

Royal Alexandra Hospital

784-B071500

Planning Statement

Betsi Cadwaladr University Health Board

August 2025 – Consultation Version

Document prepared on behalf of Tetra Tech Limited



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Appendix A: Community and Linguistic Impact Assessment

1.0 Introduction

- 1.1.1 This Planning Statement has been prepared by Tetra Tech ('the Agent'), on behalf of Betsi Cadwaladr University Health Board (BCUHB) ('the Applicant') in respect of proposals for the development of a new community hospital building on part of the site of the Royal Alexandra Hospital, Marine Drive, Rhyl.
- 1.1.2 This Statement provides details of the proposed scheme and includes an assessment of the proposed development against the relevant planning policy framework.

Structure of Report

- **Section 2** describes the development proposals and provides background on the project;
- **Section 3** provides a description of the site and its surroundings;
- **Section 4** outlines the relevant planning history for the site;
- **Section 5** sets out the relevant national and local planning policy;
- **Section 6** assesses the development proposals against planning policy;
- **Section 7** provides a summary of the conclusions.

Application Documents

- 1.1.3 The following supporting documents are also submitted as part of this application for consideration:

Report name	Reference / Author
Suite of Supporting Planning Drawings	PAC Planning Design Pack - MTX / CRI8
Design and Access Statement	August 2025, CRI8

Planning Statement (this document)	August 2025, Tetra Tech
Transport Assessment	August 2025, Curtins
Construction Management Plan	August 2025, MTX
Flood Consequences Assessment	July 2025, MDA Wirral Ltd.
Drainage Strategy	July 2025, MDA Wirral Ltd.
Phase 1 Preliminary Risk Assessment	February 2020, Curtins,
Arboricultural Constraints Appraisal	Ver No.1, August 2025, Bowland Tree Consultancy
Tree Impact Report	Ver No.1, August 2025, Bowland Tree Consultancy
Preliminary Ecological Assessment	August 2025, Tetra Tech
Net Gain Benefit for Biodiversity Report	August 2025, Tetra Tech
Green Infrastructure Statement	August 2025, Tetra Tech
Topographical Survey	April 2020, Survey Operations
Site Utilities Survey	April 2020, Survey Operations
Sustainability Statement	August 2025, DSSR
External Lighting Plan	August 2025, DSSR

2.0 Project Background and the Development

2.1 Project Background

- 2.1.1 Planning permission for a previous design scheme for a new community hospital building at the site was originally granted permission back in 2020. However, progression of the previous redevelopment scheme was hit by implications from the Covid pandemic, and in-turn significant increased development costs. Consequently, the original proposals were found to be unaffordable, and therefore the proposals have had to be rethought. In the interim period, BCUHB's development and project teams have been working hard to plan a development which will both meet the changing needs of our population and provide value for the public money being spent.
- 2.1.2 The proposed new building would represent a significant investment for the Royal Alexandra Rhyl campus to complement the retained facilities. Through the updated proposals BCUHB are looking to build a valuable addition to the community services provided in Rhyl, which will help to safeguard the continued use of the Royal Alexandra site for years to come.
- 2.1.3 Whilst the latest proposals have been paired-back from the previous proposals, the plans aim to incorporate as much of the previously proposed facilities as possible.
- 2.1.4 A separate programme of refurbishment and improvement works to the existing grade II listed main Royal Alexandra Hospital building are also planned to go ahead separately to the new building proposals. These refurbishment works will be the subject of a separate application in due course.

2.2 Development Proposals

- 2.2.1 The development proposals presented are for a new three storey community hospital building. Ground and first floor levels will accommodate the new healthcare facilities, with the second floor limited to accommodating necessary mechanical plant to serve the building.
- 2.2.2 The new building is proposed to be located within the existing hospital campus, on the southern part of the hospital site. The proposed plot is adjacent to Russell Road and is currently used as car parking space.

