1. SITE DESCRIPTION

1.1 The application site comprises the Lister Hospital, which is located toward the northern edge of the town. The site is bounded by Stevenage Rugby Club to the north, North Road to the east, Coreys Mill Lane to the south and residential properties in Tates Way and a
hotel and public house to the west, beyond which is Hitchin Road. With the exception of land to the north, the surrounding area is generally residential in nature with residential properties located to the east of North Road, to the west of the application site, and to the south on the opposite side of Coreys Mill Lane. Whitney Wood, a designated wildlife site, is also close to the site on the southern side of Coreys Mill Lane. The main vehicle access to the hospital is taken from Coreys Mill Lane, although there is also access to the northern side of the hospital, taken from North Road.

1.2 The hospital, which was opened in 1972, provides a range of services for people living in east and north Hertfordshire, including an accident and emergency unit; surgery theatres; intensive care and high dependency units; pathology; diagnostic and pharmacy services; a maternity unit; children's health services and outpatient, mental health and elderly facilities. The main tower building is located in a roughly central location within the site and is 10 storeys in height, accommodating over 300 beds.

1.3 The site for the day surgery is currently a vacant part of the hospital complex, located in the north west of the site and has recently been used as a contractor's compound for adjacent construction works. The second part of the proposal is for an infill development on Level 4 of the existing Ward Block Tower, on its western elevation.

2. RELEVANT PLANNING HISTORY

2.1 09/00078/OPM Outline planning application for a phased partial redevelopment to include three storey extension to maternity unit; multi-storey car park; urgent care centre; alterations to existing accident & emergency unit; a new main block comprising theatres; critical care and ward accommodation; partial replacement of boiler house; alterations to existing vehicular and pedestrian access and car parking arrangements following demolition of ECU day hospital, cardiac suite, paediatric wards, children's unit, medical library and adjoining buildings; and associated landscaping and engineering operations (all matters reserved save for means of access). Outline planning permission granted 30.11.2009.

2.2 09/00100/FPM Erection of three storey maternity building, two storey entrance building and external alterations to western end of existing maternity unit with associated car parking spaces and landscaping. Planning permission granted 22.07.2009.

2.3 10/00298/RMM Reserved matters application pursuant to outline planning permission ref 09/00078/OPM granted on 30/11/2009 for the erection of a multi storey car park seeking approval of appearance, landscaping, layout and scale. Reserved matters approval granted 17.09.2010.

2.4 11/00227/RMM Reserved matters application pursuant to outline planning permission ref 09/00078/OPM granted on 30/11/2009 seeking approval of appearance, landscaping, layout and scale for the construction of 1,945sqm of additional floorspace for the existing Accident and Emergency building to form a new Emergency Care Department. Reserved matters approval granted 05.07.2011.

2.5 11/00233/COND Discharge of conditions 8 (travel plan), 9 (construction traffic) and 15 (surface water drainage) and partial discharge of conditions 12 (archaeological investigation), 13 and 14 (contaminated land) attached to planning permission reference number 09/00078/OPM. Conditions discharged 27.06.2011.

2.7 11/00636/COND Discharge of conditions 8 (travel plan); 9 (construction traffic); 10 (wheel washing); 12 (archaeology); 13 (contamination); 14 (contamination); and 15 (drainage) attached to planning permission reference number 09/00078/OPM. Conditions discharged 27.01.2012.

2.8 11/00668/NMA Non material amendment to reserved matters approval 11/00227/RMM to re-arrange car parking, change to a fabric canopy over ambulance bay and elevational alterations. Non-material amendment agreed 06.01.2012.

2.9 There have been a number of other permissions at the hospital site relating to modest infill development.

3. THE CURRENT APPLICATION

3.1 The current application seeks planning permission for both a new day surgery unit with endoscopy services and two new in-patient theatres and also a new elective admissions unit located on level 4 of the existing ward block tower. The new build block would provide a state of the art endoscopy and day theatre complex within a new clearly defined building with its own entrance. This would include additional theatre capacity on the first floor which would be linked to the existing theatre block and to the main ward tower. The second aspect of the development comprises a small extension formed by enclosing the two existing balconies on the western side of the ward tower.

