



**Brighton & Hove
City Council**

**PLANNING COMMITTEE
ADDENDUM**

2.00PM, FRIDAY, 27 JANUARY 2012

COUNCIL CHAMBER, HOVE TOWN HALL

ADDENDUM

ITEM	LATE REPRESENTATIONS LIST	Page
126.	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS FOR ROYAL SUSSEX COUNTY HOSPITAL, EASTERN ROAD, BRIGHTON (3TS)	1 - 34

27TH JANUARY 2011 PLANNING COMMITTEE – LATE LIST

Page	Site Address	Application No.	Update
5	Royal Sussex County Hospital, Eastern Road, Brighton	BH2011/02886 Full planning	<p>Additional representations of <u>objection</u> from the occupiers of 5 Bristol Gardens, 45 Upper Abbey Road and 17 Sudeley Place on grounds of loss of Barry Building; overshadowing; loss of privacy; low level noise and vibration; major noise; traffic implications; and lack of summary and inadequate reconsultation period for amended proposals.</p> <p>Additional representations of <u>support</u> from the occupiers of 6 College Terrace and 59 Berriedale Avenue on grounds of improved health infrastructure.</p> <p>Additional <u>comments</u> from the occupiers of 12 Paston Place and 77 Donald Hall Road raises concerns already addressed in the Committee report.</p> <p>A further representation of objection has been received from the occupier of 37 Portland Road on grounds that insufficient Environmental Impact Assessment information has been provided and insufficient public consultation has been undertaken.</p> <p>Officer response: The Local Planning Authority has sought legal advice on the contents of this letter and is content there are no issues of concern.</p> <p>A proposal for an alternative scheme has been re-submitted.</p> <p>Officer response: Pages 124 and 125 directly responds to the alternative scheme proposed.</p> <p>POINTS OF CLARIFICATION Delete the final paragraph at the bottom of page 172 and replace with:</p> <p>It is acknowledged that the Building Research Establishment have some concerns about the methodology used the predicted wind conditions. However there is agreement about the general assessment. The specific mitigations are proposed in the Environmental Statement.</p> <p>Across the site and at various locations the proposed mitigations are identified in the</p>

ES as:

- Hard and soft screens
- Landscaping
- Street furniture
- Off site tree planting

The Local Planning Authority has not sought to have the mitigations scenario modelled as there are no areas identified as having a major negative wind impact. To ensure that the mitigations are designed correctly the s106 Agreement secures final details.

Clarification: The letter of support from Trust Headquarters, Brighton General Hospital is from **Sussex Community Trust**.

Councillors Craig Turton and Warren Morgan: Support the application, although have concerns regarding potential traffic congestion and environmental impact. Councillor Turton's letter is attached.

UPDATE ON PETITIONS

The **petition** on the Council website from Friends of the Earth (see page 54 of Committee report) closed on 23 January 2012 with 136 signatures. This petition will be reported to the Planning, Employment, Economy & Regeneration Cabinet Member Meeting on 2 February 2012.

A further **petition** titled *Improving transport at Royal Sussex development* running from 14 January and 25 February 2012 has been placed on the Council website from Gillian Mackenzie which reads: *We the undersigned petition the council to make visiting and parking easier for the elderly*. At the time of compiling this list (**09.00 hrs 26 January 2012**), the petition had one signature.

ADDITIONAL CONSULTEE COMMENTS

Bicycles: Wish to ensure that the needs of cyclists, pedestrians and public transport users are fully incorporated into transport for the completed development and during the extended demolition / construction period. Identify disincentives to cycling in the Eastern Road area. Concerned about motor vehicle collisions. Acknowledge the Trust has made valuable moves to encourage sustainable

transport but would like them to go further and encourage modal shift by more ambitious targets for travel planning. Believe that far more effective measures need to be taken to reduce traffic in line with national and local planning policy. Disappointed to see large numbers of additional car parking spaces proposed which will encourage motorised transport, rather than cycling, walking and public transport. The health service has corporate responsibilities to support sustainable development. Make 24 detailed points in support of these comments.
Officer response: Transport considerations are fully addressed in the Committee report.

County Archaeologist: No additional recommendations.

East Sussex Fire & Rescue service: No further comment.

Highways Agency: No further representation.

NATS (National Air Traffic Services) (En Route) Ltd: No objection. The scheme does not conflict with safeguarding criteria.

South Downs National Park Authority: No objection in respect of the setting of the National Park.

CONDITIONS & SECTION 106 AGREEMENT

Following further discussions with the applicant and consultees, the Section 106 Agreement Heads of Terms and conditions (pages 7 – 29 of the Committee report) have been amended as follows.

Section 106 Agreement – Heads of Terms

1. A Construction Phasing Plan to include the following information and timeframes:
 - a) Timeframe for construction of the helipad:
 - b) Timeframe for construction for the energy centre and sub station
 - c) Timeframes for demolition and construction of Stages 1, 2 and 3
 - d) Timeframes for demolition and reconstruction of Listed Chapel and Bristol Gate Piers

