

# Royal Sussex County Hospital

BH2021/03056



Brighton & Hove  
City Council

# Application Description

---

- Demolition of existing hospital buildings located to the north of Eastern Road and to the south of the existing children's hospital building and Thomas Kemp Tower. Addition of a helicopter landing pad and associated trauma lift on top of Thomas Kemp Tower. Erection of new hospital buildings incorporating Stage 1: Part 10, 11 and 12 storey building including reinstatement of the interior of the Chapel; Stage 2: 5 storey building; and Stage 3: Service yard with single storey building. Site wide infrastructure including substation, energy centre and flues, 2 floors of underground parking (390 spaces) with new access from Bristol Gate and associated highway works. Cycle parking, external amenity spaces including roof gardens and landscaping on Eastern Road.

(Part retrospective to address non-compliance with Condition 2 (approved drawings) and Condition 10 (helipad height and design). (The application includes an Environmental Impact Assessment).

# Proposal

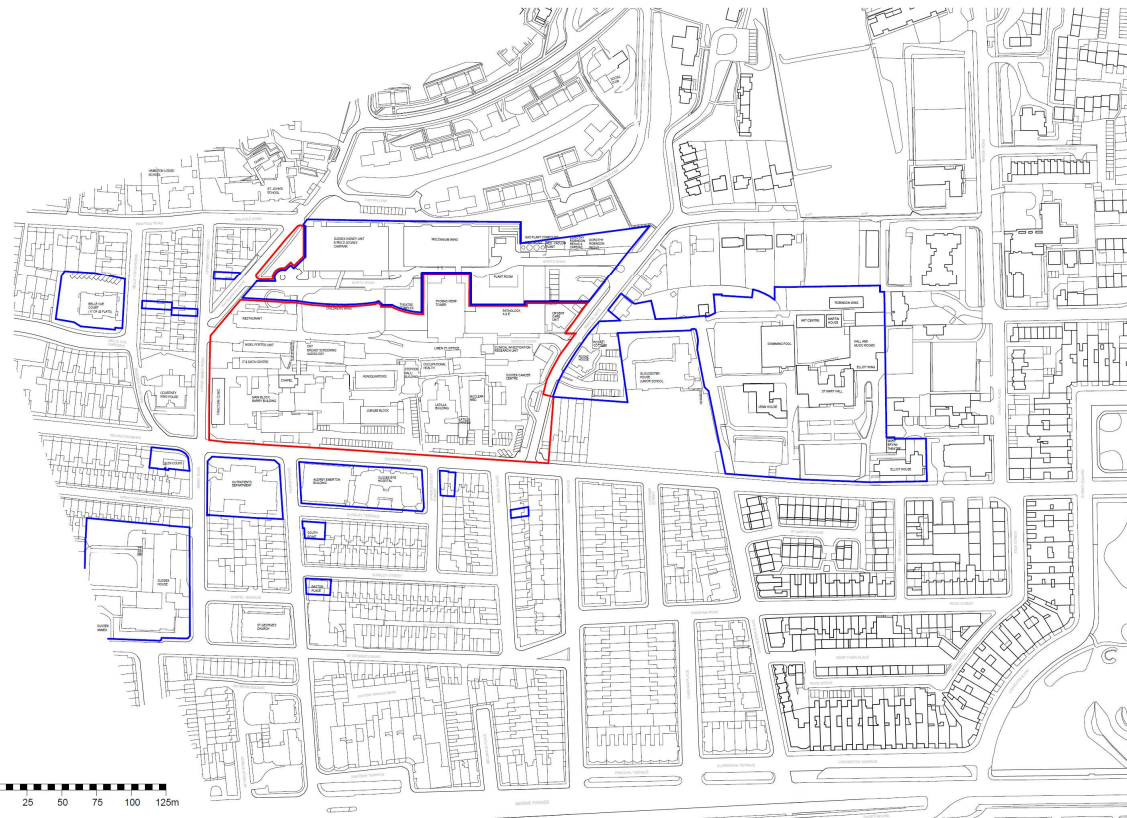
---

Minor changes to approved plans including:

- Increasing height of helipad by 10cm; increasing roof screening plant by 1m; increasing number/height/location of flues; revising roof lanterns; adding gantry steelwork, quench pipe plenums, changing façade materials/colours;
- Retaining carpark ramp; revising carparking numbers;
- Removing trees from Bristol Gate; providing additional trees on terraces; repositioning bollards/street furniture; adding ramps/stairs to external terraces;
- Removing PV panels; altering Energy Centre façade/landscape;
- Alterations to substation – position, landscaping, layout.

Also revisiting transport/traffic impacts of approved scheme.