3.2 The new build aspect of the proposal comprises a building of two storeys in height, with a plant room above. The first floor of this building would link to the existing theatre block on the first floor. The new building would have a floor area of 3,544m² across two floors with the plant room having an additional area of 1,107m². The main part of the building would be 9m in height, with the overall height including the plant room, being 14.5m. The building extends to a length of approximately 60m with a maximum width of 47m, although the majority of the building is 26m in width.

3.3 The refurbishment proposal for the elective admissions unit (EAU) comprises the extension of two external balconies on the western side of the ward block. The two enclosed balconies would accommodate a trolley chair ward, stair lobby and male staff changing rooms and would have a floor area of 89m². The infill extensions would be 2.8m in height, 10m in length and 4.9m in width.

3.4 The new building would be located in the north west of the hospital complex between the maternity unit and the estates department. The building would be accessed by the arterial hospital road and patients and visitors would approach the building from the north east; as such the proposal provides a sheltered, main entrance on the north side of the building. The proposal provides for two short stay parking bays at the front of the building and an ambulance drop-off zone. 36 sheltered cycle parking spaces would also be provided in two separate locations to the south and east of the building. Parking for the new development would be expected to occur in the new multi-storey car park or in the existing parking within the hospital complex.

3.5 The day surgery unit would adopt a combination of brickwork including light brickwork at ground floor level to match the new maternity unit and darker brickwork at first floor level. It would also utilise an insulated composite system for the plant room, Trespa timber veneer and curtain walling. The proposal would require the removal of an existing Silver Birch but the applicant has stated that an appropriate replacement tree would be provided in a suitable location on the hospital site.
4. PUBLIC REPRESENTATIONS

4.1 The application has been publicised by way of letters to adjoining premises, site notices and a press notice. At the time of writing no responses to this public consultation have been received.

5 CONSULTATIONS

5.1 Hertfordshire Highways

5.1.1 The new day surgery is expected to generate an increase in vehicle movements including an additional parking demand combined with the overall hospital expansion. This has been previously supported by a transport assessment which considered the range of proposed developments as a site-wide outline application and resulted with the Gravely Road and North Road priority junction having the capacity and safety improved. All modes of transport were previously considered and addressed and additional capacity for car parking was provided in the new centrally located multi storey car park. Hertfordshire County Council as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways and as such has no objection on highway grounds.

5.2 Environment Agency

5.2.1 No objection to the proposal providing a condition relating to surface water drainage is attached to the grant of any planning permission.

5.3 Head of Environmental Health

5.3.1 Raises no objection subject to the imposition of conditions in respect of contamination and standard conditions for construction.

5.4 Thames Water

5.4.1 Advise that with regard to sewerage infrastructure, the site will drain to sewers in the ownership of Anglian Water and therefore Thames Water is unable to comment further. With regard to water supply, this comes from the area covered by Veolia Water Company.

5.5 Herts Fire and Rescue Service

5.5.1 Make comments on the need for access for fire fighting equipment and water supply to conform to the relevant part of the building regulations.

5.6 Hertfordshire Constabulary

5.6.1 The Crime Prevention Design Advisor has already met with the architects and estates team at the Lister Hospital regarding this application and all comments have been incorporated into the plans. As a result of this no further comments are provided.

5.7 Arboricultural Officer

5.7.1 The loss of the silver birch, which will be necessary if this development is to go ahead, will not be detrimental to the wider landscape. It would be helpful if the replacement tree could be located in a position which will make it accessible to view by the general public.
5.8 **Highways Agency**

5.8.1 No objection.

5.9 **Anglian Water/Veolia Water**

5.9.1 No comment received.

6 **RELEVANT PLANNING POLICIES**

6.1 **Background to the Development Plan**

6.1.1 In the determination of planning applications development must be in accordance with the statutory development plan unless material considerations indicate otherwise.

For Stevenage the statutory development plan comprises:

- The East of England Plan 2008
- Saved policies in the Hertfordshire Structure Plan 1998
- Hertfordshire Waste Local Plan 1999
- Hertfordshire Minerals Local Plan 1998

In relation to emerging planning policy the Core Strategy and Development Management Policies have been withdrawn as of the 1st February 2012. However, the Site Specific Policies Plan, the Old Town Area Action Plan and the Gunnels Wood Area Action Plan have all been approved locally by the Council’s executive as material considerations in the determination of planning applications and can continue to be used for Development Management Purposes. Additionally, the Council has now begun a consultation exercise on a draft Interim Planning Policy Statement to be used whilst a new plan is being prepared.