- 2.2.3 The description of development for the proposals is as follows;
- 2.2.4 *“Erection of a three-storey hospital building, revised and new point of access, formation of parking and external landscaping, enabling demolition works, energy and plant installations, installation of water tank and sprinkler pump house and associated works.”*
- 2.2.5 The new development will principally provide two-storeys of hospital provision, alongside roof level plant within a plant enclosure. The total GIFA is 2,593 sq.m. The proposed building would have a dual-frontage, with the main front façade and entrance points facing north, onto a courtyard arrangement formed centrally within the hospital campus. A secondary façade would face south towards Russell Road.
- 2.2.6 The main vehicle entrance into the site would remain from Alexandra Road, with a widened access created. Enhanced pedestrian access to the new building would similarly be either via Alexandra Road or via a new pedestrian access from Grosvenor Road. A secondary vehicle access would be provided from Russell Road, altering a former access opening. This access would be used exclusively for infrequent ambulance pick-ups when transferring patients and service vehicles.
- 2.2.7 The existing car parking areas within the site will need to be reconfigured and car parking spaces realigned. Car parking provision within the available areas to the north of the new building will be maximised. It is planned that circa up to 47no. car parking spaces could be retained in the central area of the campus, immediately to the north of the new building. This would include circa 14no. accessible parking spaces. A designated pedestrian drop-off point would also be created, conveniently located in front of the building’s public entrance points.
- 2.2.8 In terms of facilities, the new building would provide;
- A new Minor Injuries and Ailments Unit (MIAU);
 - A new dental unit;
 - A new radiology unit;
 - A new 14 bed hospital ward;
 - Staff hub;
 - Provision for other support services within the building; and

- Overall improved modern facilities for patients, their families and staff.

- 2.2.9 As part of the revised proposals, a reduced extent of demolition work will be required compared to the previous scheme. Most notably, the Edwardian period Edith Vizard building situated on the corner of Russell Road and Grosvenor Road will be retained. The Glan Traeth buildings to the west of the site are also retained within the proposals. Demolition of the Mortuary building and plant compound buildings will be required. The demolition of the Estates wing alongside Grosvenor Road is also anticipated to be required to enable the development.
- 2.2.10 Alongside seeking to gain planning permission, a revised full business case is being developed which will also require approval from our BCUHB's Board, as well as Welsh Government funding approval. Subject to the necessary approvals, it is hoped that construction work could commence in the first quarter of 2026.

2.3 Pre-Application Discussions

- 2.3.1 Extended pre-application engagement has been undertaken with the local planning authority and Conservation Officer in progressing the development proposals. This has involved sharing early versions of the design proposals as they have been progressing. Engagement has also taken place with the local Highways Officer.
- 2.3.2 Dialogue with Council Officers has helped to inform details for the design and requirements for the planning application.

2.4 Community Consultation

- 2.4.1 In accordance with the requirements set out within the Town and Country Planning (Development Management Procedure) (Wales) (Amended) Order 2016, a Pre-Application Community Consultation is being undertaken.
- 2.4.2 A four-week consultation period commencing on 15/08/2025 is to be completed. In accordance with the statutory requirements, relevant community and 'specialist consultees' were contacted and their comments requested. As part of this process, the development proposals have been made publicly available via a webpage hosted by BCUHB. Local residents who reside within the vicinity of the hospital campus have been written to, in order to advise to them of the development

proposals and the consultation taking place. In total circa 200 properties and landowners were contacted directly, as well as key community stakeholder groups.

- 2.4.3 A drop-in consultation event has been arranged to provide opportunity for interested parties to view the proposals in person.
- 2.4.4 Key consultation material was made available in the Welsh Language to ensure an inclusive consultation for Welsh speakers.
- 2.4.5 Full details of the consultation undertaken will be provided within a Pre-application Consultation Statement Report.

3.0 Site and Surroundings

3.1.1 The application proposal's red line boundary falls with the existing Royal Alexandra Hospital site which is located within the central/northern area of Rhyl. The hospital's surroundings are urban and residential in character, with recreational areas located to the north along Rhyl beach front.