# Location Plan

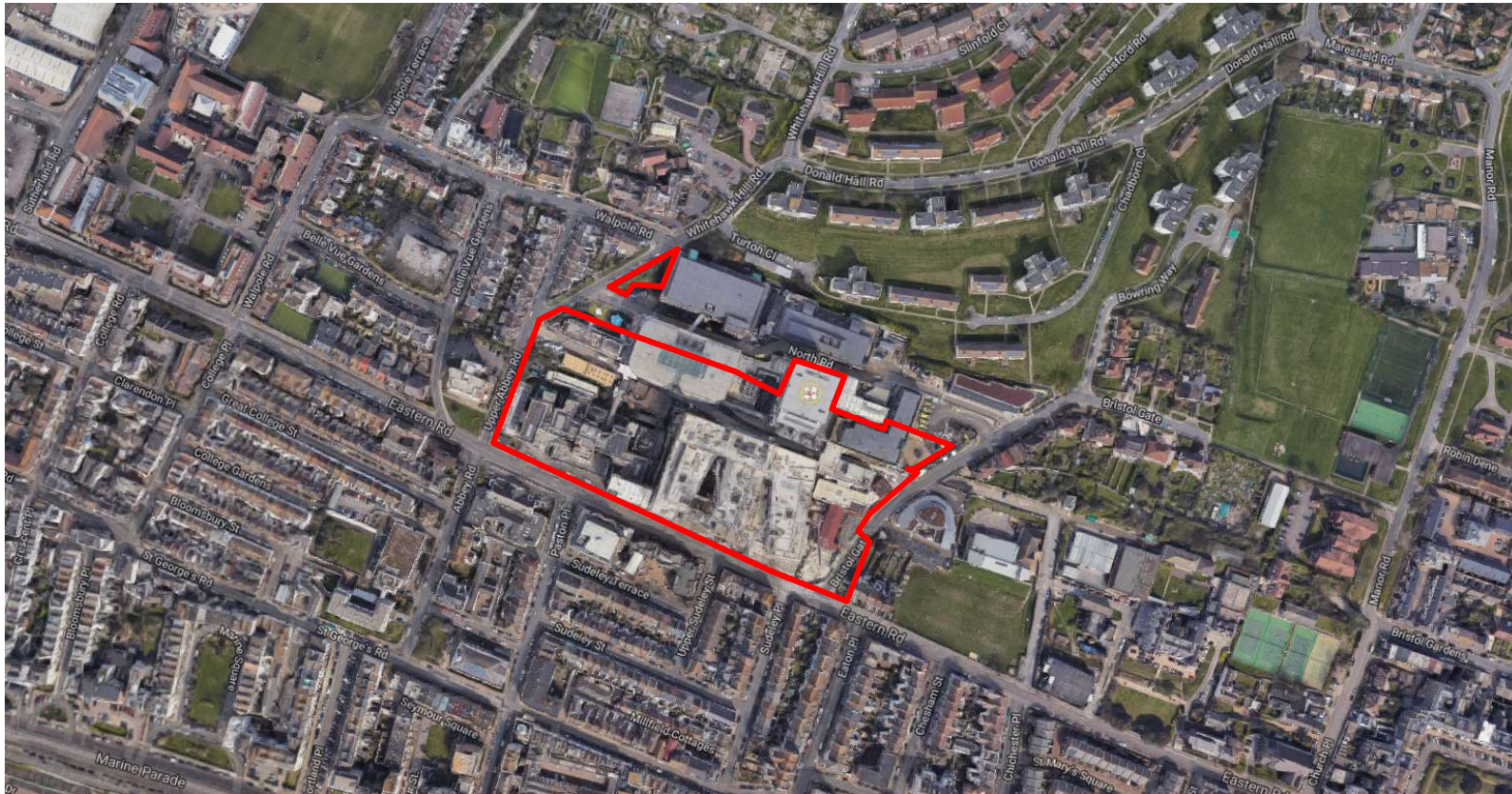


4

BDP-AR-SW-A00-GA-00-0201 REV F01



# Aerial photo(s) of site



Brighton & Hove  
City Council

# 3D Aerial photo of site



Brighton & Hove  
City Council

# Photo of site (south elevation)



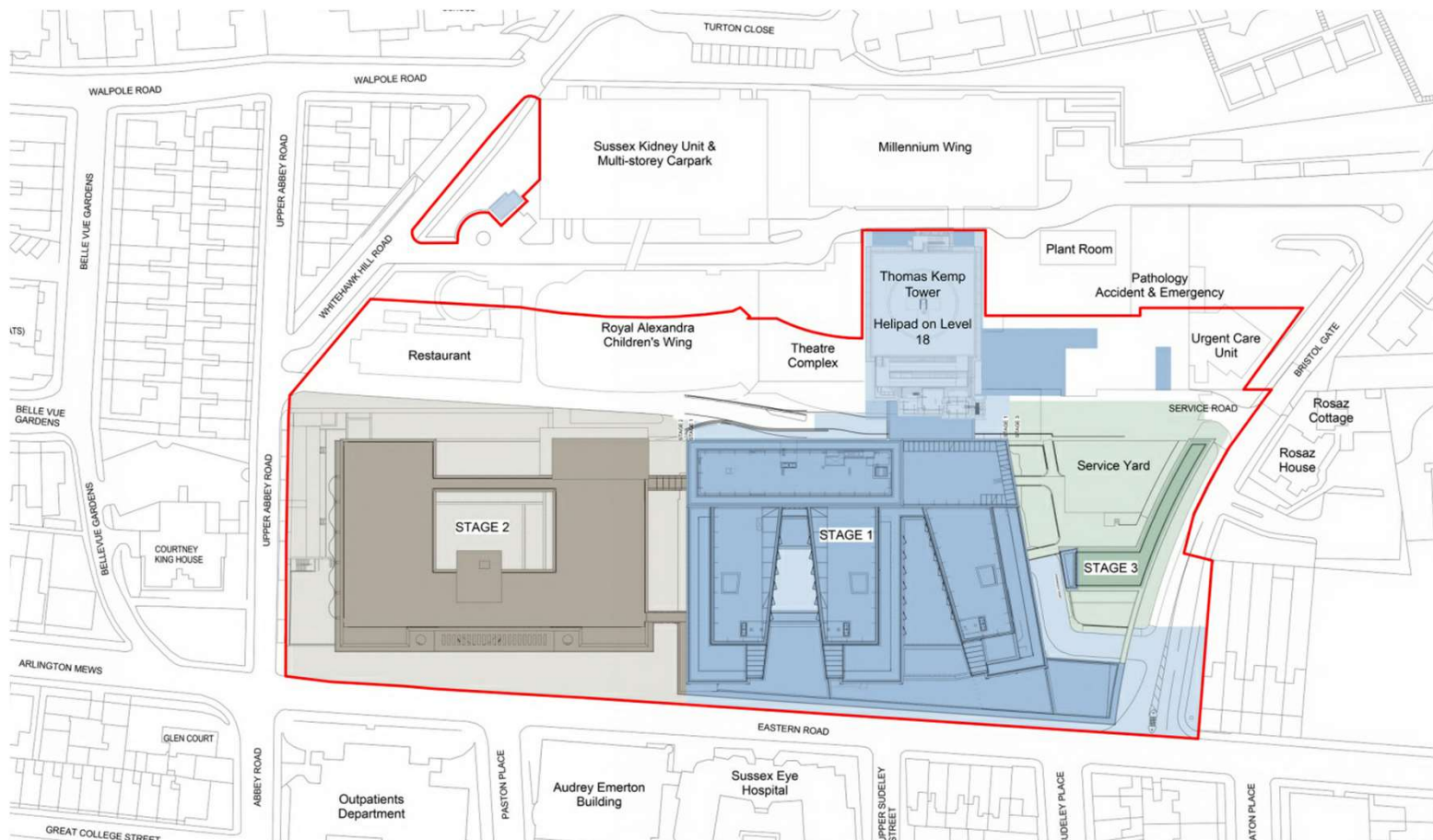
# Photo of site (east elevation)



