



BRAMHALL
TOWN PLANNING

20th December 2023

REF: 365/CC

Michelle Walker

East Lindsey District Council

The Hub, Mareham Road

Horncastle LN9 6PH

Dear Ms Walker,

**FULL PLANNING APPLICATION SUBMISSION LAND OFF OLD WAINFLEET ROAD, SKEGNESS
PE25 3RR**

CONSTRUCTION OF A COMMUNITY DIAGNOSTICS CENTRE

I am instructed on behalf of MTX Contracts Ltd (who in turn are instructed by United Lincolnshire Hospitals NHS Trust -ULHT) to submit a full planning application which seeks approval for the:

“Proposed construction of a Community Diagnostic Centre (Use Class C2), access, car parking, landscaping and associated infrastructure.”

Overview

There is an urgent need for the delivery of the new facility, critical to aid and support the early diagnostics of health conditions, earlier, faster and more accurately. It will allow patients to access diagnostics care nearer to home without the need to attend acute hospital sites. The services offered are in essence separate to urgent diagnostic scan facilities, which means shorter waiting times and a reduced risk of cancellation which can happen when more urgent cases take priority. Therefore, the aim is this facility will assist with diagnosing health conditions earlier, it will increase capacity in the diagnostic serve by investing in new facilities, equipment and training new staff. In addition, reducing pressure on acute hospital sites.

As can be seen from the submitted plans the design will assist in, improvements to productivity by streamlining acute and elective diagnostic services, redesigning clinical pathways to reduce unnecessary tests or duplication. It will contribute to reducing health inequalities in the area by ensuring everyone has the same personalised experience by providing a single point of access to a range of services in the community in turn providing a more co-ordinated primary, community and secondary care for residents.



BRAMHALL
TOWN PLANNING

The Location

The application site is located to the north of Old Wainfleet Road, it is located within a mixed-use area that comprises open land to the north, commercial east and west and residential to the south. The site is undesignated within the East Lindsey District Council development Plan, although notably within the flood zone.

The site is considered a sustainable location with good access to immediate facilities at aid the patient journey to the CDC but which provide staff day to day faculties for example to walk out at their breaks and lunch ; for example as is examined further within the Design and Access Statement and the Transport Statement with a 10 minute walk of the site is Skegness and District Hospital, bus stops, Skegness Train Station and local supermarkets.

The Application

The Proposed Site Plan, prepared by the applicant's team demonstrates how the utilisation of the development site will deliver an appropriate high-quality environment for patient care. Due considerations as explained within the Design and Access Statement has been given to the immediate environment, notably the immediate residents to the south, consideration of scale, massing location, setting the building to the far north of the site to create significant separation distance of the line of sight, the pedestrian connectivity route to the east of the main access and limitations on necessary signage.

The proposed building will offer:

- A new purpose-built, single storey Community Diagnostic Centre (CDC) that will aid patient journey and their medical care;
- The core clinical areas of provision include: consultation department, diagnostics department and chemotherapy department;
- Retention of existing hospital site staff and generation of new employment opportunities . The facility will be served by 25 staff of which around 20% will be new;
- The CDC will serve in the region of 250 patients per day;
- Regeneration of a previously developed site; and
- Enhanced landscape.

The application will incorporate:

- A single storey purpose-built building with a Gross Internal Floor area (GIA) of 834sq.m;
- A Gross External Floor area (GEA) of 916 sq.m;
- The application edge red boundary area extends to 3932 sq.m;
- Improved gated vehicle access and pedestrian access link;
- 40 car parking spaces, including eight disable spaces;
- Five EV charge points;

- Secure and covered cycle storage
- No plant material on the roof, all provided to the rear of the building.

Based on the floor area and site parameters, the application from a town planning perspective is categorised as a minor application. The application is accompanied by the submission documents listed in Table 1 below that have been informed through discussions with yourself. We trust this will to enable the swift validation and indeed aid the determination of the application.

Table 1: Planning application documents and plans

DOCUMENT/ PLAN	AUTHOR
Application Form and Certificate of Ownership	Bramhall Town Planning
Covering letter/ Statement	Bramhall Town Planning
Application fee	MTX
1469-23-DAY-XX-XX-DR-A-07-0001-Proposed Location Plan-P03	DAY
1469-23-DAY-XX-XX-DR-A-07-000 Existing Site Plan-P02	DAY
1469-23-DAY-XX-XX-DR-A-07-0002-Proposed Site Plan-P03	DAY
1469-23-DAY-XX-00-DR-A-07-0003-Proposed Level 00 Plan-P02	DAY
1469-23-DAY-XX-01-DR-A-07-0004-Proposed Level 01 Plan (Roof)-P02	DAY
1469-23-DAY-XX-XX-DR-A-07-0006-Proposed Elevations-P02	DAY
1469-23-DAY-XX-XX-DR-A-07-0005-Proposed Sections-P02	DAY
1469-23-DAY-XX-XX-DR-A-07-0007-Proposed External Works Plan-P02	DAY
Design and Access Statement, December 2023	DAY
Flood Risk Assessment and Surface water Management Report Rev A June 2023	CCS
Proposed Below Ground Drainage Layout 232425-CCS-CDC-XX-DR-S-0200 rev P.03	CCS
Construction Management Plan (to follow)	MTX
Construction Logistics Plan (to follow)	MTX
Travel Plan Framework	ULHT
Transport Statement (to Follow)	Mode Transport
Geo Environmental Appraisal, November 2023	Groundtech
External EV Charging Points P23-0012-DSSR-XX-00-DR-E-90604 rev P01	DSSR
External Lighting Layout P23-0012-DSSR-XX-00-DR-E-90602 Rev P03	DSSR
External Building Mounted Lighting Layout P23-0012-DSSR-XX-00-DR-E-90601 Rev P03	DSSR
Indicative PV Layout P23-0012-DSSR-XX-00-DR-E-90606 Rev P01	DSSR



BRAMHALL
TOWN PLANNING

MTX Contracts will deliver the facility for ULHT. MTX are an experienced and established leader within the construction of modular buildings. The modular construction method of the building means that the proposed scheme is constructed and prefabricated quickly, reducing build time and resources on-site. This in turn, lessens disruption to service provision by ULHT. The quick turnaround of modular construction (compared with traditional forms of construction) is critical to the project, the use of this method of construction further emphasising the clinical need for the facility.

I trust this meets with your requirements, should you have any queries please do not hesitate to get in touch.

We look forward to working proactively with you towards a positive and swift determination, to enable this much-needed facility to be delivered as soon as possible.

Yours sincerely,

[Redacted signature]

CAROL CLARKE

Planning Director

FOR AND ON BEHALF OF BRAMHALL TOWN PLANNING LIMITED

Enc As above

CC P. Rushton, MTX (by email)