3.1.2 The Royal Alexandra campus incorporates a number of historic and contemporary buildings, these include;

- **The Royal Alexandra Hospital:** The Royal Alexandra Hospital (formerly the Royal Alexandra Children's Hospital and Convalescent Home) is a Grade II listed Victorian building built in 1899.
- **Estates Wing:** Built as an extension to the original building in a matching red brick fronting Grosvenor Road. The building originally accommodated laundry facilities. It now provides office accommodation used by BCUHB's Estates Team. The building is considered to be listed through its attachment to the main building. The building is not currently in a good state of repair, with known issues for its continued viable use.
- **Mortuary Building:** A single-storey late 20th century flat-roof building in buff brick. The building is of no historical or design merit.
- **The Edith Vizard Building:** This Edwardian period two-storey detached building was built in 1908-1910 to provide nurses accommodation on the site. It currently houses the dental services for the hospital.
- **Glan Traeth Building:** A late 20th century two storey pitched roof building which currently provides outpatient services. This building is located on the western side of Alexandra Road, outside the application's red line boundary.
- **Glan Traeth Day Hospital Building:** Another late 20th century building with a pitched roof which currently provides mental health services. This building is located on the western side of Alexandra Road, outside the application's red line boundary.
- **The Hafod building:** This building forms part of the hospital campus occupying a plot bounded by Russel Road, Beechwood Road and Alexandra

Road. It presently provides clinical & support services. This building is located outside the application's red line boundary.

- 3.1.3 The wider hospital site and ancillary buildings are predominantly bounded by 4 roads. East Parade/Marine Drive (B5118) to the north, Alexandra Road to the west, Russell Road (A548) to the south and Grosvenor Road to the east. The hospital site currently provides a number of car parks. A centrally located car park to the south of the main building is accessed from Alexandra Road. Two further car parking areas adjacent to the Glan Traeth buildings on Alexandra are also in place. Additionally, a staff car park is provided to the north of the main hospital building alongside East Parade. Significant further public car parking opportunities are available within the neighbouring vicinity, include parking spaces alongside East Parade, the Pavilion Theatre car park circa 120 metres to the west and the East Parade and Sun Verge car parks circa 370 metres to the west.
- 3.1.4 Aside from the Royal Alexandra Hospital's main building, the nearest listed structures are located 400m to the west along East Parade (B5118). These include the Rhyl War Memorial and the Lookout Tower on Boundary Wall, both of which are Grade II listed. These are located on opposite sides of the B5118.
- 3.1.5 The site itself is not located within a conservation area and does not fall within any landscape or ecology designations. The nearest protected area is the Rhyl Central Conservation Area which is located 550m to the west. The site is not designated under any specific site-based policies or allocations within the Denbighshire Local Plan.
- 3.1.6 The Royal Alexandra site benefits from good connectivity to key transport & infrastructure links. The site is well located to provide access from the surrounding areas within North Wales via car and public transport. The town centre is approximately 1km to the west of the site & Rhyl Railway Station is 1.1km to the south-west. Rhyl Bus Station is situated adjacent to the railway station, providing frequent services that link to the hospital.
- 3.1.7 Regular bus services are available from immediately adjacent to the hospital site, on East Parade. Further bus stops are also located on Russell Road. BCUHB provide a non-emergency patient transport service for patients who are unable for medical reasons to make their own way to and from their hospital appointments.

