

Royal Sussex County Hospital, Eastern Road

BH2024/02729

7th May 2025



Brighton & Hove
City Council

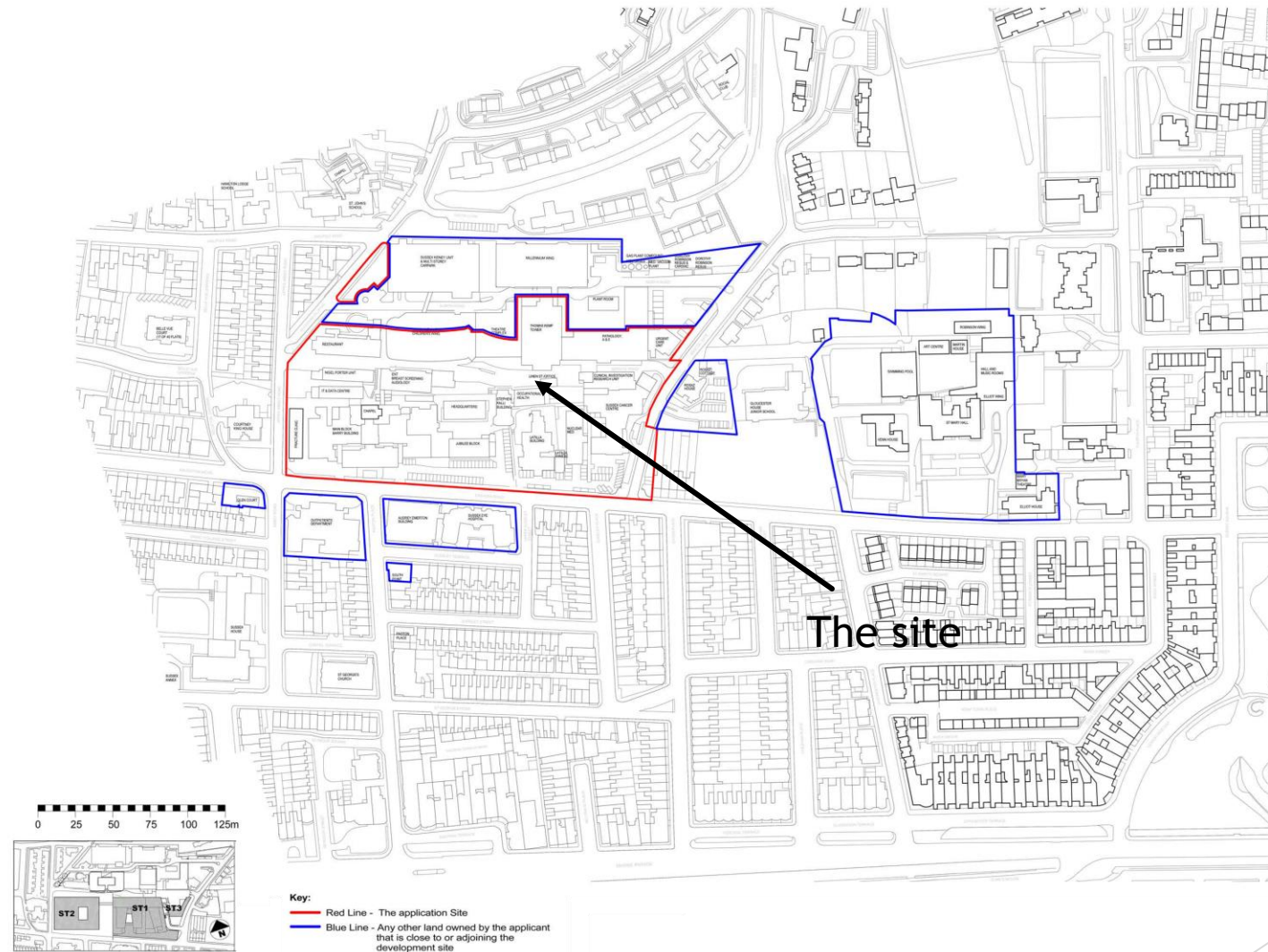
Application Description

- ▶ Application to vary Conditions 1 (Approved Drawings), 3 (Plant Noise Levels), 26 (Surface Water Drainage Details, Stage 1), 40 (Acoustic Survey, Stage 2), 42 (Foul Water Disposal, Stage 2), 43 (Water Infrastructure Scheme, Stage 2), 44 (Surface Water Drainage Details, Stage 2) and 56 (Acoustic Survey, Stage 3) and remove Conditions 8 (Car Parking Numbers), 41 (Rainwater Recycling Scheme, Stage 2 Roof Terrace) and 47 (Level 6 Roof Terrace, Public Use) of planning permission BH2021/03056. (Part Retrospective) (The application includes an Environmental Impact Assessment)

Main changes proposed

- Increase in height of main Stage 2 Cancer Centre building by up to 6.5m. The building will still remain at 5 storeys however.
- Overall reduction in amount of floorspace of the proposed Stage 2 building from 19,536sqm (excluding basement parking) to 12,808sqm.
- Alterations to the design of the Stage 2 building.
- Removal of 2 floors of basement parking proposed beneath Stage 2 building. This results in reduction in number of parking spaces provided as part of 3Ts development from 390 to 98 parking spaces.
- Provision of new landscaped public plaza between Louisa Martindale building and amended Stage 2 Cancer Centre building. This is partly to compensate for proposed loss of roof terrace on Cancer Centre previously approved under BH2021/03056.
- Amendments to layby at front of Cancer Centre for Patient Transport Services, taxis and private vehicles
- Addition of two 10m high vacuum insulated evaporator tanks in Stage 3 service yard area at the south-eastern end of the site.

Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



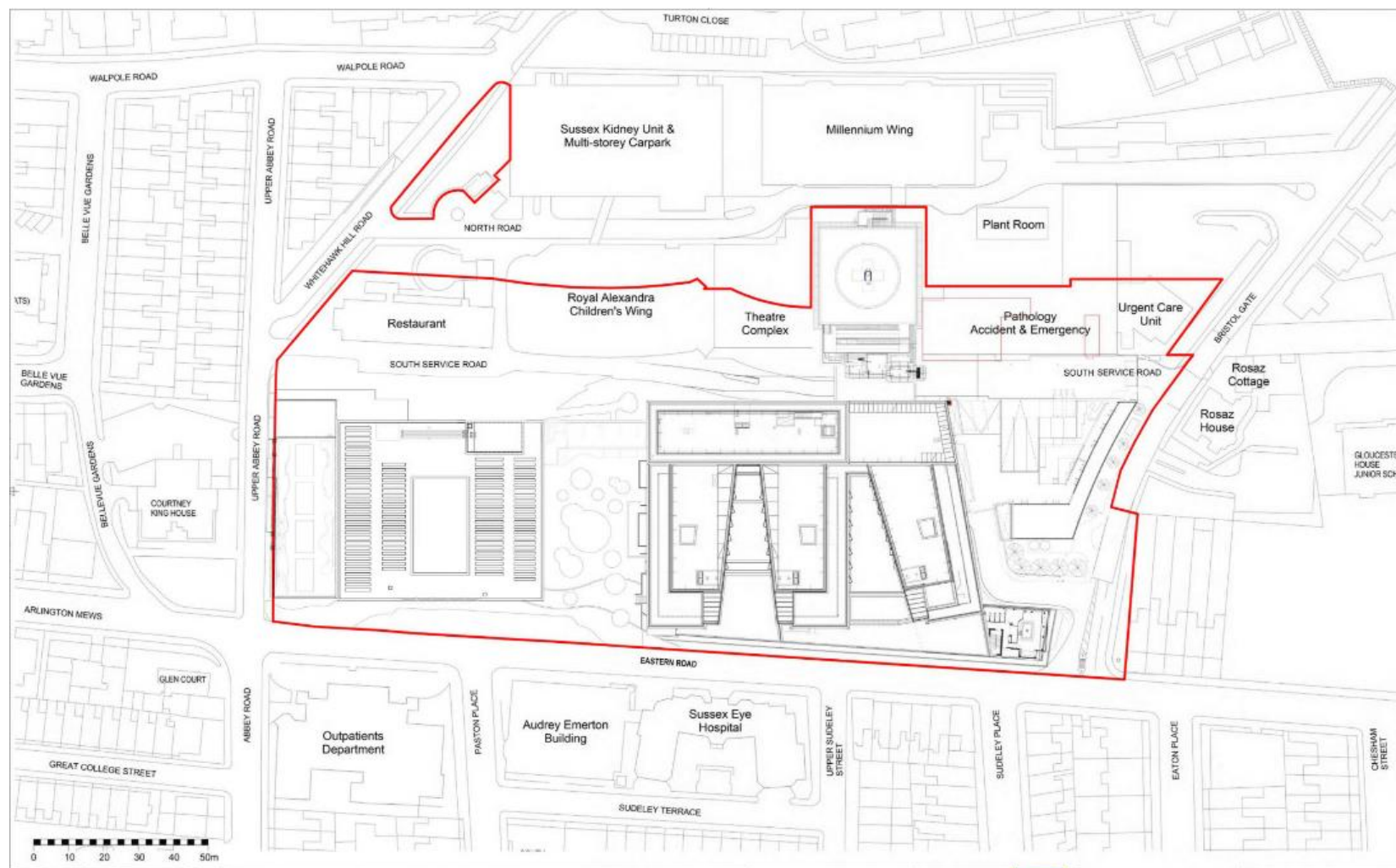
Street photo of Stage 2 Site from Eastern Road (Prior to demolition of Barry Building)



Street photo of Stage 2 site from Eastern Road following demolition of Barry Building