6.1.2 Where a Development Plan Document has been submitted for examination but no representations have been made in respect of relevant policies, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted. The converse may apply if there have been representations which oppose the policy. However, much will depend on the nature of those representations and whether there are representations in support of particular policies.

6.1.3 In considering the policy implications of any development proposal the Local Planning Authority will assess each case on its individual merits, however where there may be a conflict between policies in the existing Development Plan and policies in the emerging Local Development Framework the adopted Development Plan policies currently continue to have greater weight.

6.2 **Central Government Advice**

Planning Policy Statement 1 - Delivering Sustainable Development
Planning Policy Guidance Note 13 – Transport
Planning Policy Statement 23 - Planning and Pollution Control
Planning Policy Statement 25 – Development and Flood Risk

6.3 **Regional Guidance – East of England Plan**

Policy SS3 – Key Centres for Development and Change
Policy SV1 – Stevenage Key Centre for Development and Change
6.4 Adopted District Plan

TW1 Sustainable Development
TW8 Environmental Safeguards
TW9 Quality in Design
T6 Design Standards
T12 Bus Provision
T13 Cycleways
T14 Pedestrians
T15 Car Parking Strategy
EN9 Archaeology and Development
EN13 New trees in Developments
EN27 Noise Pollution
SC15 Development at the Lister Hospital

6.5 Draft Interim Planning Policy Statement for Stevenage

IP01 Sustainable Development Principles
IP05 Transport Assessments and Travel Plans
IP11 Flood Risk and Drainage

7 APPRAISAL

7.1 The main issues for consideration in the determination of this application are its acceptability in land use policy terms; the impact on the character and appearance of the area; the impact on neighbouring amenities; the effect of the proposals on the highway network and the adequacy of the proposed parking provision.

7.2 Land Use Policy Considerations

7.2.1 The application site is not designated for any specific use within the Stevenage District Plan Second Review 1991-2011 adopted 2004. It is also within the confines of the hospital complex site which has been significantly developed in recent years and is a major urban development on the edge of Stevenage. As set out in policy SC15 of the adopted local plan, the Council supports the provision of additional hospital facilities at the site, but is concerned for the implications that this may have in terms of traffic generation and car parking. Any further development which would result in a significant increase in car parking will be expected to demonstrate that a travel plan is being progressed and in appropriate circumstances the Council will seek commuted sums toward the enhancement of travel modes other than private motorised transport. Traffic generation and car parking are dealt with in detail later in this report. On this basis, the proposal is broadly in accordance with the land use policies in the local plan, subject to the traffic issues being satisfactorily addressed.

7.3 Impact upon the Character and Appearance of the Area

7.3.1 The new day surgery unit would be sited between the new maternity unit extension to the east and the existing estates buildings to the west, in the north west of the hospital complex. The building would be two storeys with a plant room above and would have an overall height of 14.5 metres. It would comprise an ‘L’ shape and would link in to the existing (two storey) theatre block at first floor level. As this would be sited to the rear of the hospital it would not be visible when viewed from Coreys Mill Lane. The main views would be when looking southwards toward the existing hospital buildings from the north and potential glimpsed views from North Road, although these would be minimal as the proposed building would be set behind the three storey maternity unit. Additionally, the
plant room would be set back 6.5m from the edge of the main building on the northern elevation, thereby reducing the overall impact of the building when viewed from the north. With the plant room above, the new building would be similar in height to the new maternity building and would represent an appropriate scale of building in this part of the hospital site. Additionally, the building has been designed to pick up on the architectural features of the adjacent buildings. For instance the day surgery building would utilise two different types of brickwork, one to match the adjacent maternity building and one to contrast with it to clearly define that this building has a different nature than the surrounding buildings. Further it would link in to the adjacent theatre building which has a distinct horizontal emphasis formed from the concrete pre cast panels. By utilising a different type and colour of brick at each level and by providing wide structural openings for the fenestration, this gives the building a horizontal emphasis which ties into the theatre block. Finally the main entrance achieves a clear, sheltered and transparent entrance to the new facility and is a welcome design feature of the new building. The new day surgery building is considered to be of an acceptable scale in this location and would adopt an appropriate design, utilising quality materials. The day surgery building would require the removal of one Silver Birch, however the loss of this one tree would not be detrimental to the wider landscape and the applicant has confirmed that a replacement tree would be provided in a suitable location within the hospital site. Given this, the impact of this aspect of the proposal on the character and appearance of the area is considered to appropriate.