4.0 Planning History

- 4.1.1 The Royal Alexandra Hospital site has an extensive planning history including applications for alternations to the existing buildings, improvements to access and listed building consents.
- 4.1.2 This application represents the latest proposals to modernise the healthcare facilities on the Royal Alexandra site through providing a new hospital building. Back in 2020 planning and listed building consent was approved for a scheme of works involving a new four-storey hospital building, alongside refurbishment works to the existing hospital buildings and enabling demolition works. As mentioned earlier in this Statement, these permissions have not been taken forward.
- 4.1.3 The earlier scheme would have involved the demolition of both the Edith Vizard building, as well as the Glan Traeth buildings to the west of Alexandra Road. Access to the hospital would have been provided via East Parade with Alexandra Road stopped-up and incorporated into the development.
- 4.1.4 The planning history across the site is detailed in the table below;

Application Reference	Description	Decision
45/2003/0478	Renewal of application Ref. No. 45/147/98/PF comprising alterations and erection of new canopy to provide new main entrance and provision of additional car parking.	Approved – 20th June 2003
45/2003/0649	Variation of Condition No. 1 on Listed Building Consent Ref. No. 45/148/98/LB to allow a further 5 years for implementation/commencement of previous scheme.	Approved – 22nd August 2003
45/2008/1182	Erection of single-storey modular building to provide dental surgery, waiting area, reception and toilets and formation of new ramped entrance.	Approved - 17 th December 2008
45/2008/1183	Listed building application for the erection of single-storey modular building and formation of new ramped entrance.	Approved – 27 th January 2009
45/2018/0064	Demolition of single storey modular outpatients department.	Confirmation that prior approval was not required – 26th February 2018
45/2018/0059	Demolition of single storey modular building (Listed Building Consent).	Approved - 16th March 2018
45/2018/0295	Details of temporary parking submitted in accordance with Condition Number 5 of Listed Building Consent code No. 45/2018/0059/LB.	Approved – 31st May 2018
45/2020/0498/PF	Development of land in connection with existing hospital including the erection of a four storey community hospital building, a single storey energy centre building, a sprinkler compound including pump house and a bicycle store building. Erection of four fire escape enclosures to existing hospital. Reparation works to existing hospital building. Formation of	Approved – 6 th November 2020

	parking, landscaping, outdoor furniture and associated works.	
45/2020/0522/LB	Refurbishment works to the Royal Alexandra Hospital including; proposed recladding to 3 existing fire escape enclosures, the demolition and replacement of 1 fire escape enclosure and replacement of some of the buildings rainwater goods. Application also includes the demolition of part of the building to facilitate the erection of a New Hospital Development (details submitted under ref 45/2020/0498) (Listed Building application).	Approved - 3rd December 2020

5.0 Planning Policy

5.1.1 This section provides details on the relevant national and local planning policies relevant to the proposals.

5.2 Planning Policy Wales (PPW) Edition 12

5.2.1 National planning policy in Wales is set out through Planning Policy Wales (PPW). Edition 12 is the most recent edition and was published in February 2024. It contains guidance for decision makers as well as sets out the Government's planning policies for Wales and how these are expected to be applied.

5.2.2 Paragraph 1.18 confirms the presumption in favour of sustainable development applies, in accordance with the development plan, unless material considerations indicate otherwise, to ensure that social, economic and environmental considerations are balanced and integrated.

5.2.3 In terms of managing developments, Paragraph 1.30 states this should be a positive and proactive process, led by the planning authority and working collaboratively with applicants and other stakeholders.

5.2.4 Paragraph 2.17 states that development proposals must seek to deliver developments which address the national sustainable placemaking outcomes. These are listed in Figure 5 of the document and are as follows:

- Creating and sustaining communities – through means such as delivering a mix of uses and also community facilities and services;
- Growing the economy in a sustainable manner;
- Making the best use of resources;
- Maximising environmental protection and limiting environmental impact; and
- Facilitating accessible and healthy environments.

5.2.5 Paragraph 3.3 states that good design is fundamental to creating sustainable places where people want to live, work and socialise. To achieve sustainable development, design must go beyond the aesthetics and include the social, economic, environmental and cultural aspects of the development. This also

includes how space is used, how buildings and public realm support uses and their relationship with the surrounding area.