Brighton & Hove  
City Council

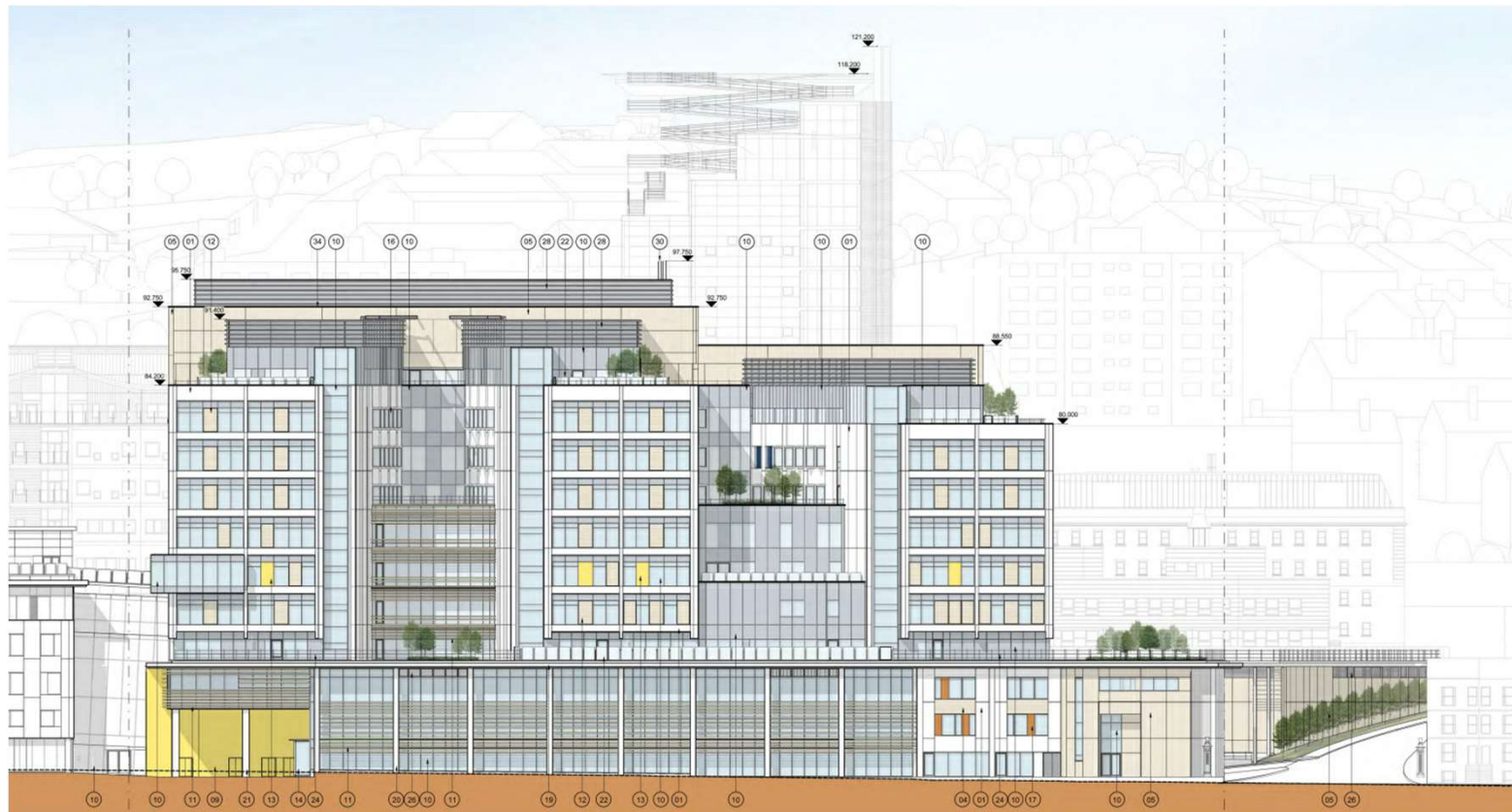


# Proposed Site Plan



Brighton & Hove  
City Council

# Approved Front (south) Elevation

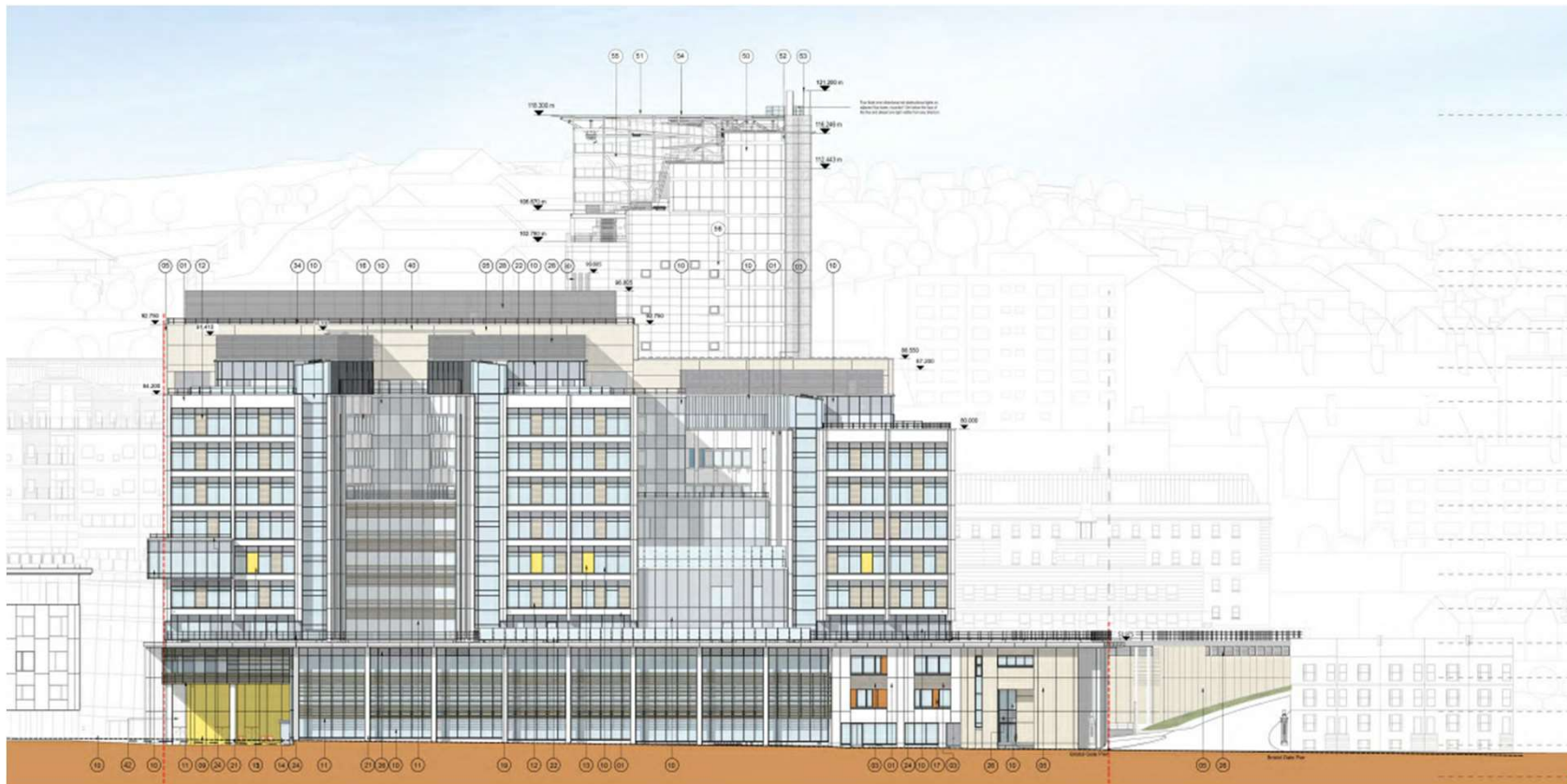


