

Supplementary Papers for Planning Committee

Date: Thursday, 16 March 2023



6c) **Land to the South East of the A338 known as Wessex Fields and including part of the Royal Bournemouth Hospital campus**

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Land to the south-east of the A338, known as Wessex Fields and including part of the Royal Bournemouth Hospital campus.

- (a) Demolition of existing garages and tree removal, and phased development comprising construction of new road and footpaths and formation of new access heads, alterations to existing footpaths and roadways, lighting, fencing, screening, and landscaping, and any necessary plant, equipment and associated engineering works including changes in levels and drainage ("Application A")
- (b) Non-material amendment to applications 7-2019-9177-DL and 7-2020-9177-DS to amend road layout and phasing arrangements ("Application B")
 - (a) 7-2023-9177-EA
 - (b) 7-2023-9177-DZ

In accordance with constitutional requirements, the Chairman has agreed to deal with this item of business at the meeting on the grounds that the matter is urgent given the circumstances requiring a decision. The reasons for urgency are set out in the report and will be recorded in the minutes.

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Planning Committee

Application Address	Land to the south-east of the A338, known as Wessex Fields and including part of the Royal Bournemouth Hospital campus.
Proposals	<p>(a) Demolition of existing garages and tree removal, and phased development comprising construction of new road and footpaths and formation of new access heads, alterations to existing footpaths and roadways, lighting, fencing, screening, and landscaping, and any necessary plant, equipment and associated engineering works including changes in levels and drainage (“Application A”)</p> <p>(b) Non-material amendment to applications 7-2019-9177-DL and 7-2020-9177-DS to amend road layout and phasing arrangements (“Application B”)</p>
Application Number	<p>(a) 7-2023-9177-EA</p> <p>(b) 7-2023-9177-DZ</p>
Applicant	University Hospitals Dorset NHS Foundation Trust
Agent	Savills UK Ltd
Date Application Valid	24 January 2023
Decision Due Date	24 April 2023
Ward	Littledown & Iford Muscliff & Strouden Park
Report Status	Public
Summary of Recommendation/Request	<p>Members are recommended to delegate to the Interim Director of Planning and Destination in consultation with the Chairman of Planning power to determine:</p> <p>(a) application reference 7-2023-9177-EA, Application A; and</p> <p>(b) so far as may be necessary, application reference 7-2023-9177-DZ, Application B,</p>

	<p>together in both cases (in the event of a decision to grant), with power to negotiate and determine the wording, terms and associated documentation of any condition(s) and /or planning obligation(s) and/or changes to any existing condition(s) and/or planning obligation(s) that the Interim Director of Planning and Destination in consultation with the Chairman of Planning considers necessary in relation to any such determinations and issue all relevant documentation/ decision notices.</p>
<p>Current identified reasons why applications might fall to be referred to Planning Committee</p>	<p>Applications where the Council is the applicant or landowner for Major Development proposed as defined in the Development Management Procedures Order</p>

Application A

Description of Proposal

1. Planning consent is sought for a demolition of existing garages and tree removal, and phased development comprising construction of new road and footpaths and formation of new access heads, alterations to existing footpaths and roadways, lighting, fencing, screening and landscaping, and any necessary plant, equipment and associated engineering works including changes in levels and drainage.

Description of Site and Surroundings

2. The application site for Application A forms part of Wessex Fields, located on the northeast edge of the Bournemouth urban area. Immediately to the north of Wessex Fields is the A338, a major dual-carriageway road linking Bournemouth to Ringwood and beyond. Immediately west of Wessex Fields is the Royal Bournemouth Hospital, beyond which is Castle Lane East – a major urban distributor road. Castle Lane East provides access to Deansleigh Road to the south of Wessex Fields, and which in turn provides vehicular access to the hospital, Bournemouth Crown Court, the Village hotel and various adjacent office buildings.
3. To the east of Wessex Fields is a single-lane access road (Riverside Avenue), the other side of which is a semi-wooded area of urban fringe land, and beyond that a golf course and associated buildings. Further still, to the northeast, is the large Wessex Water sewage treatment facility, and the River Stour beyond. Wessex Fields has historically been in agricultural use, and much more recently appears to have been left fallow. On the eastern side of the Fields is located a

building owned and operated by Friends of the Elderly as a retired nurses home, which is accessed via Riverside Avenue.

4. Pursuant to a separate planning permission, the southwest portion of Wessex Fields is currently being developed for a new pathology laboratory building to serve and form part of the adjoining hospital campus. Vehicular access to the building will be via Deansleigh Road. Recent development works have also occurred immediately adjacent to the northeastern corner of Wessex Fields, comprising a new on/off spur road joining with the southbound A338 carriageway and including a new roundabout to facilitate access to the water works (previously accessed via Riverside Avenue). These works form the first phase of a planning permission granted in March 2019 and which, if further implemented, would see the spur road extend southwards across Wessex Fields to link up with Deansleigh Road, as well as up-and-over the A338 to facilitate a northbound connection.