			<p>e) Information regarding the on-site and off-site car, motorcycle and cycle parking provision during demolition and construction of Stages 1 and 2.</p> <p>f) Timeframes, locations and specifications for; the temporary and permanent relocation of bus stops, pedestrian crossing points, passenger transport service drop off facilities; during the demolition and construction of Stages 1 and 2.</p> <p>g) Timeframes for; the public realm and pedestrian improvements on the north side of Eastern Road (between Upper Abbey Road and Bristol Gate), the south side of Eastern Road (between Abbey Road and Sudeley Place) to include the Eastern Road side road entry treatments at Paston Place, Upper Sudeley Street and Sudeley Place.</p> <p>h) Timeframes for the junction alterations at Bristol Gate/Eastern Road junction, Arundel Road/Eastern Road junction and Freshfield Road/Eastern Road junction.</p> <p>i) On-site access arrangements for construction vehicles during helpad construction and demolition and construction of Stages 1, 2 and 3.</p> <p>j) On-site service arrangements for vehicles during helpad construction and demolition and construction of Stages 1, 2 and 3.</p> <p>2. A Construction Environmental Management Plan (CEMP) which will include the provision of the following information:</p> <p>(i) The phases of the Proposed Development including the forecasted completion date(s).</p> <p>(ii) A commitment to apply to the Council for prior consent under the Control of Pollution Act 1974 and not to Commence Development until such consent has been obtained.</p> <p>(iii) A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme).</p> <p>(iv) A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.</p> <p>(v) A plan showing construction traffic routes.</p> <p>(vi) A Dust and PM₁₀ Monitoring and Mitigation Scheme.</p> <p>(vii) An Asbestos Management Plan.</p>
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			<p>On receipt of written confirmation from the Council stating approval of the CEMP the Developer shall use all reasonable endeavours to implement the commitments set out in the CEMP during the construction period.</p> <ol style="list-style-type: none"> 3. Fourteen days prior written notice of commencement of development of the helpad, the Energy Centre and Stage 1, Stage 2 and Stage 3 . 4. Contribution towards Sustainable Transport of £556,190. 5. Employment of Travel Plan Coordinator for a period of at least 5 years from the first occupation of the Stage 2 Building as a medical facility. 6. Provision of Framework Travel Plan prior to commencement of development (Stage 1), provision of Full Travel Plan within 3 months of occupation of Stage 2. Both Plans subject to annual review. 7. Commitment to enter into a S278/S38 agreement or agreements to carry out off site works to the highway, to include the following: <ol style="list-style-type: none"> a) junction capacity improvements at Bristol Gate/Eastern Road, Freshfield Road/Eastern Road and traffic signalisation at Arundel Road/ Eastern Road; b) relocation and upgrade of three bus stops on Eastern Road; c) new pedestrian crossing; d) public realm and pedestrian improvements on the north side of Eastern Road (between Upper Abbey Road and Bristol Gate); e) pedestrian and cycle improvement to include signage, Eastern Road side road entry treatments at Paston Place, Upper Sudeley Street and Sudeley Place; f) Public realm and pedestrian improvements on south side pavement of Eastern Road between Abbey Road and Sudeley Place. 8. Prior to commencement of demolition for stage 1, a Conditions Survey for Eastern Road (between Upper Rock Gardens and Arundel Road) will be carried out. Any subsequent damage identified through further surveys, inspection and observation may require re-instatement of areas of highway which it has been agreed between both parties have been damaged as a result of 3Ts
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			<p>construction traffic.</p> <ol style="list-style-type: none"> 9. Agreement to fund the necessary Traffic Regulation Orders (TROs) for the highway works, including restricting use of the Patient Transport Services Drop Off Zone to patient transfer services only. 10. Continue residents Liaison Group, with the terms of reference to be agreed. The Liaison Group shall meet 4 times a year throughout the construction period and for a limited period following full occupation. 11. Commitment to present annual updates of site travel plan to Brighton and Hove Strategic Partnership's Transport Partnership. 12. Employment Strategy to be submitted aimed at employing a minimum 20% of local construction workers from within Brighton & Hove City boundary. 13. Artistic component to be provided in accordance with the Trust's Public Art Strategy at a cost of not less than £421,000 index linked to 2012 costs. 14. Off site consolidation centre to be operational prior to commencement of demolition works on Stage 1. 15. Submission and approval of a final Wind Assessment and Mitigation Scheme. 16. Peregrine falcon alternative nest site creation and exclusion works at Thomas Kemp Tower. 17. Requirement for the Stage 1 and Stage 2 Buildings to achieve a relevant BREEAM (2011) rating of Excellent with a minimum of 60% in the Energy and Water Sections. 18. Enter into a legal agreement with the Highway Authority in order for the external lighting on the development to illuminate the highway on Eastern Road (between Upper Abbey Road and Bristol Gate).
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Conditions