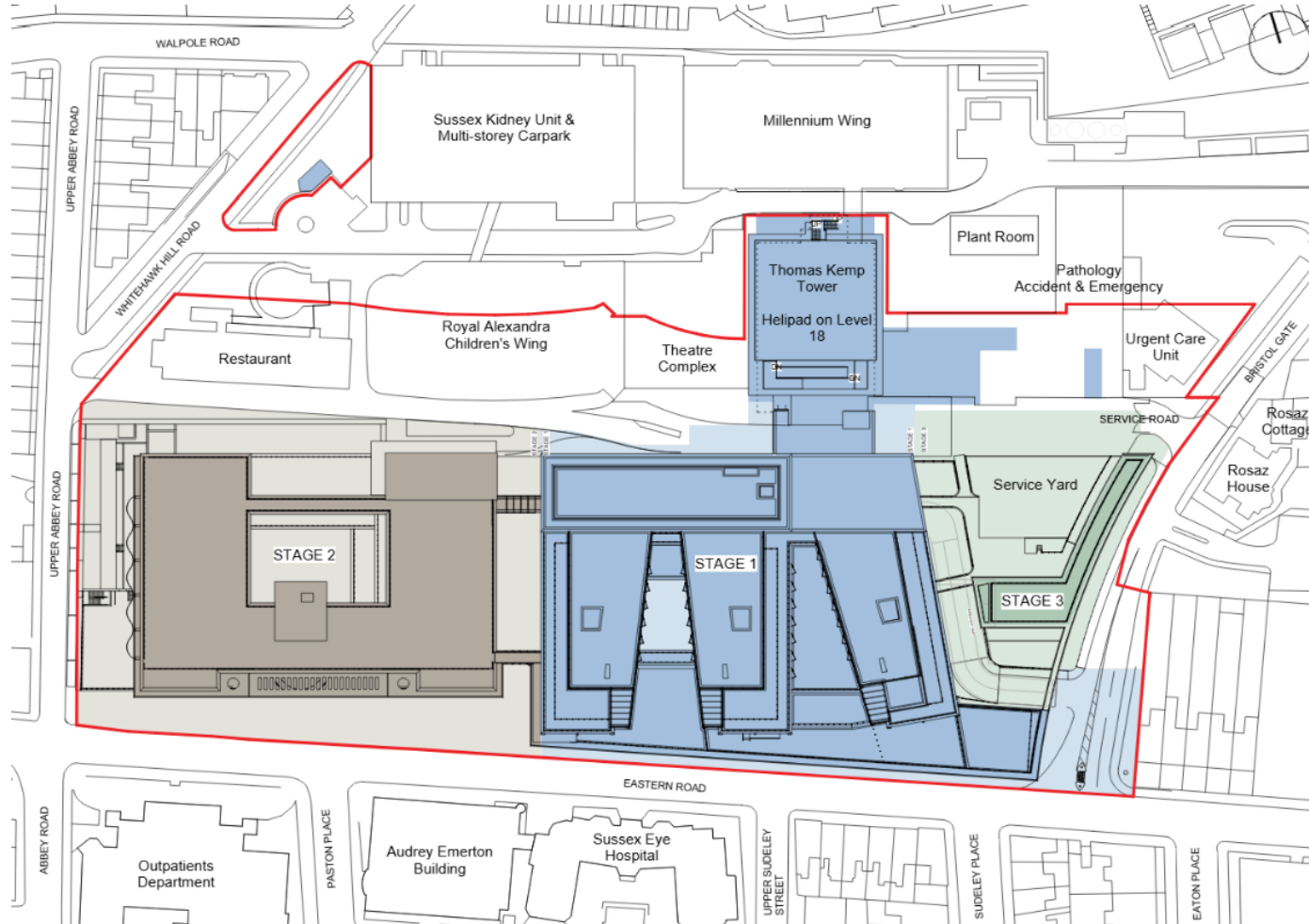
Proposed Block Plan



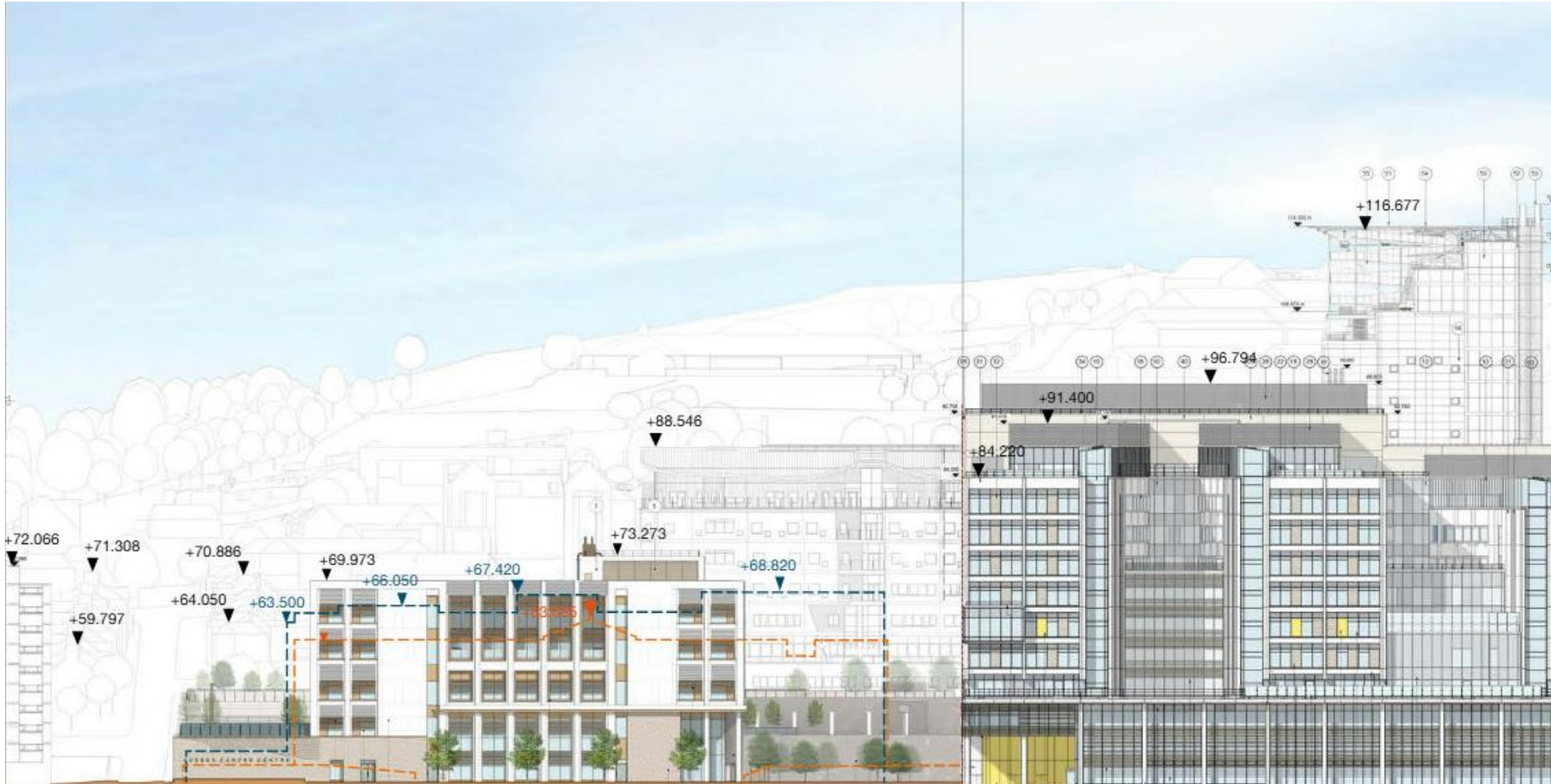
Landscaped Phasing Plan



Previously approved Block Plan (BH2021/03056)