7.3.2 In relation to the infill extensions aspect of the proposal on level 4 of the existing tower block, these extensions would be very minor, only creating 89m² of floorspace. Given that they would infill recesses in the existing tower block, they would not be readily visible from outside of the site, due to the position of the tower block towards the centre of the hospital complex. This part of the proposal would thus have no material impact on the character and appearance of the area. In terms of design, the extensions would respect the existing silhouette of the tower and would utilise infill rainscreen panels. The elevational panels and windows would mirror the existing and this treatment and design is considered to be acceptable.

7.4 Impact upon Neighbouring Amenities

7.4.1 Given the location of the proposed new day surgery building within the site, it is considered that the neighbouring properties most affected by the development are Stevenage Rugby Club, with its pitches located immediately to the north of the hospital, and the residential properties in Tates Way to the south west of the site. The new building would be sited approximately 26m away from the northern site boundary at its nearest point. With the plant room included the overall height of the building would be 14.5m which is lower than the adjacent, recently constructed, new maternity extension. Additionally, the plant room has been set back 6.5m from the northern edge of the building, to further reduce the impact of the building when viewed from the north. Given this and the separation distance between the two sites, it is not considered that the proposed building would have an adverse impact upon the amenities and operation of the Rugby Club. The nearest residential property to the proposed building is 46 Tates Way and the end of its garden is 32m away from the building at its closest point. The residential property itself would be approximately 40m distant. Given this separation distance, it is considered that the new building would be seen in the context of the other development at the hospital and would not have any adverse impacts on neighbouring residential amenity. On this basis it is considered that the new day surgery building would not harm the amenities or operation of those properties adjoining the site.

7.4.2 Given the location of the infill extensions to the EAU on level 4 of the tower block, it is not considered that this element of the proposal would result in any undue impacts on neighbouring amenity.
7.5 Impact on the Highway Network

7.5.1 It is recognised that a day surgery and endoscopy unit was originally detailed in Phase 5 ‘Main Block’ of the original outline planning permission (09/00078/OPM), however it was not envisaged at this time that this would be in an independent building. Since the approval of this application there have been changes to the phasing and location of some of the facilities such that Phase 4 has now been revised to include certain works originally envisaged in Phase 5. As the day surgery and endoscopy unit was not originally envisaged to be in an independent building in the outline application, the current full planning application has been submitted to accommodate this change. Whilst the current application provides for an independent building for the day surgery and endoscopy units, the floorspace for these facilities and thus the traffic generation was considered at the outline planning application stage. It is important to note that this current application does not provide for any increase in floorspace over and above the outline proposal previously approved.

7.5.2 Given the above Hertfordshire County Council as Highway Authority has stated that the traffic generation associated with this proposal has in fact already been supported by the Transport Assessment that accompanied the outline planning application. The traffic movements resulting from the outline planning application were found to be acceptable with the Gravely Road and North Road junction having the capacity and safety improved. This off-site highway work is in progress and is expected to be completed shortly. In relation to the current application the Highway Authority has stated that the reconfigured road layout has sufficient capacity to accommodate two-way traffic for vehicles likely to serve the development, including fire appliances, ambulances and delivery vehicles. As the traffic generation associated with this proposal has previously been assessed and taken account of and the manoeuvrability within the site layout is acceptable, the Highway Authority are raising no objections on highway grounds. Additionally, whilst the day surgery is expected to generate an increase in vehicle movements, the Highway Agency has stated that the vehicle trip movements are unlikely to have a material impact on the nearby A1 (M) Junction 8 and therefore they have no formal objection to the application.

7.6 Car Parking Provision

7.6.1 The application does not include any designated car parking aside from two short stay parking bays at the front of the day surgery building. Instead parking for this development has already been taken into account by the parking strategy for the whole hospital complex, which has resulted in the construction and opening of the new multi storey car park in the centre of the hospital site. It is considered that parking for this development is adequately catered for in this recently opened multi storey car park, which has provided an additional 430 parking spaces at the hospital site. Additionally, the applicant is to reorganise some of the existing surface level parking that is available on the access road immediately to the north of the application site such that it is designated parking for the day surgery unit. With the designation of these spaces and the parking available in the multi storey car park, the parking provision to serve this proposal is considered to be acceptable.

