

Mr Tony Lowe
Northumberland County Council
County Hall
Morpeth
NE61 2EF

Date: 7 August 2023

Our ref: 66905/01/JW/ET/26702321v1

Dear Tony

Full Planning Application: Land at Brucegate, Berwick upon Tweed

On behalf of our client, Northumbria Healthcare NHS Foundation Trust ('the applicant'), we are pleased to submit a planning application for a temporary inpatient facility on land at Brucegate, Berwick upon Tweed. The application has been submitted via the Planning Portal.

The description of development is as follows:

"Erection of temporary inpatient facility"

Site Location

The application site comprises land at Brucegate, which is located within Berwick-upon-Tweed to the north of the town centre, and forms part of Berwick-upon-Tweed Conservation Area. The site comprises hardstanding currently used as car parking.

Proposed Development

The development proposed as part of the subject application will create temporary inpatient facilities to support the existing healthcare provision in Berwick, serving the residents of Berwick and the surrounding area.

The proposed development comprises the installation of a modular building with a floorspace of 437 sqm. The building will be one-storey and have kingspan external wall panels in goosewing grey, windows along the north and south elevations and 3no. access ramps along the northern elevation. The building will provide space for 2no. 4-bed bays with circulation spaces, waiting area, lobby, toilets and utility space also provided.

The proposed development is illustrated in the accompanying application drawings prepared by P+HS Architects.

It is intended that the proposed temporary building will be required for a period of 2 years. The proposed building is needed to provide temporary inpatient facilities. Once the temporary period ends, the temporary structure will be removed from site and the land reinstated to its former use and condition.

Planning Policy Context

The latest version of the National Planning Policy Framework (NPPF) was published in July 2021. The document sets out the Government's economic, environmental and social planning policies for England. Paragraph 123 of the NPPF states that local planning authorities should take a positive approach to proposals seeking to make more effective use of sites that provide community services, such as hospitals.

The Northumberland Local Plan, adopted 2022, comprises the adopted development plan for the application site. Policy INF 2 considers community services and facilities. Policy INF2 states the improvement in the quantity, quality, accessibility and range of community services and facilities, and the provision of new services and facilities where these will meet an identified need will be supported.

Planning Policy Assessment

The application site is not allocated for any specific use in the adopted Northumberland Local Plan (2020), however Policy INF2 supports the improvement in the quantity, quality, accessibility and range of community services and facilities, and the provision of new services and facilities where these will meet an identified need. In addition, Paragraph 123 of the NPPF states that local planning authorities should take a positive approach to proposals seeking to make more effective use of sites that provide community services, such as hospitals.

The applicant has identified a need to provide a proposed temporary building in order to maintain inpatient facilities in Berwick and the surrounding area. The proposed building will therefore serve residents in Berwick and support the existing healthcare facilities in the town.

The new building has been designed to maximise the land at Brucegate by providing a practical facility meeting the need to accommodate inpatient beds. Proposed on a temporary period of 2 years only, the proposed building will ensure inpatient facilities continue to be provided for the Berwick community.

Planning Application Submission

The planning application is accompanied by the following drawings and supporting documents:

- Completed application forms and ownership certificates;
- Application drawings prepared by P+HS Architects;
 - Site Location Plan ref. NHFBTW-PHS-XX-XX-DR-A-9000 Rev P01;
 - Existing Site Plan ref. NHFBTW-PHS-XX-XX-DR-A-9001 Rev P01;
 - Proposed Site Plan ref. NHFBTW-PHS-XX-XX-DR-A-9002 Rev P05;
 - Proposed Roof Plan ref. 3715-PHS-XX-RL-DR-A-27000 Rev P01;

- Proposed GA Plan ref. NHFBTW-PHS-XX-00-DR-A-20000 Rev P03;
- Existing and Proposed Site Sections ref. NHFBTW-PHS-XX-ZZ-DR-A-90005 Rev P01; and
- Proposed Elevations ref. NHFBTW-PHS-XX-ZZ-DR-A-21001 Rev P02.
- Heritage Impact Assessment prepared by Lichfields;
- Transport Statement prepared by Tetra Tech; and
- Ecology Checklist.

Payment of the application will be made separately via the Planning Portal.

Summary

We trust that all of the necessary information has been included to enable you to validate the application, and we will contact in the near future, in order to discuss timescales for determination and arrange a meeting to discuss the proposals further.

In the meantime, if you have any queries, or require any further information, please contact either myself or my colleague Emily Thomson.

Yours sincerely

Robert Dibden
Planning Director