

## Hearing Session Actions Arising # 146

Partnership to provide a short note explaining how it has calculated the assumed contribution of 80 dwellings, as per the hearing discussion. Append the Decision Notice and Officer report.

### **R37: The Norwich Community Hospital Site, Bowthorpe Road, Norwich**

Site allocation "R37: The Norwich Community Hospital Site, Bowthorpe Road" as proposed in the GNLP consists of the entirety of the 5.30ha Community Hospital site. This is allocated for "*hospital development and ancillary activities, plus associated supported living, care and key worker accommodation, and residential development. This will accommodate a minimum of 80 homes*". (For site plan, see Appendix 1).

The principle of development for this site is established by the following:

1. Outline planning consent reference 18/00372/O (approved 24/06/2021) which covers 4.0ha of the Community Hospital Site in the control of the Norfolk Community Health and Care NHS Trust. The application description is for: "*Outline application including matters of access for redevelopment of the site to provide a new hospital; residential care home; extra care units; key worker units; change of use of Woodlands House to provide residential units; mixed provision of ancillary office space, independent Class E(g)(i) office space, Class E(a) retail space; and associated car parking and landscaping (additional / revised information)*". The site area covered by planning application 18/00372/O is in the control of the Norfolk Community Health and Care NHS Trust (For site plan, see Appendix 2).
2. Existing adopted allocation 'R37: *Part of Norwich Community Hospital, Bowthorpe Road*' in the Site allocations and site-specific policies plan (2014) is a 2.6ha boundary site (For site plan, see Appendix 3). This covers the area alongside the hospital complex to the west up to Godric Place and a strip of land at the north of the site. The land at the west of the hospital complex is not part of the site subject to application 18/00372/O; this area contained a series of vacant buildings formerly occupied as on-site laundry facilities serving the hospital. Although within the wider hospital campus, these buildings were previously managed separately by NHS Property Services. However, as stated in the Statement of Common Ground for this allocation [D2.49](#) this element has been purchased and the whole site is now in the ownership of the Trust. The strip of land at the north of the site is also covered by the 18/00372/O planning consent.

The following bullet points set out the potential housing figures available on proposed GNLP allocation R37:

- Consented application 18/00372/O includes:
  - Conversion of Woodlands House into 12 C3 residential units.
  - Provision of 36 no. 4 bedroom key worker cluster units (counted as 36 No. C4 small HMOs).

- 244 bed care home (In the absence of any further detail regarding the care home/extra care units it is assumed that this would be 244 C2 bedspaces, counted at a ratio of 1:1.7 = 144 equivalent dwellings)
- The planning application site has potential to accommodate in the region of a total of **192** equivalent dwellings for the sake of forecasting.
- The numbers set out above are indicative. As detailed at paragraph 150 in the Committee Report (Appendix 4) the application for the Outline consent originally included additional detail: *“With the original submission were a number of height and floorplate parameters to indicate potential for new development within the overall site. The application also included a Masterplan to inform the layout of the site and position of new uses/buildings which could be followed as a guide to future reserved matters and to give some certainty that development was feasible. Whilst it is not ideal that the scheme has had to withdraw this information, due to the necessity to better understand issues related to ground stability and need to encourage a sustainable layout for the site, officers are content that it is possible to proceed with this application on the basis of reduced information subject to a number of pre-commencement and other conditions”*.
- The existing adopted site allocation R37 (2.6ha site), is allocated for ‘in the region of 80 dwellings’.
- The existing adopted allocation and the consented outline application have some cross over in boundary, the committee report for the consent explores how the numbers may be dispersed across the site at paragraph 65. Of the indicative 192 equivalent dwellings set out, 27 of these can be assumed to be within the area which is also included in existing adopted allocation R37; this leaves a remaining potential of approximately 53 dwellings to be delivered on the western element of the adopted site allocation area.
- Therefore the total potential housing units for proposed GNLP allocation R37 could be:  $192 + 53 = \mathbf{245}$  equivalent dwellings.

### **Additional Information following meeting with NHS Trust 20/04/22:**

Plans for The Norwich Community Hospital site, Bowthorpe Road site are currently uncertain. The Trust currently has a number of different options under consideration for the site, these range from:

- extensive hospital related development which would be likely only include a very small amount of residential accommodation (up to 20 dwellings).
- A mixture of hospital and residential similar to the existing outline application – up to approximately 200 homes depending on the type and mix. Or
- a reduced healthcare presence on site with disposal of land to a developer with potential for residential led development (uncertain quantity/ratio of land for healthcare and general market dwellings).

The outcome of this exercise for the Trust will not be known until Summer 2022 at the earliest. This makes the allocation difficult to pin down to a specific quantity of residential dwellings; as a result the policy will need to be flexible. The following modification text is put forward for consideration:

“The Norwich Community Hospital site, Bowthorpe Road, Norwich (approx. 5.30 ha) is allocated for **comprehensive redevelopment. This may include** hospital development and ancillary activities, plus associated supported living, care and key worker accommodation, and residential development. **As part of a mixed-use scheme the site this will may** accommodate ~~a minimum of 80~~ **up to approximately 200 homes depending on the level of healthcare development.**”

A paragraph should be added to the supporting text to highlight that the outline consent granted in late 2021 has a potential to deliver approximately 190 homes or ‘equivalent homes’ as demonstrated under the initial proposals of the 2018 planning application, but that the final mix of homes and healthcare development may change. Any future “departure” from a core housing figure would be assessed against any social or health care benefits which might arise from dependent upon securing future funding (i.e. more health care facilities than housing). If developed wholly for residential the site may accommodate approximately 250 homes.

## **Conclusion**

We have drafted a proposed modification to the site allocation above. Due to the uncertainty of the final quantum of housing to be delivered on this site, the number of homes to include in the Trajectory for this site needs to be agreed. Assuming that the proposed flexible approach to the development of this site is considered acceptable, we would propose forecasting 80 dwellings (or equivalent) in the GNLP trajectory. This figure is a quantum that The Trust feels confident in delivering as a realistic (or possibly low) estimate, which may be improved upon.

## **Appendices:**

Documents appended as referenced above and as requested by the Inspectors at the hearing session for Matter 12-g:

- Appendix 1: R37 site plan as submitted in the GNLP
- Appendix 2: Application 18/00372/O Site Location Plan
- Appendix 3: R37 site plan as adopted in the Norwich City Council Site allocations and site-specific policies plan (2014).
- Appendix 4:
- Appendix 5: Application 18/00372/O Planning application committee report (14 February 2019)
- Appendix 6: Application 18/00372/O Decision notice (Approval) 24 June 2021.