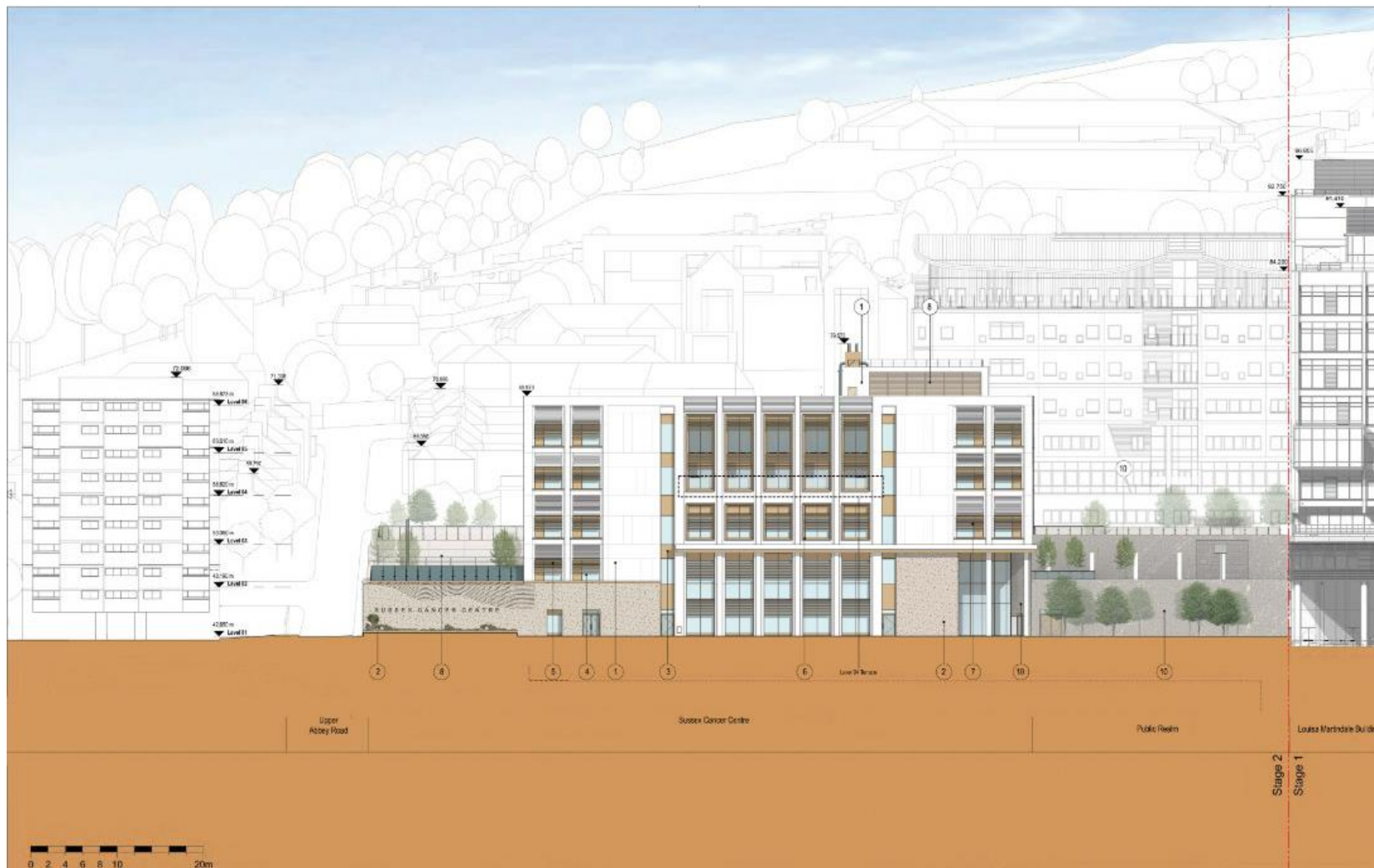


Stage 2: Proposed Front Elevation

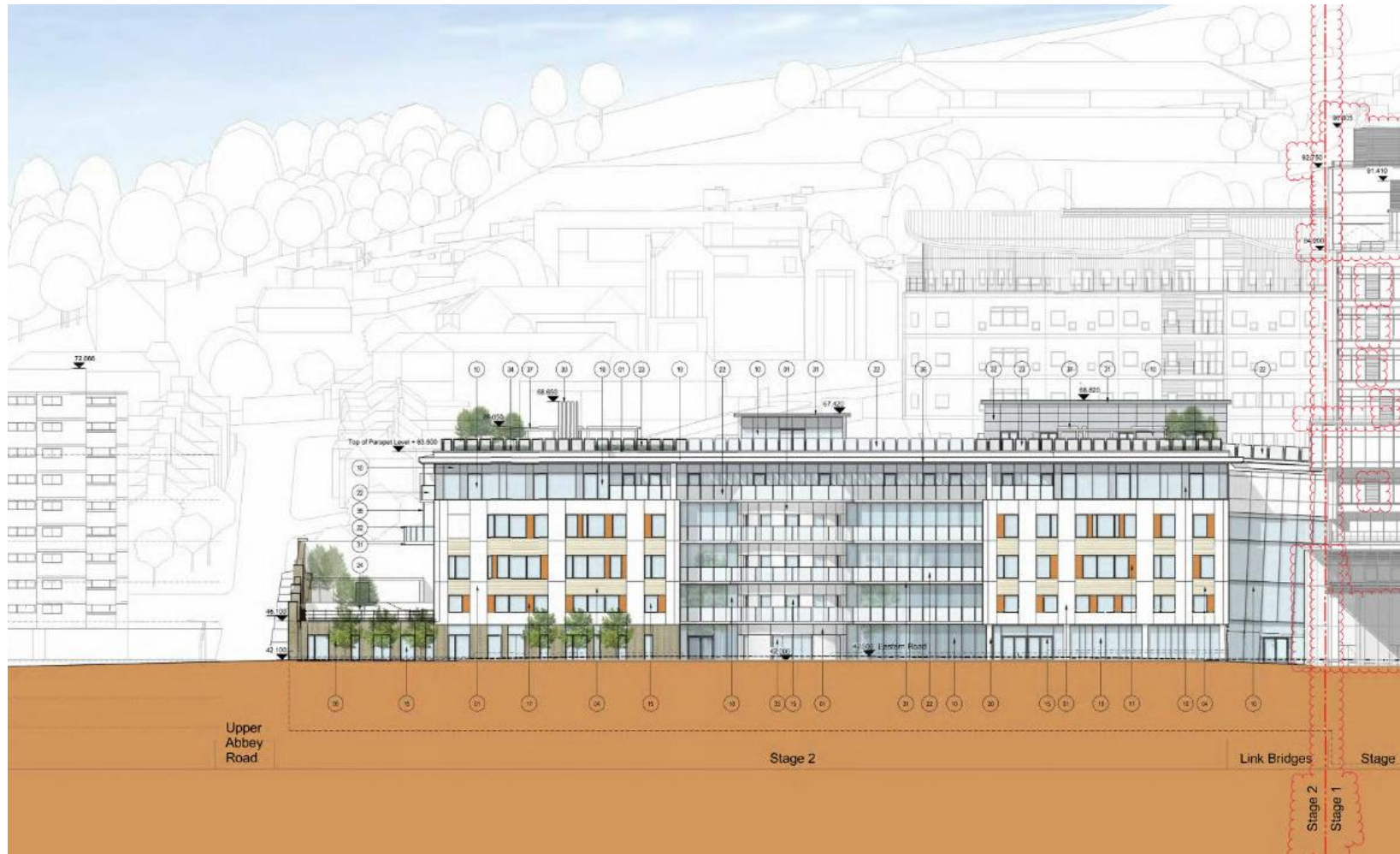


Blue dotted line shows outline of previously approved Stage 2 building and red dotted line shows outline of Barry Building

