

**North Bristol NHS Trust
Southmead Hospital Redevelopment**

Environmental Statement

Non Technical Summary

Planning Application Ref: 05/04740/P

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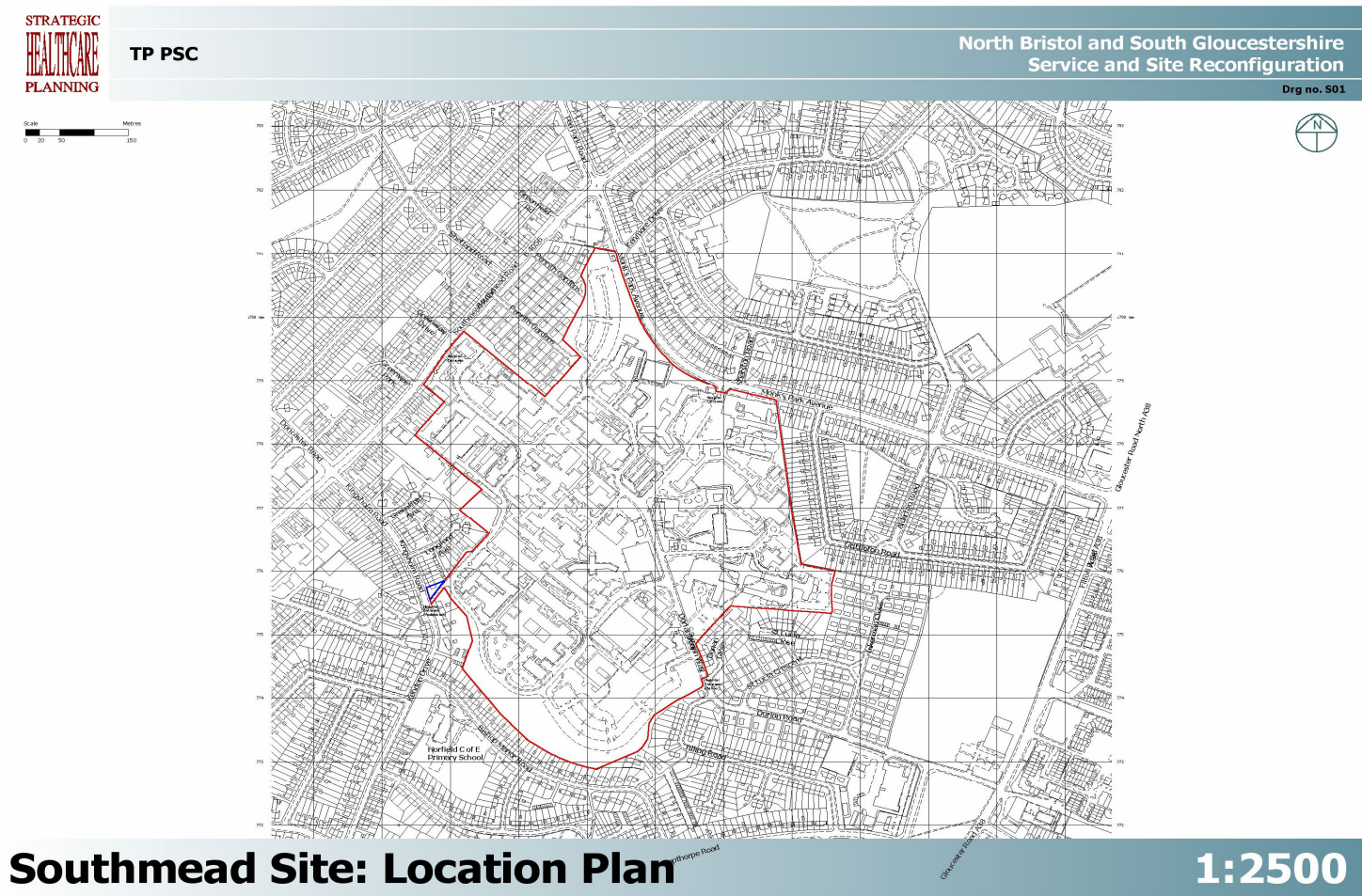
Introduction