10

ID



# Proposed Front Elevation (Part Retrospective)



11

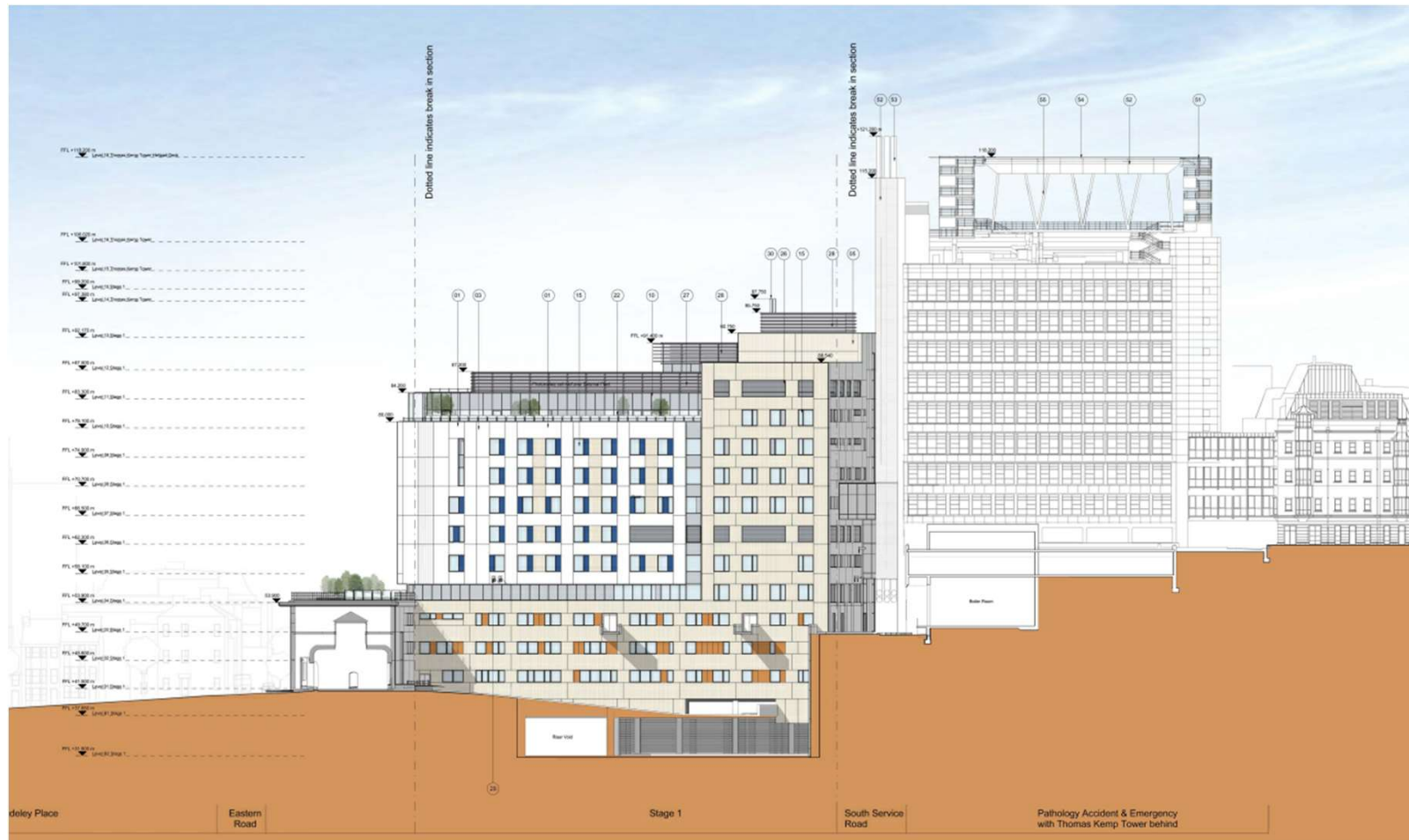
ID



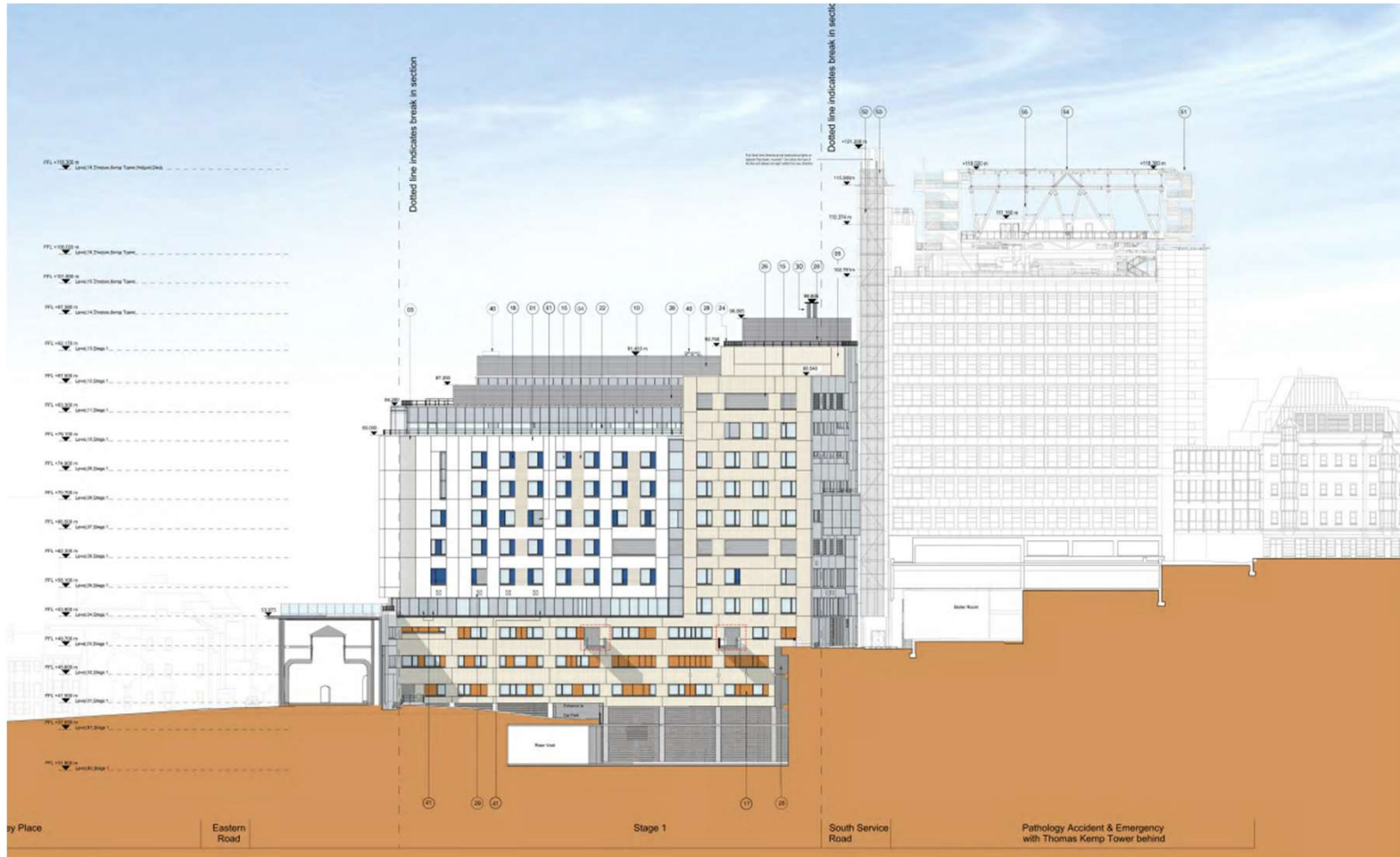




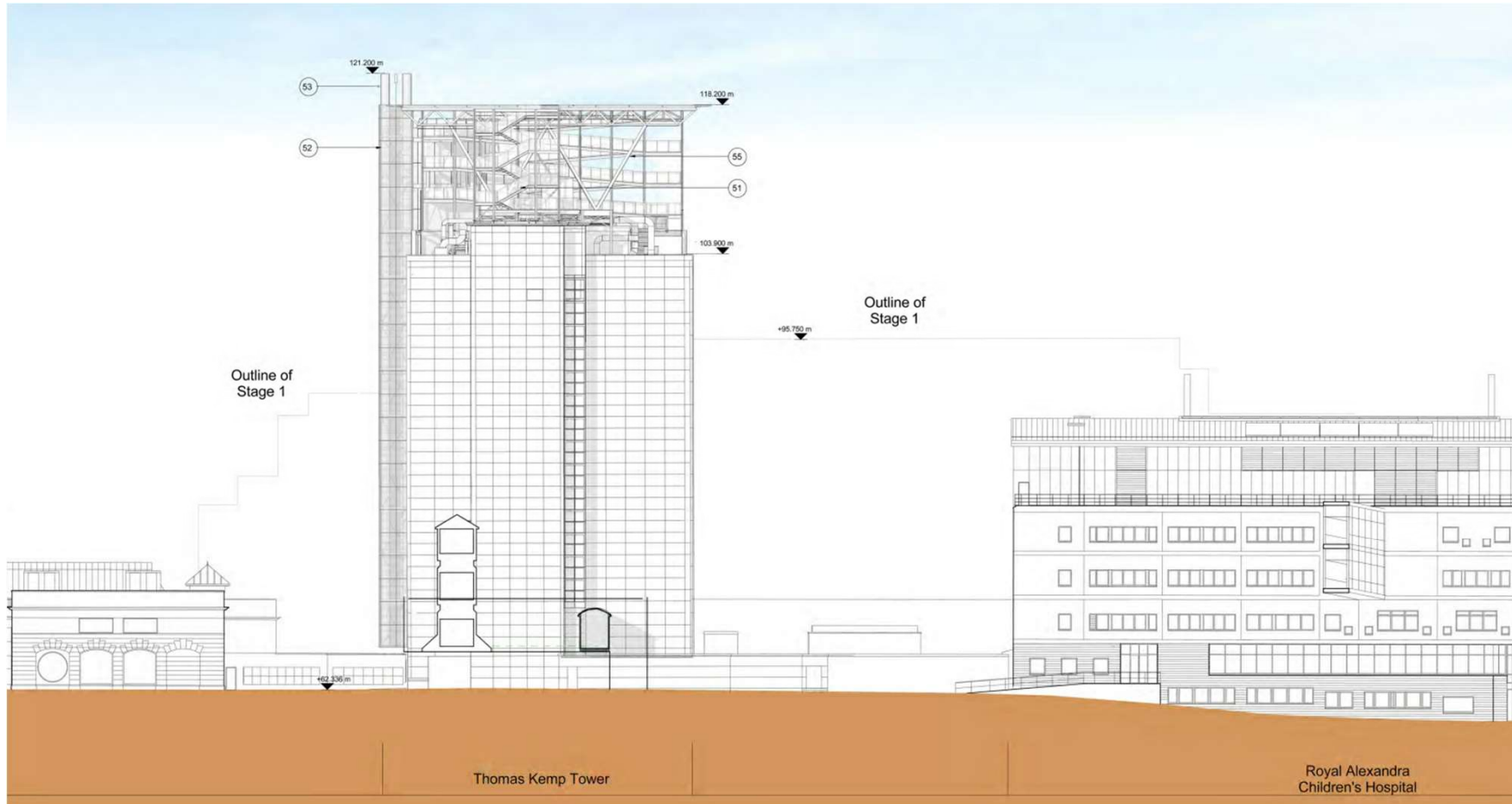