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The development hereby permitted shall be carried out in accordance with the approved drawings nos. BDP-AR-HE-A00-GA-L15-0201 F01; BDP-AR-HE-A00-GA-L16-0201 F01; BDP-AR-HE-A00-GA-L18-0201 F01; BDP-AR-ST3-A00-EL-00-0223 F01; BDP-AR-ST1-A00-EL-00-0251 F01; BDP-AR-ST2-A00-EL-00-0251 F01; BDP-AR-ST1-A00-EL-00-0252 F01; BDP-AR-ST1-A00-EL-00-0253 F01; BDP-AR-ST1-A00-SE-00-0239 F01; BDP-AR-ST2-A00-SE-00-0201 F01; BDP-AR-ST2-A00-SE-00-0206 F01; BDP-AR-ST1-A00-SE-00-0204 F01; BDP-AR-ST1-A00-SE-00-0202 F01; BDP-AR-ST1-A00-SE-00-0201 F01; BDP-AR-ST1-A00-SE-00-0201 F01 **received on 23rd September 2011**; ARB-LS-SW-A00-GA-ZZ-0201 F01; BDP-AR-HE-A00-EL-00-0201 F01; BDP-AR-HE-A00-EL-00-0202 F01; BDP-AR-HE-A00-EL-00-0221 F01; BDP-AR-HE-A00-EL-00-0222 F01; BDP-AR-HE-A00-EL-00-0223 F01; BDP-AR-SB-A00-EL-00-0202 F01; BDP-AR-SB-A00-EL-00-0203 F01; BDP-AR-SB-A00-GA-L05-0201 F01; BDP-AR-SB-A00-SE-00-0201 F01; BDP-AR-ST1-A00-EL-00-0201 F01; BDP-AR-ST1-A00-EL-00-0203 F01; BDP-AR-ST1-A00-EL-00-0202 F01; BDP-AR-ST1-A00-EL-00-0222 F01; BDP-AR-ST1-A00-EL-00-0233 F01; BDP-AR-ST1-A00-EL-00-0241 F01; BDP-AR-ST1-A00-GA-B01-0231 F01; BDP-AR-ST1-A00-GA-B02-0201 F01; BDP-AR-ST1-A00-GA-L01-0201 F01; BDP-AR-ST1-A00-GA-L02-0201 F01; BDP-AR-ST1-A00-GA-L03-0201 F01; BDP-AR-ST1-A00-GA-L04-0201 F01; BDP-AR-ST1-A00-GA-L05-0201 F01; BDP-AR-ST1-A00-GA-L06-0201 F01; BDP-AR-ST1-A00-GA-L07-0201 F01; BDP-AR-ST1-A00-GA-L08-0201 F01; BDP-AR-ST1-A00-GA-L09-0201 F01; BDP-AR-ST1-A00-GA-L10-0201 F01; BDP-AR-ST1-A00-GA-L11-0201 F01; BDP-AR-ST1-A00-GA-L12-0201 F01; BDP-AR-ST1-A00-GA-L13-0201 F01; BDP-AR-ST1-A00-SE-00-0207 F01; BDP-AR-ST1-A00-SE-00-0209 F01; BDP-AR-ST1-A00-SE-00-0212 F01; BDP-AR-ST2-A00-EL-00-0201 F01; BDP-AR-ST2-A00-EL-00-0202 F01; BDP-AR-ST2-A00-EL-00-0203 F01; BDP-AR-ST2-A00-EL-00-0204 F01; BDP-AR-ST2-A00-EL-00-0222 F01; BDP-AR-ST2-A00-EL-00-0224 F01; BDP-AR-ST2-A00-GA-B02-0201 F01; BDP-AR-ST2-A00-GA-L01-0201 F01; BDP-AR-ST2-A00-

			<p>GA-L02-0201 F01; BDP-AR-ST2-A00-GA-L03-0201 F01; BDP-AR-ST2-A00-GA-L04-0201 F01; BDP-AR-ST2-A00-GA-L05-0201 F01; BDP-AR-ST2-A00-GA-L06-0201 F01; BDP-AR-ST2-A00-GA-L07-0201 F01; BDP-AR-ST3-A00-EL-00-0203 F01; BDP-AR-ST3-A00-EL-00-0204 F01; BDP-AR-SW-A00-EL-00-0202 F01; BDP-AR-SW-A00-GA-00-0201 F01; BDP-AR-SW-A00-GA-00-0211 F01; BDP-AR-SW-A00-GA-00-0212 F01; BDP-AR-SW-A00-GA-00-0241 F01; BDP-AR-SW-A00-GA-00-0251 F01; BDP-AR-SW-A00-GA-00-0261 F01; BDP-AR-SW-A00-GA-00-0271 F01; BDP-AR-SW-A00-GA-00-0281 F01; BDP-AR-SW-A00-GA-00-0291 F02; BDP-AR-SW-A00-GA-L10-0201 F01; BDP-AR-SW-A00-GA-L1-0201 F01; BDP-AR-SW-A00-GA-L11-0201 F01; BDP-AR-SW-A00-GA-L12-0201 F01; BDP-AR-SW-A00-GA-L13-0201 F01; BDP-AR-SW-A00-GA-L14-0201 F01; BDP-AR-SW-A00-GA-L15-0201 F01; BDP-AR-SW-A00-GA-L16-0201 F01; BDP-AR-SW-A00-GA-L2-0201 F01; BDP-AR-SW-A00-GA-L3-0201 F01; BDP-AR-SW-A00-GA-L4-0201 F01; BDP-AR-SW-A00-GA-L5-0201 F01; BDP-AR-SW-A00-GA-L6-0201 F01; BDP-AR-SW-A00-GA-L7-0201 F01; BDP-AR-SW-A00-GA-L8-0201 F01; BDP-AR-SW-A00-GA-L9-0201 F01; BDP-EL-SW-A00-GA-ZZ-0201 F01; BDP-EL-SW-A00-GA-ZZ-0202 F01 received on 17th October 2011; BDP-LS-ST1-A00-GA-ZZ-0201 F02; BDP-AR-ST1-A00-GA-B01-0201 F02; P-AR-ST2-A00-GA-B01-0201 F02; BDP-LS-ST2-A00-GA-ZZ-0201 F02 received on 12th December 2011 and BDP-AR-ST1-A00-EL-00-0241 F01; BDP-LS-SW-A00-GA-L01-0201 F03; BDP-LS-SW-A00-GA-ZZ-0201 F04 received on 20th January 2012.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>3. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In accordance with BS7445:2003, there shall be no low frequency tones produced by the plant.</p> <p>Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>4. Apart from patient transfer, no vehicular movements nor any loading or unloading of vehicles shall take place in the Stage 3 service yard or on the</p>
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			<p>southern service road except between 7am and 7pm. Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>5. No works of construction shall take place (save for construction of the helpad and substation), until a tree planting scheme, including a 5 year management and maintenance plan, for Bristol Gate and Whitehawk Hill Road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the timeframe for such planting. The scheme shall be fully implemented in accordance with the approved details and retained as such thereafter. Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.</p> <p>6. Any trees which are planted as required by condition 5, that die within 5 years of being planted, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.</p> <p>7. Use of the basement car parking hereby approved shall be for patients and visitors only. Reason: In order to retain an acceptable number of dedicated patient and visitors car parking spaces on site and to restrict the number of staff parking spaces available and to comply with policy TR1 of the Brighton & Hove Local Plan.</p> <p>8. A minimum number of 40 car parking spaces for cancer patients, 21 disabled car parking spaces, 27 motorcycle parking bays, 12 short stay parking bays and the dedicated underground drop off zone shall be marked out and permanently retained within the basement car park. Reason: In order to retain an acceptable number of dedicated patient and visitors car parking spaces on site and to restrict the number of staff parking</p>
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spaces available and to comply with policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.