1. This is a non-technical summary of an Environmental Statement prepared on behalf of North Bristol NHS Trust. It forms part of an application for outline planning permission for the redevelopment of the existing Southmead Hospital for new acute and community hospital facilities together with associated infrastructure, roads, car parking and landscaping. The proposal also includes the retention and refurbishment of some existing estate together with alterations to the existing access arrangements.
2. The Environmental Statement records an assessment of the likely significant effects of the proposed development on the environment. The aim has been to ensure a proper understanding by the public and by the Council when making its decision on the planning application of:
 - the predicted significant effects on the environment; and,
 - the scope for reducing adverse effects (“mitigation”)
3. The scope of the assessment and topics to be covered fall under the following headings:
 - Landscape and Visual Assessment;
 - Archaeology;
 - Ground Conditions and Contaminated Land;
 - Transportation;
 - Air Quality;
 - Noise;
 - Ecology (Flora and Fauna); and,
 - Flood Risk

The Site

4. The Southmead Hospital site is located in Southmead in the northern part of Bristol to the west of the A38 approximately 5km to the north of Bristol city centre. The site itself extends to around 27ha and was subject to a substantial level of redevelopment in the early 1990s. The site has a frontage to both Monks Park Road to the north and Southmead Road to the west and the main site access points are from these roads. There is also access from Dorian Road to the south, close to the largest area of on site car parking (see Site Identification Plan at [Figure ES1](#)).

Figure ES1: Site Identification Plan



5. As illustrated by the aerial photograph at Figure ES2, the site is densely developed with hospital buildings, albeit mainly low rise (1 to 4 storeys), which exhibit a mix of form, design and materials. The site has an urban context and is located within a primarily residential area although there are pockets of other uses (commercial, open space/recreation) in the locality as well as a discount supermarket to the north of the site on the corner of Monks Park Road and Southmead Road and small parades of shops along Southmead Road. The immediately surrounding housing is mainly former Council housing together with some small areas of pre-fabricated housing which adjoin the site boundaries.
6. The topography of the site is varied with some significant level changes as falls from a local highpoint to the northern and eastern boundary generally towards the southern and western boundaries. There are few open spaces and limited soft landscaping and vegetation within the site. Views into the site are generally limited with no surrounding vantage points from where the whole site can be seen.

The Proposed Development

Outline Planning Application

7. An outline planning application has been submitted to Bristol City Council (LPA Ref: 05/04740/P) for the redevelopment of the Southmead Hospital site to provide new acute and community hospital facilities together with associated infrastructure, roads, car parking and landscaping. The proposal also includes the retention and refurbishment of some existing estate together with alterations to the existing access arrangements.
8. The plans for the redevelopment of Southmead Hospital are part of wider proposals to reconfigure healthcare across Bristol, North Somerset and South Gloucestershire. In future it is planned that people will only have to go to major hospitals for the more specialist services. These major hospitals, such as that proposed at Southmead, will be supported by a range of local community hospitals (including at Southmead) to improve access for local people to health care.
9. Overall, the scheme represents a crucial opportunity to improve healthcare provision. These proposals are of great importance and represent a key project for both the city and region.

Proposed Master Plan

10. The proposed master plan submitted as part of the outline planning application is reproduced at Figure ES3. The master plan identifies the blocks of proposed new development and refurbishment of existing buildings, as planned. The key elements of the proposed

