Ashford and St. Peter's Hospitals
NHS Foundation Trust

COUNCIL OF GOVERNORS
6th December 2017

TITLE : **St. Peters Hospital Redevelopment Planning Application**

EXECUTIVE SUMMARY:

The Board of ASPH approved an Outline Business Case in March 2017 to dispose of land west of the new boiler house at St Peter's Hospital (the West Site). The disposal has been arranged as a joint venture with Surrey and Borders Partnership NHS FT who own adjoining land to maximise value to both trusts. The Boards of both trusts approved the submission of a planning application in relation to the disposal.

The proposed disposal facilitates the reorganisation and redevelopment of the older parts of the Optivo (previously known as Viridian) estate. The redevelopment offsets local authority requirements for affordable housing on the sold land.

The disposal requires the relocation of staff car parking and Estates functions located on the West Site and replacement facilities have been included in the planning application including a new Estates building, Goods Inwards warehouse and multi-deck car park with direct level access to the main entrance.

The planning application also includes market housing on the West Site, new affordable accommodation, new retail facilities and a three storey clinical building adjacent to the A&E department to provide improved Urgent Care and Assessment facilities.

Land at St Peter's Hospital is defined as developed land in green belt. Runnymede has reviewed the status of the green belt and supports bringing the site forward for development.

The planning application is an exceptional circumstances application based on the principles that:

- The disposal raises capital to reinvest in health facilities at St Peter's;
- Reinvestment in facilities makes clinical services more sustainable;
- Raising the quality of staff accommodation makes recruitment and retention more sustainable;
- The development reduces the shortfall in housing development in Runnymede; and
- The development further develops an existing built site with little impact on the amenity value of the green belt.

The planning application was submitted to Runnymede Borough Council on 24th October 2017 and once "made valid" by council officers will be placed on the Runnymede Borough Council website for public consultation.

The details of the website will be published once known. The attached press release provides further information.

The Council is asked to:	Note the paper
Submitted by:	Andrew Grimes, Head of Capital Development for Simon Marshall, Director of Finance and Information
Date:	25th October 2017
Decision:	To note

14th November 2017

Media Release

Planning Application Submitted for Redevelopment of Part of St Peter's Healthcare Campus, Chertsey

Ashford and St Peter's Hospitals NHS Foundation Trust, Surrey and Borders Partnership NHS Foundation Trust and Optivo have submitted a planning application to Runnymede Borough Council for the redevelopment of surplus land at St Peter's Healthcare campus in Chertsey, Surrey. The application includes plans for affordable housing for NHS staff; open-market housing; a multi-storey car park; and an extension to St Peter's main reception to provide an improved customer café and retail offering.

The plans largely focus on surplus land on the western part of the campus. The intention is to secure permission for the redevelopment of the land for housing and sell it to directly fund improved local healthcare facilities and enable improvements to staff accommodation which will help the hospital attract and retain staff.

The money raised would:

- Provide a new Accident & Emergency unit within an extended Prince Edward Wing at St Peter's Hospital
- Provide significant funding towards refurbishing and redeveloping mental health hospital and community services which serve people in north-west, mid and east Surrey.
- The new housing will also provide much-needed homes in a borough which has a significant shortage of affordable housing and housing land.

The planning application is a 'hybrid' application, comprising applications for both outline and full planning permission. The outline application is for:

- 328 open-market homes, consisting of a retirement village and a mix of apartments and houses, on the west site
- 144 new and redeveloped affordable homes, primarily for NHS staff, 72 of which would be on the west site, and 72 on the eastern part of the campus
- Two new, separate access roads for the west site from Holloway Hill and Stoneleigh Road to the north-west.

The full application is for:

- The new multi-storey car park – this will improve patient access to the main entrance and replace spaces lost through the redevelopment of the west site
- The extension to the main hospital reception area which will link to the new car park and will improve the entrance and waiting areas for patients and visitors.

Local Plan policies designate St Peter's Healthcare Campus as a 'major developed site' in the green belt. National and local planning policy demand that very special circumstances justify development in the green belt. The Trusts consider that these very special circumstances exist and include the overwhelming need for investment in St Peter's Hospital to accommodate population growth in north-west Surrey and the need to provide on-site housing for staff.

Valerie Bartlett, Deputy Chief Executive at Ashford and St Peter's NHS Foundation Trust, said: ""We are very pleased about this latest stage in proceedings. This opportunity signals our commitment to improve the facilities in which we provide care to our local population. The resources will be used to improve a number of important facilities in our hospital, particularly for those people who arrive here in an emergency. We are also particularly pleased that this development will enable us to offer better quality staff accommodation, which is vital for recruitment and retention. The redevelopment will also provide much needed new homes in Runnymede, an area with a housing shortage."

Jo Young, Chief Nursing Officer at Surrey and Borders Partnership NHS Foundation Trust said: "We want people to experience our services in surroundings that are modern, safe and accessible. The capital we raise from the St Peter's development will go straight back into providing welcoming environments to those living in Runnymede and the other boroughs that we serve."

"We know that access to suitable accommodation is key to people's mental wellbeing, so we are really pleased that the development includes affordable housing. It will give those local people who might otherwise be left feeling isolated an opportunity to connect with their local community."

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Note to editors:

- The west site currently houses a range of community mental health services for people of all ages and a drug and alcohol detox unit. These will relocate within the local vicinity, and people who use these services will be involved in deciding where best suits the services' needs. The area also houses old administrative and service buildings, housing for staff, and derelict areas.
- The Trusts consulted widely with the public and other stakeholders earlier this year. Consultation activities included a preview of the plans for stakeholder groups and near neighbours, a public exhibition and a Councillors' workshop.
- The planning application can be viewed here: http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx Using the following reference numbers:

RU.17/1815 for the hybrid application
RU.17/1816 for the full application

For more information, please contact:

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