9. No development shall commence (save for the helipad and substation) until details of secure and covered cycle parking facilities at the North Access Road as indicated on the approved plans for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. Prior to the erection of construction site hoardings or fencing around Stage 1, these facilities shall be fully implemented and retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles during the construction phase and post occupation of the development hereby approved are provided and to encourage travel by means other than private motor vehicles and to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

Helipad Conditions

10. Not less than 3 months prior to the commencement of construction of the helipad hereby approved, details of the final verified design of the helipad including details of the associated plant, lifts and staircases shall be submitted to and approved in writing by the Local Planning Authority. The height of the helipad shall not exceed 118.2 metres AOD. The details submitted shall include confirmation from a suitably qualified person that the final design to be implemented would meet the requirements of the Civil Aviation Authority and all other necessary safety requirements. The helipad shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: In order that the Local Planning Authority can be satisfied that the final design is acceptable in terms of its visual impact, in particular its effect on the setting of adjoining Conservation Areas and Listed Buildings and complies with policies QD1, QD2, QD4, HE3 and HE6 of the Brighton & Hove Local Plan.

11. The construction of the helipad shall not commence until final details of external lighting of the helipad have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties

		<p>and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.</p> <p>12. The helipad hereby approved shall not be used other than by helicopters of the Air Ambulance, HM Coastguard or Police, for Major Trauma Medical Emergencies or Major Incidents and will not be used for any other journeys whatsoever including visitors, personal or pleasure use. Reason: To safeguard the amenities of local residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>13. The helipad shall only be used between 07.00 and 19.00 hours except in the case of a Major Incident. A Major Incident is defined within the NHS Emergency Planning Guidance (2005), or any subsequent update to this Guidance. Reason: To safeguard the amenities of local residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>14. The number of helicopter flights landing on the helipad hereby approved shall be limited to 64 per annum plus a tolerance of 10 %. Reason: To safeguard the amenities of local residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>15. All lighting on the helipad shall only be in use temporarily in connection with an impending helicopter landing or departure for the minimum period required for operational or safety reasons. An exception to this will be any steady red aviation warning lighting required at night by the Civil Aviation Authority on tall buildings or structures. Reason: To safeguard the amenities of local residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan .</p> <p>16. The helipad hereby approved shall not be used for carrying out routine repairs and maintenance to helicopters including leaving engines idling. Reason: To safeguard the amenities of local residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>17. Following the commencement of use of the helipad, annual monitoring reports shall be submitted to the Local Planning Authority for a period of 10 years. The reports shall include details of:</p>
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			<p>a) Total number of landings and departures in previous 12 months.</p> <p>b) Total number of daytime (0700-1900 hours) and night time flights in previous 12 months</p> <p>c) Details of the number of flights carried out by each operator permitted to use the helipad in condition 15.</p> <p>d) Trauma level and degree of medical emergencies (using the medical definition of a Major Trauma as having a Injury Severity Score of 15 or above) for which the helipad was used in daytime and night time.</p> <p>e) A log of the number of complaints in the previous 12 months received by the Trust concerning all operations of the helipad.</p> <p>During this 10 year period the Trust shall make the log book of helipad use available for the Council's inspection upon 7 days prior notice.</p> <p>Reason: In order to monitor and minimise the levels of activity associated with the helipad and to safeguard the amenities of local residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>18. No development of the helipad or additional lifts or Energy Centre flues shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of this part of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.</p> <p><u>Energy Centre Conditions</u></p> <p>19. The Energy Centre shall not be brought into use until the Applicant has demonstrated that the emissions produced would result in an NO₂ concentration at all heights of the Thomas Kemp Tower which is less than 40µg/m³ as an annual mean and is less than 200µg/m³ for the 19th highest hour in the year. This evidence is to be submitted to and approved in writing by the Local Planning Authority. This final evidence will include the results of further dispersion modelling and nitrogen dioxide monitoring which will be used to inform the scope of any Computation Fluid Dynamic (CFD) study (if required) and details of any Mitigation Scheme proposed to reduce emissions from the Energy Centre. The Mitigation Scheme shall also include details of mechanical</p>
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ventilation systems and the specification and maintenance of NO_x filters for the Thomas Kemp Tower where appropriate. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To protect local air quality and to ensure that the cumulative impacts are managed and to comply with policy SU9 of the Brighton & Hove Local Plan.

Stage 1 Conditions

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

(ii) A competent person shall be nominated to oversee the implementation of the works required by (i). The Stage 1 development (save for the helipad and substation) hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the nominated competent person that any remediation undertaken on site for each stage has been fully implemented. Such verification for each phase shall comprise:

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

Reason: To safeguard the health of future occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

21. If, during development of the Stage 1 site, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address the unidentified contaminants.

Reason: To safeguard the health of future occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

22. No development shall commence at Level 1 of the Stage 1 building until final details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.
23. An acoustical survey shall be carried out post completion and occupation of the Stage 1 building to demonstrate that all plant and machinery is capable of running cumulatively at 5dB(A) below existing LA90 background noise level background, as per BS4142:1997, 1-metre from the façade of the nearest existing noise sensitive premises. The survey shall make reference to BS7445:2003 to ensure that there are no tonal features of the various plant. The report shall be submitted to the Local Planning Authority within 3 months of the first occupation of the Stage 1 building, and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
24. No works on the Stage 1 development site (save for the helipad and substation) shall take place until final details of the means of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.
Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to comply with policy SU15 of the Brighton & Hove Local Plan.
25. No works on the Stage 1 development site (save for the helipad and substation) shall take place until final details of the proposed water infrastructure has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.
Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to comply with policy SU15 of the Brighton & Hove Local Plan.