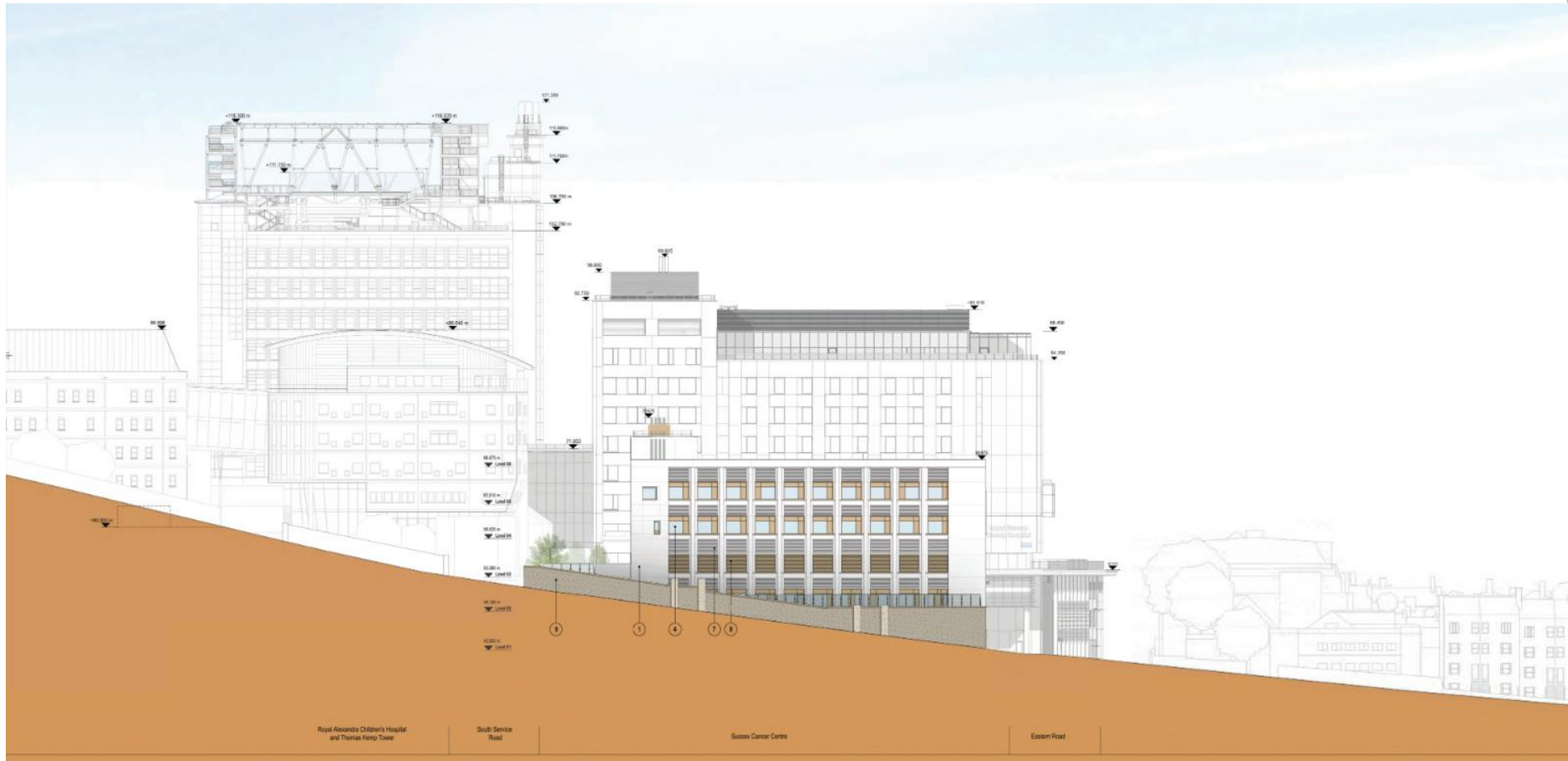
Stage 2: Proposed Front Elevation



Previously Approved Scheme (BH2021/03056) – Stage 2: Proposed Front Elevation