# Approved Side (East) Elevation



# Proposed Side (East) Elevation (Part retrospective)



# Approved North Elevation of Helipad



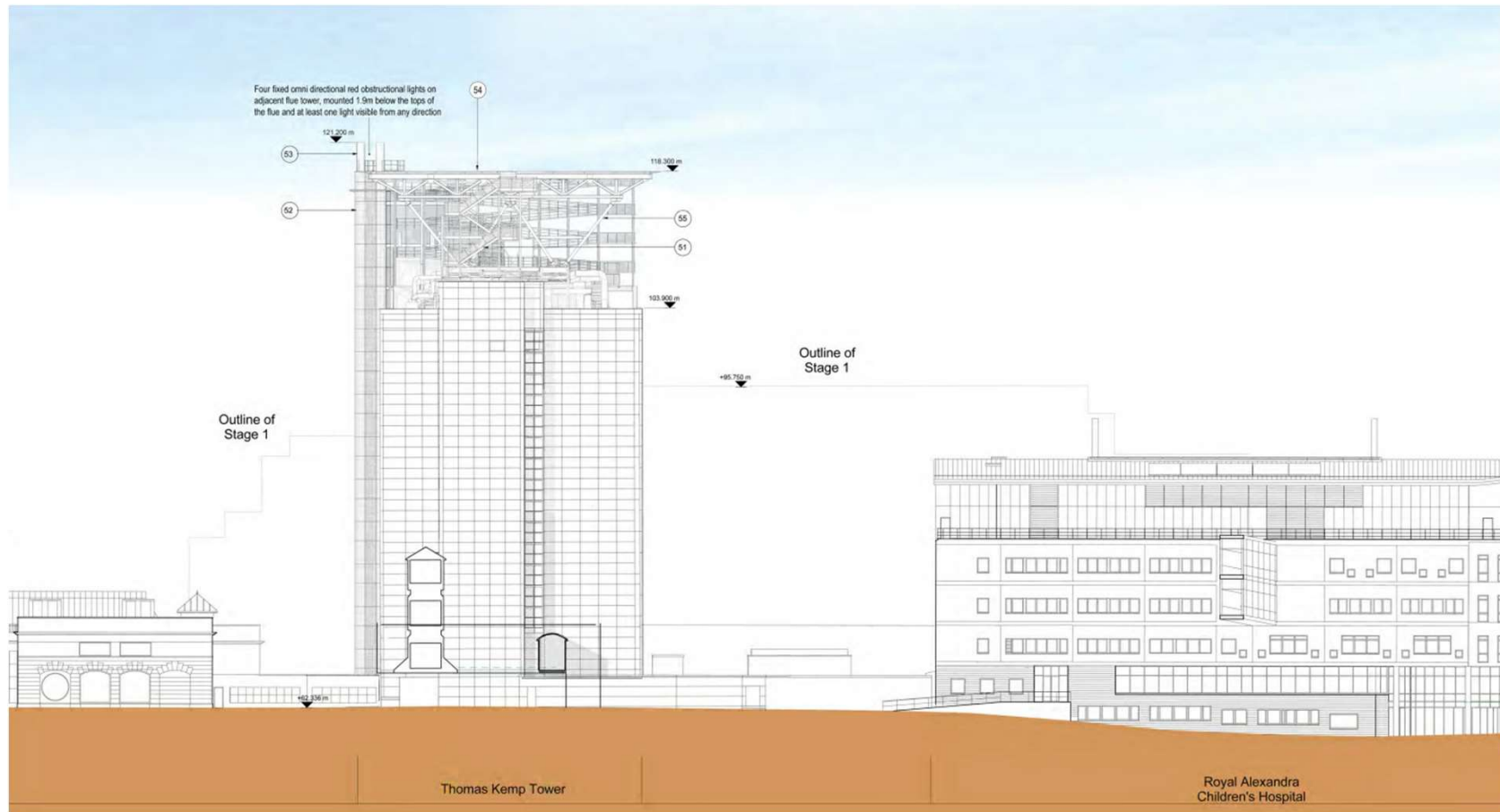
16

ID