26. No works on the Stage 1 development site (save for the helipad and substation) shall take place until a final scheme detailing the surface water drainage system for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in accordance with the principles within the submitted document, the ‘Conceptual Surface Water Strategy’ (WSP-CI-SW-RP-0012 dated September 2011), with regard to the Sustainable Urban Drainage System techniques. The scheme shall also include details of how the scheme shall be maintained and managed after completion. Prior to the occupation of the Stage 1 Building, the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.
Reason: To reduce the increased risk of flooding, to improve and protect water quality, to ensure the future maintenance of the surface water drainage and to comply with Policies SU4 and SU5 of the Brighton & Hove Local Plan.
27. No development shall commence at Level 1 of the Stage 1 building until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping of the Stage 1 site, including a 5 year management and maintenance plan, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.
28. All planting, seeding or turfing comprised in the approved scheme of landscaping for the Stage 1 site shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

29. No development at Level 1 of the Stage 1 Building shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

30. No development at Level 1 of the Stage 1 Building shall take place until detailed plan sections at Scale 1:10 have been submitted to and approved in writing by the Local Planning Authority, and which shall show all jointing details between each type and combination of cladding material including jointing and reveals with windows, curtain walling and entrances and doorways.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

31. The Stage 1 development hereby permitted shall not be occupied until details of secure and covered cycle parking facilities at the front of Stage 1 as indicated on the approved plans for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

32. The Stage 1 Building shall not be occupied until details including locations of one Real Time Information and one REACT facility have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented fully in accordance with the approved details prior to the Stage 1 Building being first occupied and shall be retained as such thereafter.

Reason: To ensure that the development incorporates the agreed sustainable transport contribution measures and complies with policy TR1 of the Brighton & Hove Local Plan.

33. A signage strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Stage 1 to include details of the location of information, warning and directional signage around the perimeter of the development hereby approved as follows:

- a) information, location and availability of visitor car parking spaces hereby approved.
- b) directional signage for staff car parking.
- c) information signage at Bristol Gate access to underground car parking
- d) warning signage for cars emerging from underground car park.
- e) information on location and availability of all staff and visitor cycle parking facilities serving the RSCH campus.
- f) directional signage of main entrances to Stages 1 and 2.
- g) directional signage for location of bus stops.

The strategy shall include details of the timeframe for the implementation of a to g above. The scheme shall be implemented fully in accordance with the approved details.

Reason: To ensure efficient navigation around the site and to comply with policies TR7 of the Brighton & Hove Local Plan.

34. A non-clinical waste and recycling strategy to cover the whole development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to the occupation of Stage 1. The strategy shall include details of separation at source of all waste within the public areas of the hospital to include all public reception and waiting areas, shops, cafes, restaurants, staff management and teaching areas together with the Stage 3 service yard area. The Strategy shall include targets for reduction in waste and for increasing recycling with annual monitoring. The scheme shall be implemented in accordance with the approved strategy for each stage of the development.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste

Local Plan and SU13 of the Brighton & Hove Local Plan.

35. Notwithstanding the details shown on the drawings hereby approved, the Bristol Gate Piers shall be rebuilt within the landscaped areas adjoining Bristol Gate, in locations submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the Stage 1 development.
Reason: To ensure the satisfactory preservation of these listed structures and their setting and to comply with policies HE1, HE3 and HE4 of the Brighton & Hove Local Plan.

36. The hospital chapel shall be reconstructed in the location shown on the drawings hereby approved prior to the occupation of Stage 1 development.
Reason: To ensure the satisfactory preservation of this listed building and to comply with Policies HE1 and HE4 of the Brighton & Hove Local Plan.

Stage 2 Conditions

37. (i) No works shall take place on the Stage 2 development site until a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

(ii) A competent person shall be nominated to oversee the implementation of the works required by (i). The Stage 2 development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the nominated competent person that any remediation undertaken on site for each stage has been fully implemented. Such verification for each phase shall comprise:

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

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

Reason: To safeguard the health of future occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

		<p>38. If, during development of the Stage 2 site, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address the unidentified contaminants. Reason: To safeguard the health of future occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.</p> <p>39. No development shall commence at Level 1 of the Stage 2 building until final details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained as such.. Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.</p> <p>40. An acoustical survey shall be carried out post completion and occupation of the Stage 2 building to demonstrate that all plant and machinery is capable of running cumulatively at 5dB(A) below existing LA90 background noise level background, as per BS4142:1997, 1-metre from the façade of the nearest existing noise sensitive premises. The survey shall make reference to BS7445:2003 to ensure that there are no tonal features of the various plant. The report shall be submitted to the Local Planning Authority within 3 months of the first occupation of the Stage 2 building, and approved in writing by the Local Planning Authority. Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.</p> <p>41. The Stage 2 building shall not be occupied until a final rainwater recycling scheme for the irrigation of the Stage 2 roof terrace, has been submitted to and approved in writing by the Local Planning Authority. The rainwater recycling scheme shall also include details of the necessary safeguards to protect public health. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter. Reason: In order to ensure that the rainwater recycling scheme would not cause harm to public health and to comply with policies SU2 and SU9 of the Brighton & Hove Local Plan.</p>
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42. No works on the Stage 2 development site shall take place until final details of the means of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.
Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to comply with policy SU15 of the Brighton & Hove Local Plan.
43. No works on the Stage 2 development site shall take place until final details of the proposed water infrastructure has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.
Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to comply with policy SU15 of the Brighton & Hove Local Plan.
44. No works on the Stage 2 development site shall take place until a final scheme detailing the surface water drainage system for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in accordance with the principles within the submitted document, the 'Conceptual Surface Water Strategy" (WSP-CI-SW-RP-0012 dated September 2011), with regard to the Sustainable Urban Drainage System techniques. The scheme shall also include details of how the scheme shall be maintained and managed after completion. Prior to the occupation of the Stage 2 Building, the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.
Reason: To reduce the increased risk of flooding, to improve and protect water quality, to ensure the future maintenance of the surface water drainage and to comply with Policies SU4 and SU5 of the Brighton & Hove Local Plan.
45. No development shall commence at Level 1 of the Stage 2 building until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping on the Stage 2 site, including a 5 year management and maintenance plan, which shall include hard surfacing, means of enclosure,

planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

46. All planting, seeding or turfing comprised in the approved scheme of landscaping for the Stage 2 site shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

47. The Level 6 roof terrace of the Stage 2 building shall be made available for public use within 6 months of first occupation of the Stage 2 Building.