Proposed West Side Elevation



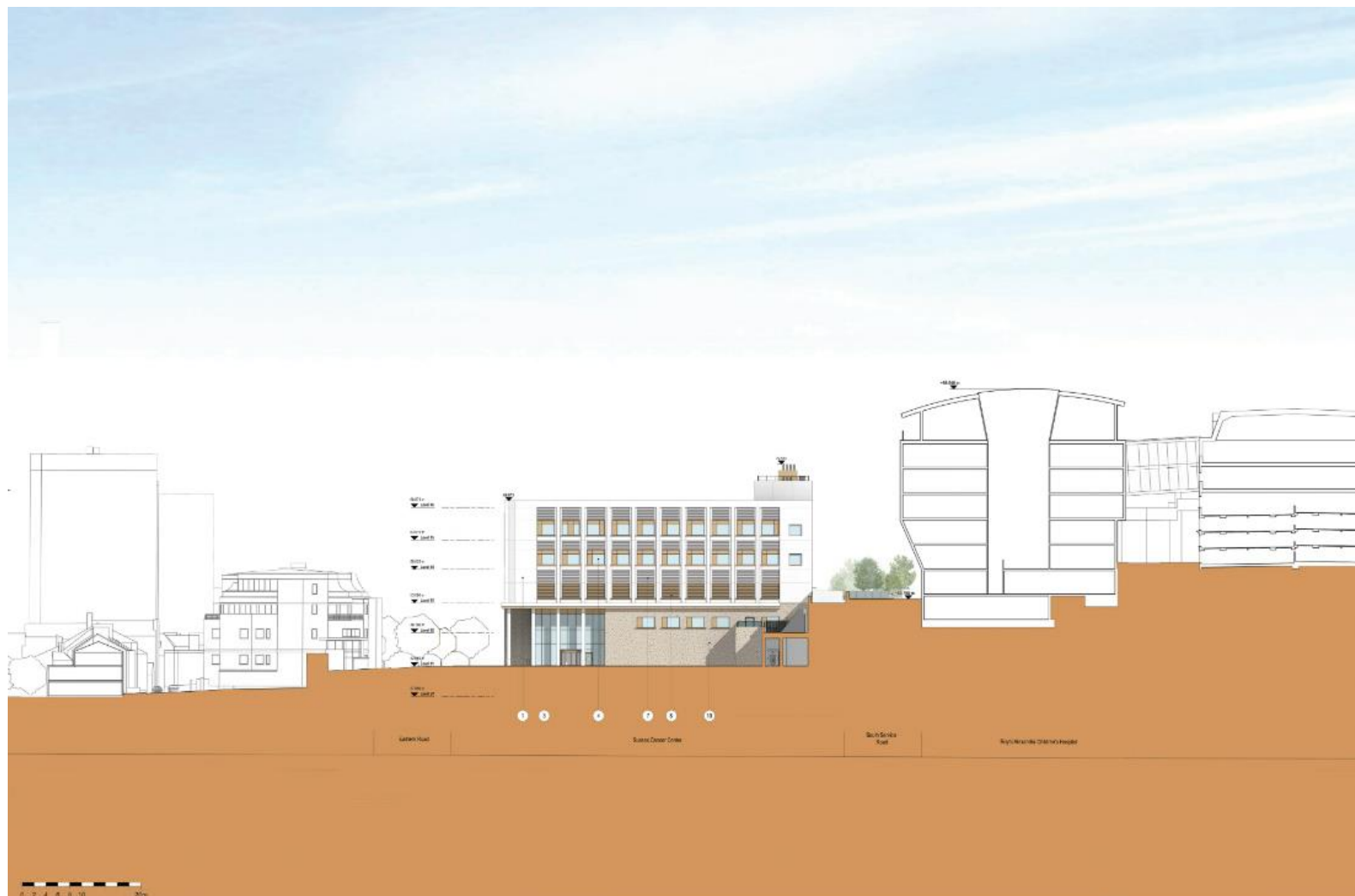
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Stage 2: Proposed East Side Elevation