Figure ES2: Aerial Photograph of the Site



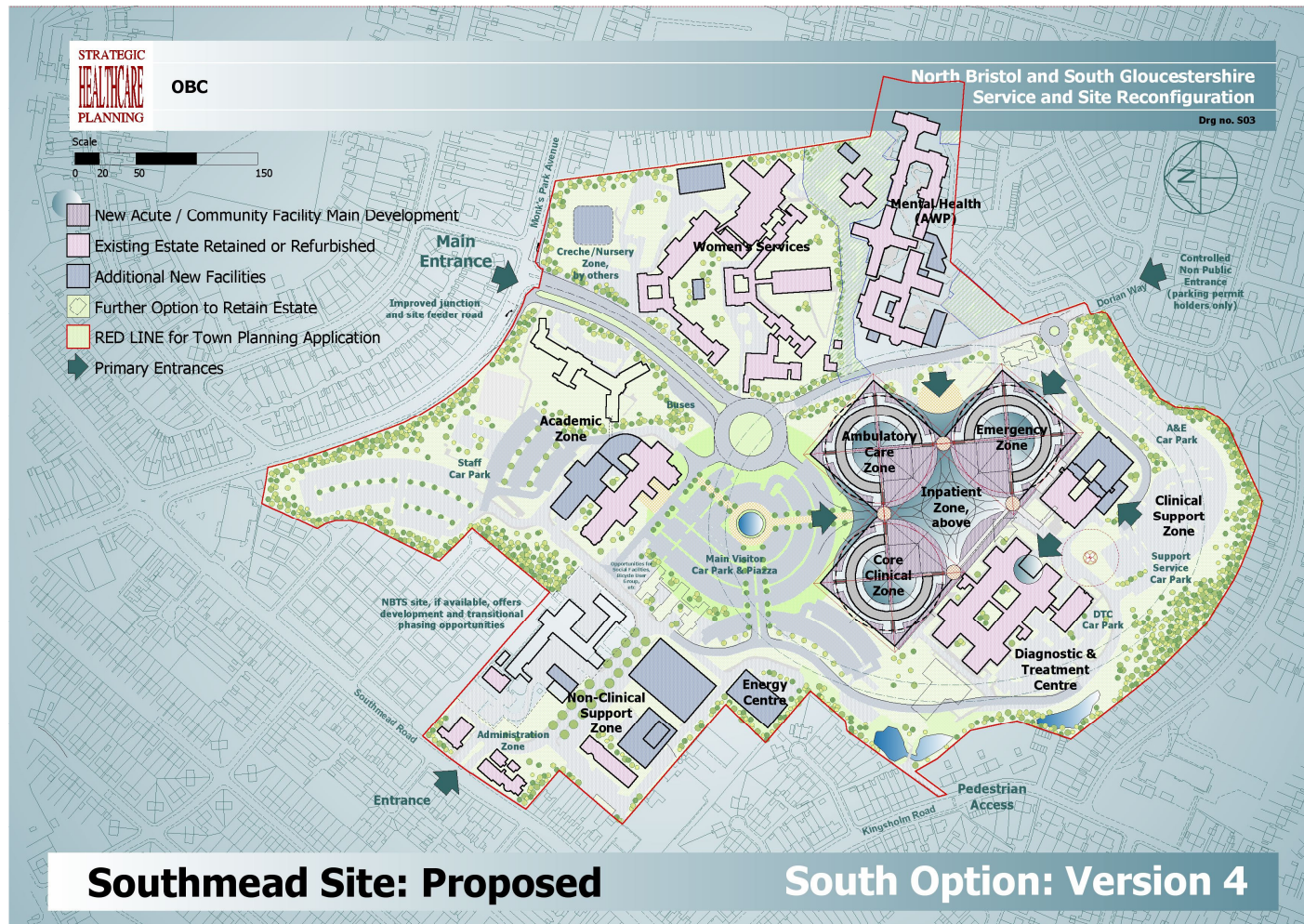
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North Bristol and South Gloucestershire
Service and Site Reconfiguration

Org. no. 20/4



Figure ES3: Proposed Master Plan



redevelopment are shown to be arranged as follows:

- New acute and community hospital facilities developed in south western part of the site maintaining the established principle of 'building in to the bank' to take advantage of level changes;
- Retention of Somerset and Westgate Houses as part of the Southmead Road streetscape and re-use of existing buildings behind to define a zone for administration and non-clinical support facilities;
- An academic zone to the north of the proposed new main visitor car park and plaza in the centre of the site;
- Reconfigured main entrance from Monk's Park Avenue and retention of access from Southmead Road and Dorian Road; and
- Retention of Women's Services and Mental Health (AWP) in north-eastern part of the site.

Phasing of the Development

11. Throughout the development of the site it will, of course, be necessary to maintain an operational major hospital facility and continuity of health services whilst keeping construction traffic and hospital traffic separate. In the light of this, the construction strategy involves a phased approach, commencing with a series of enabling works that are currently envisaged to occur between mid 2006 and mid 2008. The main construction phase is then envisaged to take place from mid 2008 until early 2012 with a period of commissioning until the end of 2012.