Reason: To ensure the roof terrace facilities are made available to the public and to comply with policies QD17 and QD27 of the Brighton & Hove Local Plan.

48. Prior to re-construction of the existing brick boundary wall at the Upper Abbey Road/Eastern Road junction, a sample panel shall be constructed for approval by the Local Planning Authority to include details of the brick sample and mortar colour and jointing details. The wall shall be implemented fully in accordance with the approved details prior to the occupation of the Stage 2 Building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

49. The Stage 2 development hereby permitted shall not be occupied until details of secure and covered cycle parking facilities at the front of Stage 2 as indicated on the approved plans for the occupants of, and visitors to, the development

hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

50. No development at Level 1 of the Stage 2 Building shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

51. The Stage 2 Building shall not be occupied until details including locations of one Real Time Information and one REACT facility have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented fully in accordance with the approved details prior to the Stage 2 Building being first occupied and shall be retained as such thereafter.

Reason: To ensure that the development incorporates the agreed sustainable transport contribution measures and complies with policy TR1 of the Brighton & Hove Local Plan.

52. No development at Level 1 of the Stage 2 Building shall take place until detailed plan sections at Scale 1:10 have been submitted to and approved in writing by the Local Planning Authority, and which shall show all jointing details between each type and combination of cladding material including jointing and reveals with windows, curtain walling and entrances and doorways.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

Stage 3 Conditions

53. (i) No works shall take place on the Stage 3 development site until a detailed scheme for remedial works and measures to be undertaken to avoid risk from

contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

(ii) A competent person shall be nominated to oversee the implementation of the works required by (i). The Stage 3 development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the nominated competent person that any remediation undertaken on site for each stage has been fully implemented such verification for each phase shall comprise:

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

Reason: To safeguard the health of future occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

54. If, during development of the Stage 3 site, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address the unidentified contaminants.

Reason: To safeguard the health of future occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

55. No development shall commence at Level 3 of the Stage 3 building until final details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

56. An acoustical survey shall be carried out post completion and occupation of the Stage 3 building to demonstrate that all plant and machinery is capable of

running cumulatively at 5dB(A) below existing LA90 background noise level background, as per BS4142:1997, 1-metre from the façade of the nearest existing noise sensitive premises. The survey shall make reference to BS7445:2003 to ensure that there are no tonal features of the various plant. The report shall be submitted to the Local Planning Authority within 3 months of the first occupation of the Stage 3 building, and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

57. No works on the Stage 3 development site shall take place until final details of the means of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to comply with policy SU15 of the Brighton & Hove Local Plan.

58. No works on the Stage 3 development site shall take place until final details of the proposed water infrastructure has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to comply with policy SU15 of the Brighton & Hove Local Plan.

59. No works on the Stage 3 development site shall take place until a final scheme detailing the surface water drainage system for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in accordance with the principles within the submitted document, the 'Conceptual Surface Water Strategy' (WSP-CI-SW-RP-0012 dated September 2011), with regard to the Sustainable Urban Drainage System techniques. The scheme shall also include details of how the scheme shall be maintained and managed after completion. Prior to the occupation of the Stage 3 Building, the scheme shall

be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To reduce the increased risk of flooding, to improve and protect water quality, to ensure the future maintenance of the surface water drainage and to comply with Policies SU4 and SU5 of the Brighton & Hove Local Plan.

60. No development shall commence at Level 3 of the Stage 3 building until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping of the Stage 3 site, including a 5 year management and maintenance plan, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

61. All planting, seeding or turfing comprised in the approved scheme of landscaping for the Stage 3 site shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

62. No development of the Stage 3 site shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the Stage 3 development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of

refuse and to comply with policies SU14 and QD27 of the Brighton & Hove Local Plan.

63. No works shall take place on the Stage 3 development site until a servicing and delivery strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the type and size of delivery vehicles that may use the service yard and arrangements for access and egress to and from the public highway and the service yard. The scheme shall also include details of a swept path analysis for HGV and larger delivery vehicles. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of residential properties with the objective of minimising use of the service road exit onto Upper Abbey Road and to minimise noise and disruption and congestion on Upper Abbey Road and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

64. No development at Level 3 of the Stage 3 Building shall take place until detailed plan sections at Scale 1:10 have been submitted to and approved in writing by the Local Planning Authority, and which shall show all jointing details between each type and combination of cladding material including jointing and reveals with windows, curtain walling and entrances and doorways.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

Substation Conditions

65. No development of the substation site shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping on the substation site, including a 5 year management and maintenance plan, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

66. All planting, seeding or turfing comprised in the approved scheme of landscaping for the substation site shall be carried out in the first planting and seeding seasons following the operation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

Informatives:

1. This decision to grant Planning Permission has been taken:

(i) having regard to the policies and proposals in the 2005 Brighton & Hove Local Plan set out below, including Supplementary Planning Guidance and Supplementary Planning Documents:
 (Please see section 7 of the report for the full list); and

(ii) for the following reasons (*text not included*)

2. Formal applications for both the connection to the public sewerage system and to requisition water infrastructure, are required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel: 01962 858688 or www.southernwater.co.uk).

