NPPF, law (Planning Listed Buildings and Conservation Areas Act 1990), and local policy. This neutral impact aligns with Paragraph 189 of the NPPF and Policy ENV2 of the Black Country Core Strategy (2011).

## Noise

- 5.36 An Acoustics Report has been prepared by Cundall and has been submitted as part of this Planning Application. A combination of attended and unattended noise surveys have been carried out, where it was concluded that the dominant source of noise was considered to be road traffic on the surrounding roads and trams passing the site. No industrial or commercial noise was audible above the road traffic noise.
- 5.37 Mitigation is proposed to ensure bedrooms are protected from any external noise, including mechanical ventilation and openable double glazed windows.

## Design and Massing

- 5.38 The design of the proposed development has been through an iterative design process with the NHS Trust and SMBC resulting in a sympathetically design redevelopment complementing the existing hospital building and historical context.
- 5.39 The current building comprises a three storey building which is proposed to reduce in height down to two storeys. The footprint of the building however will increase from a single linear wing to a square courtyard formation, capable of accommodating high quality modern en-suite facilities.
- 5.40 Through pre-application discussion with SMBC, the design evolved from a modern built form with flat roof, to a style that complements the existing hospital and its historic surroundings. This includes three gables in a rhythm to accompany the existing built form.
- 5.41 Windows are also in a recess to match the existing string coursing, and different colours of brick to provide a visual break between the existing and proposed building. The façade will primarily be of brick to match existing with a lighter colour to highlight staircases. The plant room to the roof is proposed to be clad in dark zinc panels. Within the gables there will be a circular brick course at roof level to match the main building, allowing the new ward to be read as one with the rest of the hospital, with neutral impact upon the historic setting.
- 5.42 It is considered that the design and massing of the proposed new hospital wing is appropriate in its context.
- 5.43 Full detail is provided in the submitted Design and Access Statement prepared by Gilling Dod Architects.

# Conclusion

- 6.1 This Planning Statement has been prepared on behalf of the NHS Procure 22 Principal Supply Chain Partner Integrated Health Projects (IHP) to support the planning application for the demolition of the existing south-eastern hospital wing at Edward Hospital and redevelopment to provide new high quality en-suite accommodation within a new extension.
- 6.2 The proposals comprise the demolition of 1,936sqm of floorspace and the redevelopment of 2,359sqm floor space (an increase of 423sqm) which includes 30no. en-suite patient rooms, associated facilities, and outdoor courtyard and terrace.
- 6.3 The building aims to achieve BREEAM rating 'Excellent' striving towards a high standard of energy efficiency.
- 6.4 The design of the proposed redeveloped hospital wing has been through an iterative design process with the Black Country NHS Trust and Sandwell Metropolitan Borough Council to meet the functional and operational needs of the hospital and the historic setting to which it is located within. The material selection is sympathetic to the historic environment and relates to the existing building, drawing out key design features such as masonry facades, emphasis of bays and recessed circles to roof pitches.
- 6.5 Supporting documents have been prepared and submitted alongside this Planning Statement demonstrating how the proposed development is in accordance with the NPPF, the Black Country Core Strategy 2011, West Bromwich Area Action Plan, Site Allocations and Delivery DPD, and the emerging Black Country Plan 2021.
- 6.6 For the reasons set out above, this planning application should be approved to enable the demolition of the existing hospital ward and redevelop a new hospital ward to cater for up to 30no. patients with en-suite facilities. This will contribute to delivering high quality medical care within the wider area, as well as creating an exemplary sustainable healthcare facility.

# Appendices

## Appendix 1