Alternative Options

12. The scheme involved in the current outline planning application represents the culmination of over five years of alternative site and option appraisals. Consideration has been given to the relative merits of different locations, separate schemes and a comprehensive urban design process. Following the decision to base the new acute hospital on the Southmead site, an outline business case was developed that considered two design options for the Southmead site. These options were the subject of public consultation over the course of 2 open days held at Southmead and Frenchay Hospitals at the end of October. This public consultation formed part of a wider appraisal process involving clinical and other NHS staff and a range of key stakeholders. The outcome of this option appraisal process was a decision to proceed with a general location and

form of development as shown in the submitted master plan. Therefore, a full assessment of the likely significant environmental effects of this option has been carried out, together with an assessment of the mitigation measures to be proposed as part of the scheme.

Landscape and Visual Assessment

13. The site and its surroundings are assessed as being of low to medium sensitivity and quality in terms of the existing landscape/townscape. It is notable that the site is not designated in the adopted Bristol Local Plan as an area of distinctive or valuable character or landscape appearance.
14. The visual impact of the proposed development on the existing landscape character of the site and surrounds will be generally beneficial given the general low to medium quality of the existing immediate landscape and the high quality of the proposed design. The impact of the proposal on the public perception of the existing landscape from key viewpoints around the site will, whilst quite substantial in some respects, be generally positive.
15. The proposed refurbishment and new-build is likely to enhance some areas which are at present dated and worn whilst also providing a high quality landmark building which will continue to be a focus for the surrounding community. The proposed masterplan objectives for the hospital redevelopment have been assessed to result in a generally positive visual impact on the existing landscape and townscape.

Archaeology

16. The assessment conducted by BaRAS concludes that the present state of knowledge indicates that the archaeological potential of the Southmead Hospital site is low. Significant disturbance has taken place since the construction of the Barton Regis Union Workhouse at the beginning of the 20th century. Five aspects of potential impact have been identified. Mitigation has been suggested which will result in the residual impact of the proposals on the identified archaeological and historic features being not significant.

Ground Conditions & Contaminated Land

17. Over time the application site has been subject to a number of potentially contaminating uses. The ES has identified the main areas of potential significant and localised contamination within the site boundary and also potential contaminating uses that currently surround the site. The site poses a moderate risk to current and future site users, neighbours and its environmental

surroundings.

18. The ES proposes a range of mitigation measures which are applicable to the potential type and areas of contaminants identified and the continued hospital use. The range of measures proposed will mitigate the risks from residual contamination at the site to a not significant level whereby the site will be suitable for the proposed use. In general terms, this will be achieved by remediation during demolition and groundworks together with the subsequent construction of the development and the provision of significant areas of hard cover.
19. With the mitigation strategy proposed, the environmental implications of the known ground conditions on the proposed development will be made suitable for the proposed use, consistent with the relevant policy tests.

Transportation

20. A key factor with regard to transportation impacts of the proposed redevelopment of the hospital is that the application proposals are part of wider proposals which include the consolidation of acute facilities currently provided at both Southmead and Frenchay Hospital sites, together with the development of a network of community facilities.
21. On the basis of the analysis carried to date, the main transportation impacts identified from the construction and operational phases of the application proposals relate to those on existing public transport accessibility; existing accessibility for pedestrians and cyclists; and impacts on the road network. There are no impacts identified of greater than low to moderate level, prior to mitigation. The general mechanisms and principles as well as examples of potentially appropriate mitigation measures have been identified. The precise details and measures will be confirmed following the completion the full Transport Assessment currently being prepared by Peter Evans Partnership in discussion with Bristol City Council as Highway Authority
22. Subject to these mitigation measures, the environmental effects of the proposals in transportation terms are judged to be consistent with relevant policy aims and technical requirements.

Air Quality

23. The air quality assessment has confirmed that emissions concentrations for the baseline year of 2004 are below the National Air Quality Strategy objective levels. Comparison of the no-scheme scenario and with-scheme scenario in 2012 confirms that the scheme will not significantly alter air quality and that NO₂ and PM₁₀ concentrations will remain below the National Air Quality Strategy

objective levels.