Stage 2: Proposed Visual looking north-east from Eastern Road



Stage 2: Proposed Visual looking north-west from Eastern Road



Stage 2: Proposed visual looking south down Upper Abbey Road



Previously approved Stage 2 building (BH2021/03056)



Previously approved Stage 2 building (BH2021/03056)



Street photo of Stage 1 building and Stage 3 site from Bristol Gate/Eastern Road junction



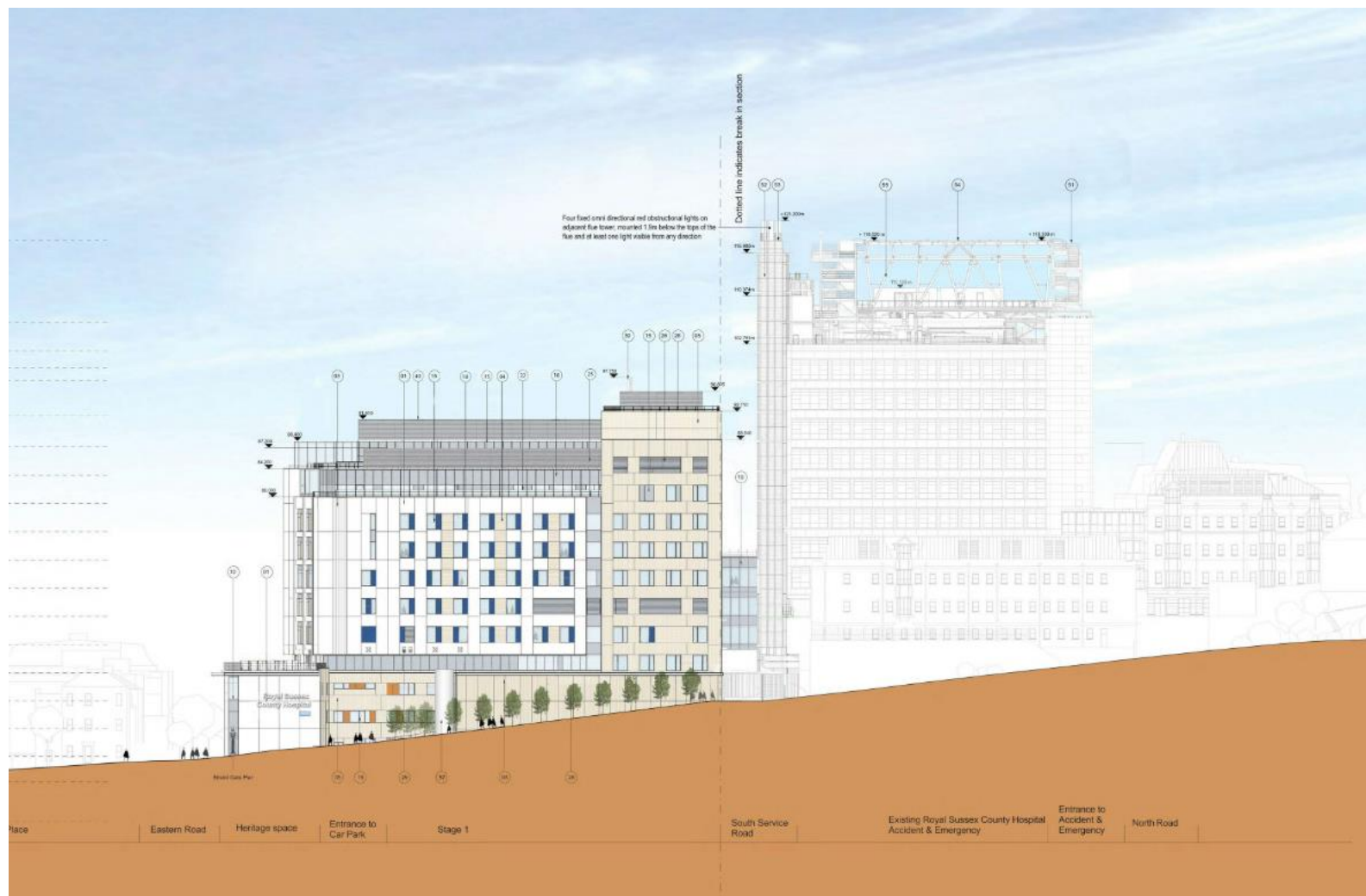
Street photo of Stage 1 building and Stage 3 site from Bristol Gate