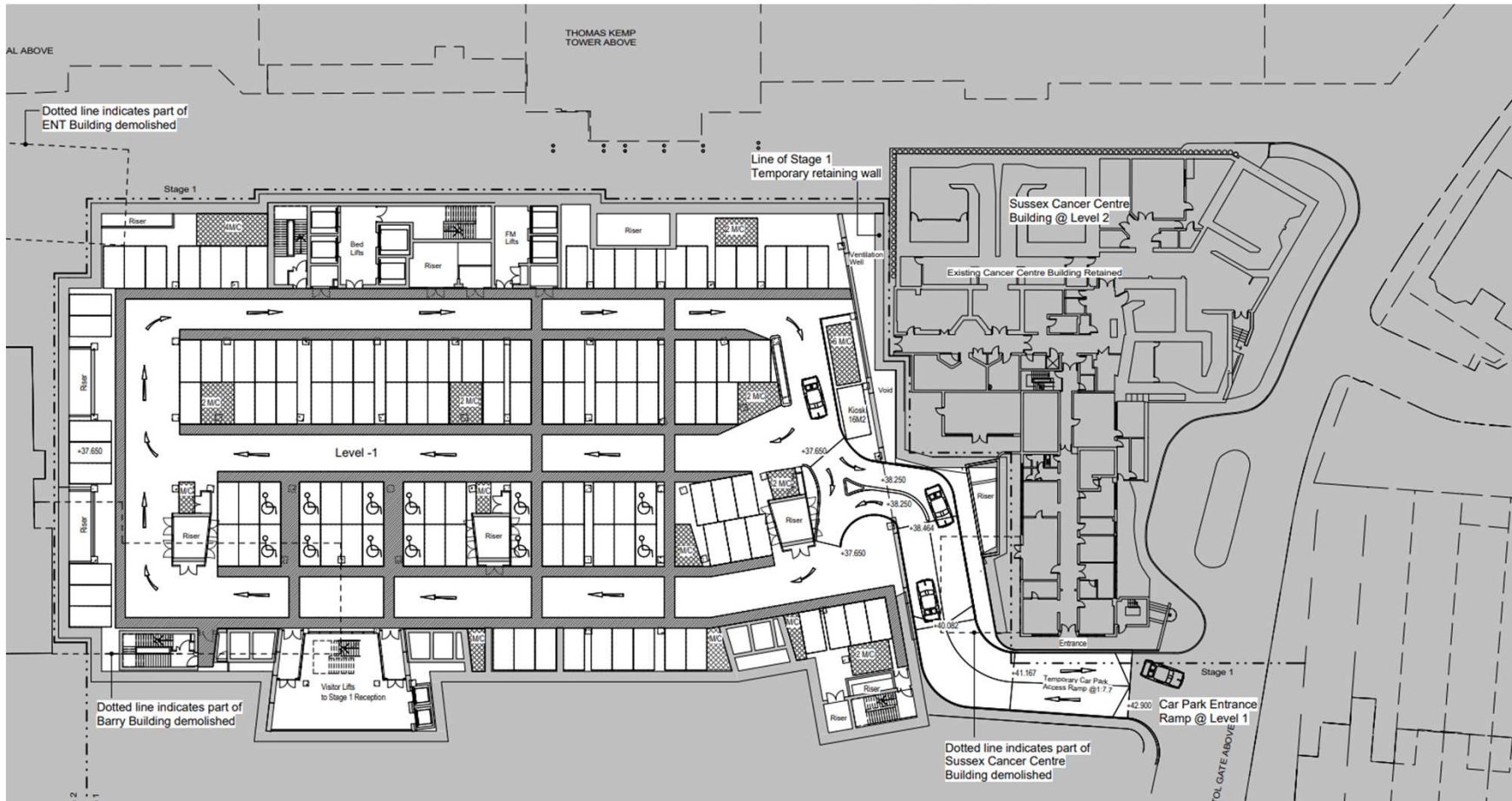
# Proposed North Elevation of Helipad (part retrospective)



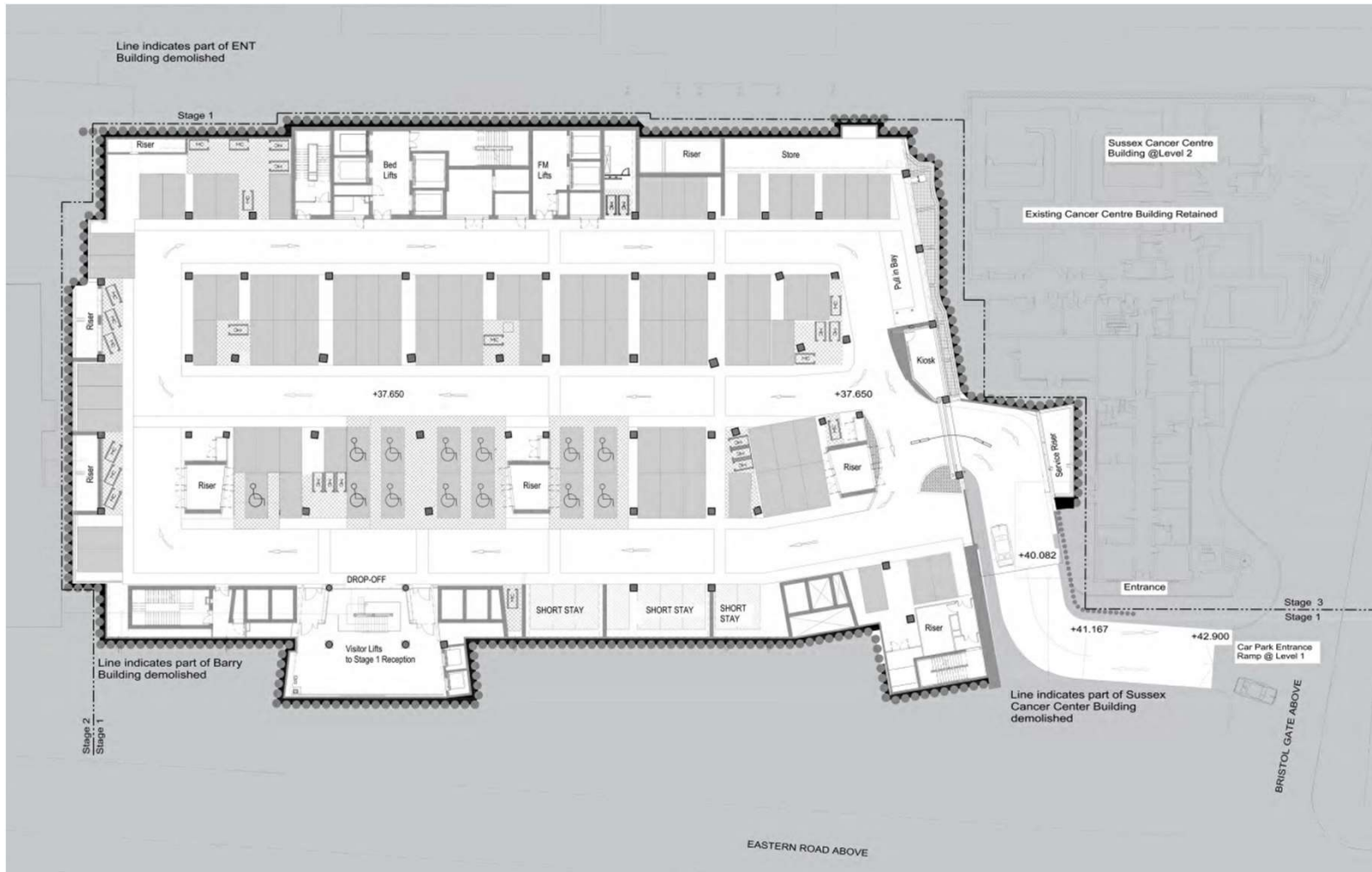
# Proposed north elevation of Stage 1 building (part retrospective)