3. The applicant is advised that the conditions on land contamination have been imposed because the site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer. It is strongly recommended that in submitting details in accordance with this condition the applicant has reference to Contaminated Land Report 11, Model Procedures for the Management of Land Contamination. This is available on both the DEFRA

website (www.defra.gov.uk) and the Environment Agency website (www.environment-agency.gov.uk).

4 The applicant is advised that the details of external lighting required by the conditions should comply with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Light Pollution (1995)' for Zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details. Please contact the council's Pollution Team for further details. Their address is Environmental Health & Licensing, Bartholomew House, Bartholomew Square, Brighton, BN1 1JP (telephone 01273 294490 email: ehlpollution@brighton-hove.gov.uk website: www.brighton-hove.gov.uk).

5. The applicant should be aware that it is their responsibility to ensure compliance with any other regulatory regimes including food safety, permitting and licences under the Licensing Act 2003. The provision of planning permission does not provide any guarantees or assurances of other permissions being automatically granted under different legislation.

6. Additionally, the holding of a planning consent, does not guarantee against the Council receiving and being required to investigate complaints of noise or light nuisance. The Council has a statutory duty to investigate such matters under the Environmental Protection Act 1990 and if deemed to be a statutory nuisance, to serve an abatement notice to remedy the matter accordingly.

7. With regard to the information required by condition 19 the applicant should be aware of the information contained within Environmental Protection UK Draft Combined Heat and Power and Air Quality Guidance for Local Authorities (England and Wales) 2011, and any subsequent adopted Guidance.

8. The applicant is advised that details of the BREEAM assessment tools and a list of approved assessors can be obtained from the BREEAM websites (www.breeam.org). Details about BREEAM can also be found in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).

			<p>hove.gov.uk).</p> <p>9. With regard to condition 12, a Major Trauma Medical Emergency is defined as having an Injury Severity Score of 15 or more, using the Association for the Advancement of Automotive Medicine's global Abbreviated Injury Scale (1974).</p> <p>10. With regard to conditions 12 and 13, the NHS Emergency Planning Guidance (2005) defines a Major Incident as '<i>any occurrence that presents serious threat to the health of the community, disruption to the service or causes (or is likely to cause) such numbers or types of casualties as to require special arrangements to be implemented by hospitals, ambulance trusts or primary care organisations.</i>'</p>
191	Royal Sussex County Hospital, Eastern Road, Brighton	BH2011/02887 Listed building - Demolition of the Bristol Gate Piers	<p>Additional representation of <u>objection</u> to demolition of piers from occupier of 5 Bristol Gardens.</p> <p>Officer response: The issue of demolition is fully addressed in the Committee report.</p> <p>Following further discussions with the applicant, Conditions 1 and 4 have been <u>amended</u> to read:</p> <p>1. The works hereby permitted shall be commenced before the expiration of five years from the date of this consent.</p> <p>Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>4. The works of demolition hereby permitted shall not be begun before commencement of Stage 1 of the development authorised by planning permission BH2011/02886.</p> <p>Reason: To prevent premature demolition of these listed structures and to comply with Policy HE2 of the Brighton & Hove Local Plan.</p> <p>Condition 5 has been <u>deleted</u> and incorporated into Condition 35 attached to BH2011/02886.</p>
199	Royal Sussex County Hospital, Eastern Road,	BH2011/02888 Listed building - Demolition of hospital	<p>Additional representations of <u>objection</u> to demolition of chapel from the occupiers of 17 Sudeley Place and 5 Bristol Gardens.</p> <p>Officer response: The issue of demolition is fully addressed in the Committee</p>

	Brighton	chapel	<p>report.</p> <p>Following further discussions with the applicant, Condition 1 has been <u>amended</u> to read:</p> <p>1. The works hereby permitted shall be commenced before the expiration of seven years from the date of this consent.</p> <p>Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>Condition 5 has been <u>deleted</u> and incorporated into Condition 36 attached to BH2011/02886.</p>
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**Brighton & Hove
City Council**

PLANS LIST – 27 JANUARY 2012

COUNCILLOR REPRESENTATION

**Councillor Phelim MacCafferty
Chair of the Planning Committee
Brighton & Hove City Council
King's House
Grand Avenue
Hove
BN3 2LS**

19 January 2012

Dear Councillor MacCafferty,

**Planning application BH2011/02886 from Brighton and Sussex Universities
Hospital NHS Trust to redevelop the Royal Sussex County Hospital (RSCH) site.**

I am writing on behalf of myself and my fellow East Brighton ward Councillor Warren Morgan regarding the above planning application.

We fully support this planning application although we have concerns regarding potential traffic congestion and the environmental impact the redevelopment, particularly during the construction phase from 2012 to 2019, may have on local residents.

We fully support Brighton and Sussex Universities Hospital NHS Trust's 3T's (teaching, trauma and tertiary care) redevelopment to modernise the RSCH site by replacing the main buildings at the front of the hospital with facilities which are more accessible and meet modern clinical standards. The people of Brighton and Hove deserve to be treated in facilities designed for the 21st century rather than cramped wards designed in the 19th century. Relocating neurosciences from the Princess Royal Hospital in Haywards Heath and combining existing major specialist services such as cancer treatment and heart surgery on one site will see the RSCH become the major trauma centre for the South East. We believe that the people of Brighton and Hove should be proud of having such a facility in our city which will benefit both local people and those from outside Brighton and Hove.

We have been closely involved with the hospital redevelopment and with local residents who will be affected by this decade long redevelopment since Spring 2009. From February 2010, at the invitation of the Trust and elected by local residents, I have chaired the Hospital Liaison Group (HLG). The HLG acts as a consultative mechanism by which residents and members of conservation societies meet regularly with the Trust's senior staff to have an open dialogue about and potentially influence the redevelopment plans.