Stage 3: Proposed Plan



Stage 3: Proposed East Side Elevation



Representations

- ▶ During the course of the application, objections from 34 individuals were received, raising the following concerns:
- ▶ Design of updated scheme has little in common with the original in terms of scale and design, undermining the initial vision and raising questions about the project's overall coherence and integrity. No account taken of resident feedback. Detrimental impact on the surrounding environment, listed buildings and conservation areas.
- ▶ Proposed building extends much further north than the Barry Building.
- ▶ Reduction in parking will lead to increased competition for street parking and higher congestion in the surrounding area. In combination with proposals for Brighton College, traffic impacts will get much worse for residents.
- ▶ Travel Plan and parking plan is not rigorous enough.
- ▶ Loss of outlook and light as a result of the increased height of the building, overbearing and will dwarf neighbouring properties. Public realm should be reduced or removed to move the building away from Upper Abbey Road.
- ▶ New public realm will become wind tunnel, will receive very little light, better situated at the western side of the site where it will get more light. Not good use of space.
- ▶ Stage 2 building will create a wind tunnel between the new building and Courtney King House
- ▶ Increased disruption, noise and light pollution.
- ▶ Ongoing problems with ventilation noise, smokers, litter etc without action from Trust.
- ▶ Upper Abbey Road will be in the highest dust zone and there appears to be no plan to deal with this.
- ▶ Stepped roofline westwards and northwards would address the increased height of the proposal.
- ▶ Noise and sunlight surveys have not been carried out correctly and assume best case scenario.

Representations

- ▶ Three letters of support have also been received and are summarised below:
 - Whole community will benefit from an improved Cancer treatment facility which will save countless lives.
 - Building complements its surroundings and matches the Louisa Martindale building.
- ▶ Three representations neither objecting nor supporting the application have also been received but these do not raise any issues not already set out above.

Key Considerations

- ▶ The main considerations in the determination of this application relate to the following:
- ▶ the principle of development;
- ▶ design, scale, layout, appearance, and heritage;
- ▶ impact on amenity;
- ▶ sustainable transport;
- ▶ landscape and ecology;
- ▶ sustainability;
- ▶ air quality and noise pollution;
- ▶ sustainable drainage and water quality, and
- ▶ wind microclimate.

Conclusion and Planning Balance

- ▶ The principle of development on the site is considered acceptable given the previous planning consents for the 3Ts development and the fact that the redevelopment and enlargement of the RSCH is supported by Part C1 of Policy DA5 of the Brighton & Hove City Plan Part One. The significant enhancement of hospital facilities within the City would have significant health benefits for residents of the City and beyond.
- ▶ Having regard to design and heritage considerations, whilst the proposed Stage 2 building would be more simplified and functional in appearance than the previously consented scheme, the design and materials would still be consistent with the adjacent Louisa Martindale building. The increase in the height of the Stage 2 building, whilst notable, is not considered to have a significant impact on the streetscene or heritage assets and would still be significantly lower than adjacent hospital buildings such as the Louisa Martindale building and the Royal Alexander Children's Hospital.
- ▶ Whilst it is acknowledged that there would be some impact on the outlook and light available to the nearest residential properties, the impact is not considered to be significantly greater than the previously approved Stage 2 building. Having regard to the overall planning balance, it is not considered that the relatively limited harm to sunlight available to neighbouring properties would outweigh the significant health benefits, both City wide and beyond, of providing a new Cancer Centre.
- ▶ The proposed removal of basement level parking beneath the Stage 2 Cancer Centre building is considered to be acceptable due to the significant amount of staff parking and associated park and ride facilities at Brighton Racecourse and Whitehawk Football Club. This has freed up a significant amount of space within the multi-storey car park and, with the addition of the new basement parking at the Stage 1 Louisa Martindale building, results in some free capacity at the Hospital to accommodate the additional parking required for the amended Stage 2 building.
- ▶ The amended proposals are also considered to be acceptable having regard to landscape and ecology, sustainability, sustainable drainage, air quality, noise, and wind microclimate and would not have any notably increased impacts in respect of these issues than the existing consented scheme.
- ▶ It is therefore considered that the proposed development complies with national and local planning policies and planning permission is therefore recommended for **approval** subject to the conditions within the report and a Deed of Variation to the original S106 agreement.