# Approved basement parking plan



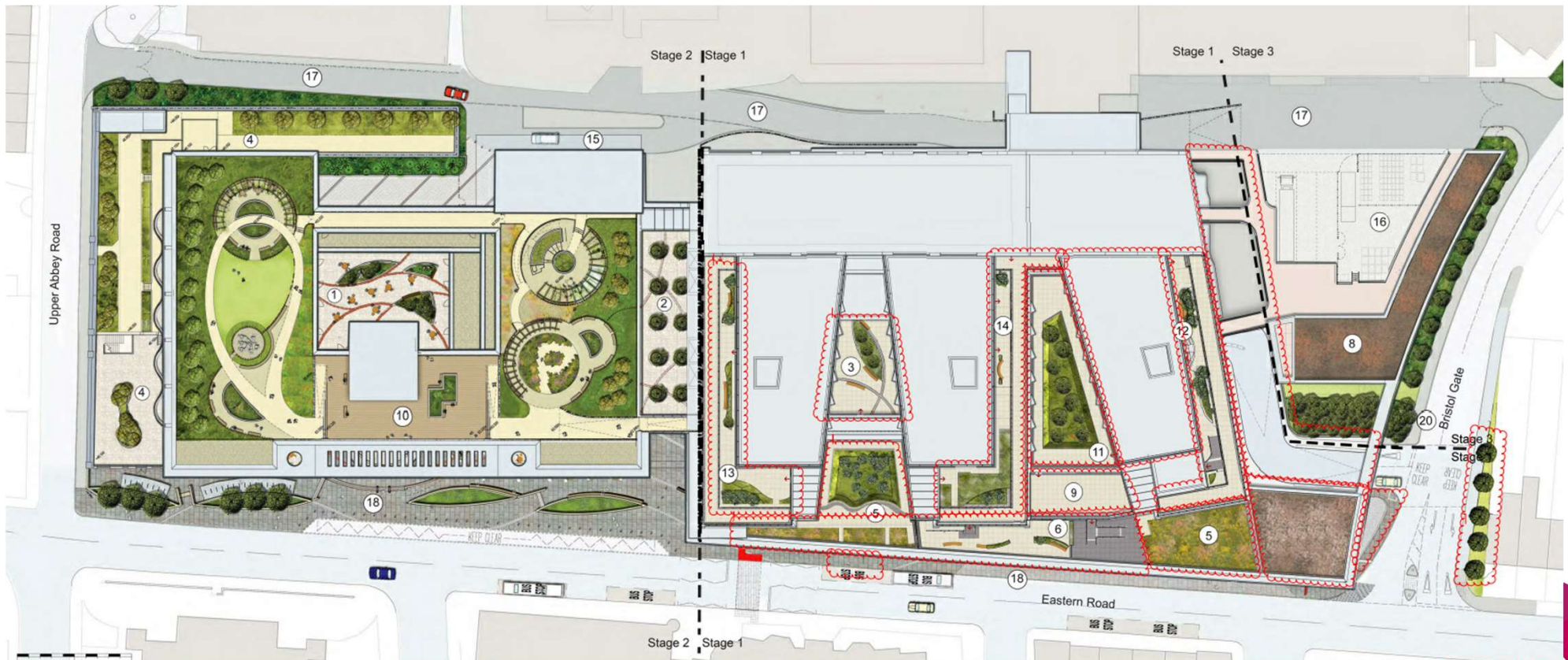
# Proposed basement parking plan



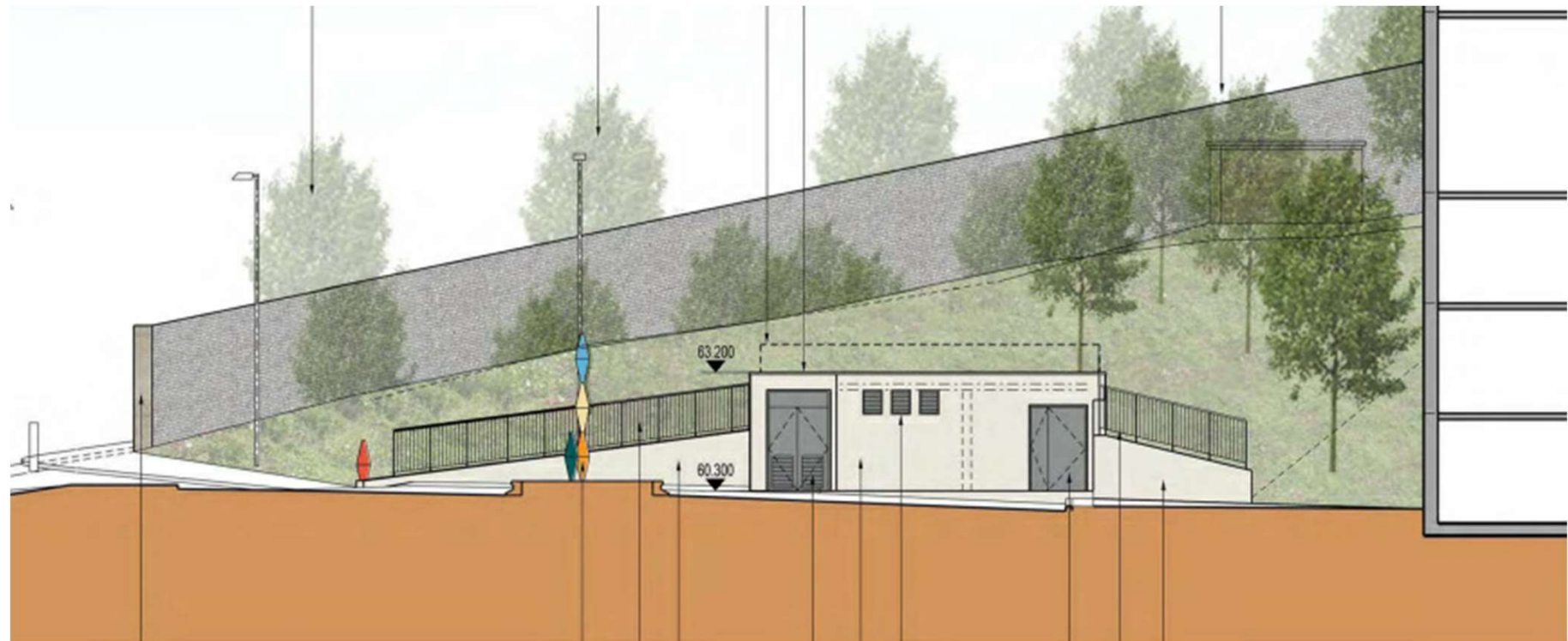
# Approved landscape plan



# Proposed landscape plan



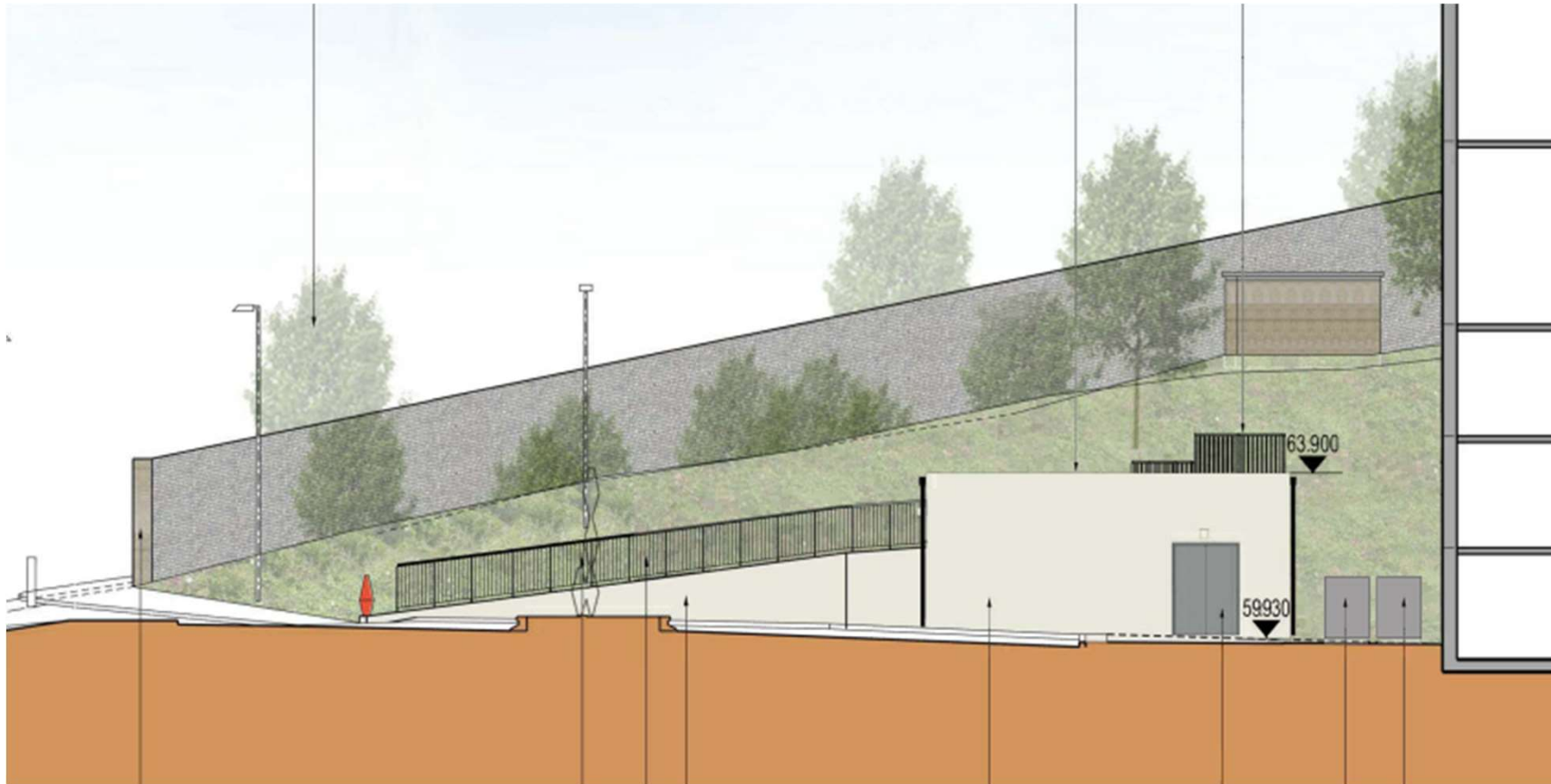
# Approved substation



23

# Proposed substation

24





# **Key Considerations in the Application**

---

- Principle of development
- Design, appearance and heritage
- Impact on residential amenity
- Transport
- Sustainability
- Landscaping

# Deed of Variation and Unilateral Undertaking

---

Deed of Variation to S106 for planning permission BH2011/02886 required as original S106 does not allow for any amendments to the original planning permission via a S73 application.

Unilateral Undertaking (UU) required to ensure impacts of current one way (east to west) use of North Service Road are assessed and mitigated. The UU will include the following provisions:

- Undertake access study within 12 weeks of signing the UU.
- Agree with Council findings of Access Study, and necessary mitigation, prior to occupation of the Stage 1 building.
- Spatial scope of measures to be restricted to RSCH site, Whitehawk Hill Road, and Upper Abbey Road.
- If North Road returned to two way operation with access and egress via Bristol Gate, Trust no longer required to comply with terms of Unilateral Undertaking.

# Conclusion and Planning Balance

---

- Principle of development established by previous consent BH2011/02886.
- Not considered that the amendments, individually or cumulatively, would have unacceptable impact on visual amenity or compromise design of approved scheme.
- Balance needs to be struck between aesthetics and functionality for a hospital use.
- Not considered that proposed amendments would have an unacceptable impact on residential amenity.
- No significant impacts on transport network and highway safety but Unilateral Undertaking will help address and update impact of 3Ts development and one way use of North Service Road on Upper Abbey Road and Whitehawk Hill Road.
- Proposed amendments would therefore comply with the NPPF, relevant policies within the City Plan Part One, the emerging Policies in the City Plan Part 2, and retained policies in the Brighton & Hove Local Plan (2005), and the approval of planning permission is recommended subject to the conditions above, a Deed of Variation to the original S106 agreement, and the securing of a Unilateral Undertaking relating to transport issues.