24. The air quality impacts from the construction process have also been assessed and it is considered that dust generation will be the most significant impact from this process. A mitigation strategy, suggested as part of this assessment, will ensure that the surrounding population is protected and dust generation kept to a minimum during both the demolition and construction phases.
25. Subject to the mitigation measures detailed, the environmental effects of the proposals in terms of the impact on the ambient air quality levels are judged to be consistent with the relevant policy tests and objectives.

Noise

26. The acoustic assessment has confirmed that ambient day and night noise levels are predominantly at levels associated with a quiet residential area. The dominant noise source within the area is identified as road traffic and the calculated baseline road traffic noise levels are indicative of a busy road network.
27. The acoustic and vibration impacts have been assessed and it the report concludes that increases in road traffic flows to 2012 are unlikely to result in significant impacts in related noise levels. Impacts from the construction process have the potential to be of a moderate to severe levels although all will be transitory and not residual. A mitigation strategy including various appropriate 'best practicable means' measures suggested in the assessment will be implemented to ensure impact is kept to a minimum during both demolition and construction.
28. Subject to the mitigation measures detailed, the environmental effects of the proposals in terms of the impact on the ambient noise levels are judged to be consistent with the relevant policy tests and objectives.

Ecology (Flora and Fauna)

29. The habitat and protected species surveys of the application site confirm that there are no areas or species of greater than Parish/Neighbourhood conservation value and that the majority are assessed as being of negligible nature conservation value.
30. For each of the habitats and species of flora and fauna identified in the baseline surveys the impact of the operation of the application proposals without mitigation will not be significant. The

construction phase of the proposals is also assessed to be 'not significant'.

31. The application scheme proposes to include a variety of creative conservation measures. These will serve to mitigate the limited impacts to the habitats and species identified in the baseline surveys. In the light of this, there will be no significant residual impacts as a result of the application proposals and the ecological appraisal confirms that, combined with the proposed creative conservation measures, the redevelopment proposals will have a significant positive impact in nature conservation terms.
32. Overall, it is clear from the above assessment that the proposals and proposed mitigation and creative conservation measures will ensure that the biodiversity of the application site and surrounds will be maintained and enhanced.

Flood Risk

33. The Hyder Consulting FRA confirms that the application site and existing and proposed development footprints are located outside of the 1-in-100 year floodplain for the River Trym. Similarly, the River Trym is not tidally influenced within the vicinity of the application site and the application site is remote from areas of coastal floodplain. The impermeable nature of the site and underlying geology make it unlikely to suffer from groundwater inundation.
34. In terms of site run off, the application proposals are likely to reduce the site's contribution as a result of both a reduction in the amount of impermeable surface area and the use of SUDS techniques. The proposals should improve the hydraulic performance of any receiving surface water network and watercourse.
35. Overall, the proposed development will afford a degree of improvement over the existing situation regarding the site's run off contribution and, therefore, existing flood risk.

Overall Conclusions

36. The environmental impact assessment has examined in detail the likely significant effects of the Southmead Hospital proposals on the environment.
37. As outlined in the ES, and supported by the technical appendices, the assessment concludes that the development proposals will result in many significant positive impacts. At the wider level, the development will provide high quality, modern healthcare facilities. There will also be significant benefits arising from the proposals in both townscape and landscape terms.

38. Generally, the ES has identified positive effects on the environment as a result of the proposals. The need for mitigation is very limited. This reflects the existing character and features of the site, the careful design of the scheme and the incorporation of measures within the proposals to avoid the need for further mitigation.
39. The assessment has resulted in a full understanding of the likely significant environmental effects of the submitted scheme. As a result, a series of mitigation measures are proposed in this ES. In addition, a number of safeguards are proposed which can be secured, in the normal way, by conditions attached to a planning permission.
40. Overall, the Southmead Hospital proposals are judged as being likely to have only limited significant adverse effects on the environment and these are likely to be outweighed by a number of benefits, notably a high quality building and healthcare facilities fit for the 21st century.