Application B

Description of Proposal

5. Non-material amendment to applications 7-2019-9177-DL and 7-2020-9177-DS to amend road layout and phasing arrangements.

Description of Site and Surroundings

6. See paragraphs 2 & 3 above.

Reason for seeking delegation from the Planning Committee

7. In relation to Application A, the application is not significantly advanced, in terms of representations received, for officers to conclude a full planning assessment, and make a clear recommendation for Planning Committee to decide on the application at this meeting.
8. Although the consultation period has now expired, there have been no public representation comments received (in support or objection) but 1 letter of support from Councillor Lawrence Williams, subject to condition if the application was to be approved.
9. At the stage of writing this report, for application A, there remain outstanding consultee responses which include urban design, heritage, biodiversity and Sustainable Places. Furthermore, there is pending additional information required from the applicant regarding trees, air quality and flood risk information following the initial consultation comments from the tree officer, environmental health and environment agency.
10. In relation to Application B, this is a non-material amendment, which seeks minor changes to the road layout and phasing of delivery. It is prudent for the proper planning of the site, and wider area for both applications to be considered together.

11. The reasons for now seeking delegated authority to delegate both these applications is because the implementation of the access road is time critical. The delivery of the road, and funding for it, will be jeopardised if the application needs to wait to be determined at the next meeting of the Planning Committee on 20th April.
12. The applicant has made the following statement, which sets out in detail why the applications need to be determined by the local planning authority before the next Planning Committee meeting on 20th April:

“It is essential that the planning application (7-2023-9177-EA) is determined as soon as possible. Pre-construction activities are already well advanced, including tendering for the main contractor role. Various tenders have been submitted, and these are all predicated on completion of the proposed access road by September 2023 (in order to tie-in with timescales for wider improvement works to Royal Bournemouth Hospital). In order to achieve a 20 week build programme, pre-works site mobilisation needs to be able to facilitate a start on site no later than 15 May. It is anticipated that site mobilisation will require four weeks, and therefore contract and order placement needs to be confirmed not later than 17 April. For these reasons, a planning committee decision not until 20 April would not be a workable arrangement. Time also needs to be allowed for the discharge of any pre-commencement planning conditions. More generally, build-cost inflation is currently running at least at 1% per month (despite declining on the levels seen in 2022), and so any delays would simply add to the cost of the project.

This is an important project locally, for various reasons. It is extremely important for the UHD Trust, to help meet the objectives of better healthcare as part of the Dorset Integrated Care System project, and improvements to both Royal Bournemouth and Poole Hospitals, including via the Government’s ‘New Hospitals Programme’ – all to the benefit of healthcare provision and outcomes for residents of BCP, Dorset and surrounding areas. The proposed development would improve access to Royal Bournemouth Hospital, including for pedestrians and cyclists, and enhance local highway network resilience. Furthermore, the proposed development would not fetter the further implementation of planning permission 7-2018-9177-DS (as amended) for the construction of a roadway across Wessex Fields between the A338 Wessex Way and Deansleigh Road. The proposed development would, in effect, become the next phase of that consented scheme. And, looking to the future, these roadworks would help to unlock the long-standing allocation of the land at Wessex Fields for employment generating and related uses.”

13. At this stage, with a material amount of relevant information still awaited, it cannot be assumed that even if these applications were delegated to officers that it would be possible to determine the applications prior to the identified date of 17th April 2023. Equally, until all relevant information has been obtained and properly assessed, the actual decisions that may result have not

yet been determined; consequently, it cannot at this stage be presumed that decisions will be made to grant either or both of them. Nevertheless, by delegating power to officers to deal with the applications, it is considered that this would provide a reasonable opportunity for decisions to be reached and issued within the timelines identified.

Recommendation

14. The circumstances relating to these applications are considered to be unusual, and a timely decision on them is essential to assist the provision of critical health infrastructure for BCP and the wider region. In light of these circumstances, Members are recommended to delegate to the Interim Director of Planning and Destination in consultation with the Chairman of Planning power to determine:

- (a) application reference 7-2023-9177-EA (Application A); and
- (b) so far as may be necessary application reference 7-2023-9177-DZ (Application B),

together in both cases (in the event of a decision to grant), with power to negotiate and determine the wording, terms and associated documentation of any condition(s) and /or planning obligation(s) and/or changes to any existing condition(s) and/or planning obligation(s) that the Interim Director of Planning and Destination in consultation with the Chairman of Planning considers necessary in relation to any such determinations and issue all relevant documentation/ decision notices.

Sam Fox

Interim Director of Planning & Destination

13th March 2023

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