The HLG has been successful in influencing the architectural design of the new buildings and the final design has been significantly influenced by the views of local residents and expertise of members of conservation societies. Although adjoining but outside the East Cliff conservation area, the Trust is to be congratulated on listening to the views of local residents and conservation societies and for instructing architects on a number of occasions to make significant changes to the architectural plans in order to complement the historic architecture of this part of the city and better meet the views of local residents.



Although Councillor Morgan and myself fully support this planning application, as stated previously, we have a number of concerns regarding the consequences of the redevelopment which I have set out below.

Environmental impact.

It is inevitable that the scale and decade long length of this redevelopment will impact on the quality of life experienced by local residents and on their local environment. In recent years, residents have already had to endure significant inconvenience and disruption during the building of the new Royal Alexandra Children's Hospital including dust, noise, vibrations and contractors working outside agreed hours. The Trust has addressed each of these issues in detail and has provided assurances that lessons have been learnt from the construction of the Royal Alexandra Children's Hospital. We expect that the Trust keeps these assurances and ensures that any negative impact on the local environment is planned for and mitigated against during the construction phases and that all processes are appropriately supervised and monitored to ensure that any disruption which may be experienced by local people is minimised.

Traffic.

The redevelopment will inevitably lead to an increase in traffic and vehicles using Eastern Road and surrounding side roads both during the construction phases and afterwards. Eastern Road is already one of the busiest roads in the city partly because of the RSCH itself but also because of the location of the Brighton and Hove Bus and Coach Company depot in Whitehawk and the number of buses using Eastern Road. The Trust has confirmed that the redevelopment will lead to a forecast increase in traffic movements along Eastern Road of 200 vehicles at peak times between 8.00am and 9.00am and 150 vehicles between 5.00pm and 6.00pm. There is also to be an increase in on-site parking on the RSCH site from 508 spaces to 820 spaces. Dedicated patient and visitor parking will increase under the plans from 11% of 508 spaces (56 places) to 48% of 820 spaces (394 spaces).

The Trust has acknowledged that the increase in traffic and vehicle movements will be a problem for local residents and anticipated this some eighteen months previously by working with NHS Brighton and Hove, the Primary Care Trust, to remove outpatient facilities from the RSCH site and relocate elsewhere in the city with the aim of reducing outpatient footfall to the RSCH. The aim was to balance the increase in staff working in, and patients requiring, specialist services with a reduction in outpatient numbers. Unfortunately, one of the unintended consequences of the Health and Social Care Bill currently before Parliament is that PCT staff have been diverted from this task because they are required to prepare for structural changes required by the Bill once it has received Royal Assent. We believe that reducing outpatient numbers would assist in offsetting the increase in staff and patients requiring specialist services and would urge NHS Brighton and Hove (now part of the NHS Sussex PCT cluster) to ensure this important work recommences.

Councillor Morgan and myself believe that solutions to reducing traffic and increasing modal shift to more sustainable forms of transport than private motor cars cannot be achieved by the Trust alone, although this should not mean that the Trust abdicates responsibility. The previous Conservative administration of Brighton and Hove City Council promised but failed to deliver several park and ride schemes in the city. A park and ride scheme serving patients, staff and visitors travelling to the RSCH is crucial to reducing traffic movement along Eastern Road.



Although the location of the consolidation centre to be used during the construction phases is now to be outside the city, it is still the case that vehicles up to 40 tonnes will use Eastern Road during the day and at weekends. This will create significant disruption for local residents and those outside the Kemp Town area depending on the construction route and may increase traffic congestion elsewhere in the city.

We would urge the Council and Trust to conduct a comprehensive review of traffic management and on-street parking in the Kemp Town area which will be affected by this redevelopment with a particular focus on:

- ensuring effective measures are put in place to prevent queuing for the underground car-park in Bristol Gate;
- feasibility studies are undertaken to identify solutions to reducing traffic along Eastern Road;
- feasibility studies are progressed to identify a suitable park and ride site to serve the RSCH site (as detailed above);
- careful attention is paid to the placement of bus shelters and pedestrian crossings and;
- the location of the taxi rank outside the RSCH is reviewed to determine whether this is the correct location or if an alternative location on the RSCH site is more practical.

Pedestrian access.

We welcome the fact that the width of the pavement in front of the stage 1 building will be increased to between 3.9m and 4.0m (currently 2.6m to 3.9m) and in front of the stage 2 building from 2.0m to 8.0m (currently 2.0 to 2.4m). However, we have concerns that the pavement outside the Sussex Eye Hospital and Audrey Emerton Building is too narrow, particularly near to bus stops, and can cause pedestrian congestion. We would urge the Trust to consider increasing the width of the pavement.

Funding and quality of design.

The redevelopment will cost approximately £400 million and will be fully funded by the taxpayer unlike other major NHS developments in recent years which were funded by private finance initiatives (PFIs). However, there is a potential risk to the quality of the design and construction materials used which is beyond the ability of the Trust to manage due to using such a public funding model. Construction will take place over the period of a decade in three distinct phases with funding released by HM Treasury also in phases. Given current global economic instability it is possible that public sector austerity measures may increase rather than decrease over the next few years. It is therefore possible that the current, or indeed a future government, may reduce the amount of funding to be released in future funding phases. The potential consequence of reductions in funding would inevitably impact on the quality of construction materials used which would lead to a reduction in design quality. As previously stated, it is impossible for the Trust to manage this risk although as local councillors we would be remiss in not placing our concerns regarding this potential risk on the record.

In conclusion and as previously stated, whilst Councillor Morgan and myself fully support this planning application, we have concerns regarding potential traffic congestion and the environmental impact caused as a result of the redevelopment. We hope that the Planning Committee approves this application.



PLANS LIST – 27 JANUARY 2012

COUNCILLOR REPRESENTATION

Yours sincerely,

**Councillor Craig Turton
Labour Member for East Brighton Ward**