7.7 Other Considerations

7.7.1 In relation to other issues the Council’s Environmental Health Officers have specified that standard construction conditions should be imposed and this can be covered by a condition requiring a construction management plan. Further, the County Archaeologist has requested the need for an archaeological investigation of the site, which can also be addressed by way of a condition.
Flood Risk Assessment

7.7.2 The applicant’s Consultant has provided an addendum report to the original flood risk assessment which has been submitted to and considered by the Environment Agency. The Environment Agency has no objection to the proposal subject to a condition relating to surface water drainage. Such a condition can be attached to the grant of any planning permission.

8 CONCLUSIONS

8.1 The proposed new day surgery unit and extensions to the existing tower block comply with the Council’s land use policy and are of a design that, it is considered, would enhance the appearance of the site without adversely affecting the amenities or operating conditions of adjoining properties. The development is of a scale that would not adversely affect the operating conditions of the highway network and the parking provision that is available is considered to be acceptable. The proposal would make a contribution toward the delivery of improved health services in the east and north Hertfordshire area and forms part of a comprehensive package of development that has recently been undertaken or has been earmarked for the whole hospital site. Accordingly, it is recommended that planning permission be granted subject to the conditions set out below.

9 RECOMMENDATIONS

9.1 That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: PL100/001/05, PL200/001/03, PL200/002/03, PL200/003/04, PL200/004/03, EL200/010/02, SE200/015/02, SE200/016/02, DT251/019/01, DT251/020/02, DT251/021/02, DT251/022/02 and LA5376-E-96-SP-001-G01.

   REASON: - For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   REASON: - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. No development shall commence until details of a comprehensive contaminated land investigation have been submitted to and approved in writing by the Local Planning Authority and until the scope of works approved therein has been implemented. The detailed scheme shall include all of the following elements unless specifically excluded by the Local Planning Authority in writing:

   (a) A desk study identifying and evaluating all potential sources of contamination and the impacts on land and/or controlled waters relevant to the site. The desk study shall establish a conceptual model of the site and identify all plausible pollutant linkages. It shall also set objectives for intrusive site investigation works where appropriate.

   b) If required, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the service-pathway-receptor principle.
(c) Where the risk assessment identifies any unacceptable risk, a detailed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall be carried out in accordance with the approved strategy and no deviation shall be made from this scheme without the written agreement of the Local Planning Authority.

(d) On completion of the approved remediation works, a validation report shall be submitted to the Local Planning Authority. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved method statement(s).

**REASON:** - To prevent harm to human health and pollution of the water environment in accordance with the advice contained in Planning Policy Statement 23 - Planning and Pollution Control.

4. If, following the commencement of the development, contamination not previously identified is found to be present at the site, no further works shall be carried out, unless otherwise agreed in writing by the Local Planning Authority, until the developer has submitted to and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

**REASON:** - To prevent harm to human health and pollution of the water environment in accordance with the advice contained in Planning Policy Statement 23 - Planning and Pollution Control.

5. No development shall commence until a Code of Construction Practice has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include measures during the construction process to minimise the amount of dust generated, minimise the amount of noise generated, to prevent mud, soil and other materials from the site being deposited on the highway, identify the hours of operation, detail construction methods, specify construction traffic haul routes, identify vehicle numbers, the management of junctions to and crossings of the public highway and other public rights of way. The approved Code of Construction Practice shall be implemented in full for the full duration of the construction activity relating to this permission at this site.

**REASON:** - To prevent harm to human health, to minimise the impact of construction vehicles and to maintain the amenity of the local area in accordance with the advice contained in Planning Policy Statement 23 - Planning and Pollution Control.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping and details of the treatment of all hard surfaces. The scheme shall include details of all existing trees on the land and details showing all trees to be removed, or retained, together with details of all new planting to take place including species, size and method of planting.

**REASON:** - To ensure a satisfactory appearance for the development in accordance with policy TW9 of the Stevenage District plan Second review 1991-2011.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development.

**REASON:** - To ensure a satisfactory appearance for the development in accordance with policy TW9 of the Stevenage District Plan Second Review 1991-2011.
8. Any trees or plants comprised within the scheme of landscaping, which within a period of five 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 otherwise agreed in writing by the Local Planning Authority.

**REASON:** - To ensure a satisfactory appearance for the development in accordance with policy TW9 of the Stevenage District Plan Second Review 1991-2011.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development. The approved scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall be based upon the original Flood Risk Assessment as agreed as part of planning permission 09/00078/OPM, as well as the addendum to the Flood Risk Assessment (dated October 2011, reference CCE/D511/FRA_Addendum Issue 02, compiled by Cannon Consulting Engineers), and shall include the following:

1. Detailed drawings of the proposed surface water drainage scheme, including position, dimensions, gradients and levels. This should be inclusive of all conveyance, attenuation, flow control and discharge elements of the proposed system;
2. Details of the proposed maintenance schedule for the system.

**REASON:** - To prevent the increased risk of flooding and to ensure the future maintenance of the drainage system in accordance with Planning Policy Statement 25 ‘Development and Flood Risk’.

10. No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the building and extensions 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 the development has an acceptable appearance in accordance with policy TW9 of the Stevenage District Plan Second Review 1991-2011.

11. Notwithstanding the details shown on the approved plans, details of secure cycle storage facilities across the application site shall be submitted to and approved in writing by the Local Planning Authority. Such facilities shall thereafter be installed in accordance with the approved details or particulars prior to the occupation of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, prior to the first use of the development and thereafter permanently retained and maintained on site.

**REASON:** - To ensure adequate cycle parking and storage across the application site, in the interest of promoting sustainable transport within the town centre in accordance with Policy T13 of the Stevenage District Plan Second Review 1991-2011.

12. No development shall take place within the proposed development site until the applicant, their agent or their successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This condition will not be discharged until the Local Planning Authority has received and approved a report of the archaeological investigations.

**REASON:** - To ensure the investigation and recording of any items of archaeological
interest in accordance with policy EN9 of the Stevenage District Plan Second

13. No development shall commence until a Construction Travel Plan, with the object of
reducing construction workers, staff and visitors travelling to the development by private
car, has been submitted to and approved in writing by the Local Planning Authority. The
Construction Travel Plan shall be implemented in full on commencement of development
for the full duration of the construction works.

**REASON:** - To promote sustainable transport measures for the duration of the construction
phase of the development in accordance with advice contained in Planning Policy
Guidance Note 13 – Transport.

14. No development shall commence until the Travel Plan approved and implemented in
accordance with Condition 7 of planning permission 09/00078/OPM has been updated to
include the hereby permitted day surgery. The updated Travel Plan shall be implemented
on first occupation of the day surgery building.

**REASON:** - To promote sustainable transport measures to the development in accordance
with advice contained in Planning Policy Guidance Note 13 – Transport.

For the Following Reasons:-

The proposed development is fully in accordance with the Council’s land use policies and with the
provisions of the East of England Plan relating to Stevenage as a Key Centre for development. The
proposed development would not significantly harm either the amenities or operating conditions of
neighbouring properties or the character and appearance of the locality. The proposed
development would not adversely affect the operation or safety of the local highway network and
adequate parking provision is available within the hospital complex.

In reaching its decision in respect of this application, the Council has had regard to the following
policies of the Stevenage District Plan Second Review 1991-2011:-

TW1, which relates to sustainable development;
TW8, which relates to the Council’s development control standards and criteria;
TW9, which requires developments to achieve a high standard of design;
T6, which relates to design standards for developments;
T12, which relates to bus provision;
T13, which seeks to provide for the needs of cyclists in conjunction with major developments;
T14, which seeks to provide for the needs of pedestrians in conjunction with major developments;
T15, which relates to the provision of on-site car parking;
EN9, which relates to archaeology and development;
EN13, which relates to trees in new developments;
EN27, which relates to noise pollution; and
SC15, which relates to development at the Lister Hospital;

And policy SV1 of the East of England Plan, which identifies Stevenage as a key centre for
development and change;

And the advice contained in:

Planning Policy Statement 1 - Delivering Sustainable Development
Planning Policy Guidance Note 13 – Transport
Planning Policy Statement 23 - Planning and Pollution Control
Planning Policy Statement 25 – Development and Flood Risk
10 BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Responses to consultations with statutory undertakers and other interested parties referred to in this report.