- 5.2.6 Paragraphs 3.5 and 3.6 state that good design is inclusive design and that development proposals must address issues of inclusivity and accessibility for all – this includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments.
- 5.2.7 Paragraph 3.7 emphasises that good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources, including land.
- 5.2.8 Paragraph 3.50 seeks to promote a broad balance between housing, community facilities, services and employment opportunities in both rural and urban areas to minimise the need for long distance travelling. It also seeks to encourage uses which are major generators of travel (such as recreation uses, schools and other community facilities) within the existing urban area or areas which are, or can be, easily reached by walking and cycling, and are well served by public transport.
- 5.2.9 Paragraph 3.55 states that previously developed land should be used in preference to greenfield sites wherever possible. Within settlements, such land should generally be considered suitable or appropriate for development where its re-use will promote sustainability principles and any constraints can be overcome.
- 5.2.10 Paragraph 3.61 specifies that adequate infrastructure, including education and health facilities, are crucial for economic, social and environmental sustainability.
- 5.2.11 Paragraph 3.63 states that development should be located so it can be well serviced by existing or planned infrastructure.
- 5.2.12 Paragraph 4.02 notes the significance of community facilities and recreational spaces for people’s health, wellbeing and quality of life and aims to protect and promote these uses in line with the overarching national sustainable placemaking objectives.
- 5.2.13 Paragraph 4.1.31 sets out that local planning authorities should ensure that new developments are fully accessible by active travel options.

- 5.2.14 Paragraph 4.1.50 states that a design-led approach should be taken to the provision of car parking, which ensures an appropriate level of car parking is integrated in a way that does not dominate developments and which is informed by the local context. In respect to car parking Paragraph 4.1.52 goes on to indicate that parking standards should be applied flexibly.
- 5.2.15 Paragraph 4.4.1 notes that community facilities, including health services, contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often key in creating sustainable places.
- 5.2.16 Paragraph 4.4.2 specifies that, when determining proposals for community facilities, local planning authorities should consider the needs of communities and ensure that the proposals continue to address the needs and requirements of local residents.
- 5.2.17 Paragraph 5.8.1 identifies that the planning system should support new development that has very high energy performance.
- 5.2.18 Paragraph 6.1.5 states that the planning system must consider the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.
- 5.2.19 Paragraph 6.1.10 sets out that, with specific reference to Listed Buildings, there should be a general presumption in favour of their preservation and enhancement to both the building and its setting. For development proposals affecting a Listed Building, or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability to preserve the building, its special features and its setting.
- 5.2.20 Paragraph 6.4.5 considers biodiversity, indicating that developments should not cause any significant loss of habitat and must provide a net benefit for biodiversity.

5.3 Future Wales: The National Plan 2040

- 5.3.1 Future Wales was published in February 2021 and provides Wales' National Development Framework, setting the direction for development in Wales to 2040.

The framework is Wales' highest tier of development plan and is focused on issues at a national scale. Strategic and Local Development Plans are now required to be in conformity with Future Wales.

- 5.3.2 Policy 2 indicates that the growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives.
- 5.3.3 Policy 9 identifies that planning proposals through their design should demonstrate action towards; securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets.

5.4 Technical Advice Notes

- 5.4.1 PPW and Future Wales are supplemented by a series of Technical Advice Notes (TANs) which provide more detailed guidance on a range of topics.

TAN 5 – Nature Conservation and Planning (September 2009)

- 5.4.2 The guidance provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. The document sets out seven key principles of positive planning for nature conservation, including that the planning system in Wales should look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally.

TAN 11 – Noise (October 1997)

- 5.4.3 Provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs or administrative burdens of business.

TAN 12 – Design (March 2016)

- 5.4.4 Provides advice on how 'promoting sustainability through 'good design' and 'planning for sustainable building' may be facilitated through the planning system.

TAN 14 – Coastal Planning (November 2021)

- 5.4.5 This policy document aims to ensure that development is sustainable by limiting flood risk, promoting resilience, and safeguarding coastal communities and the environment from flooding and coastal erosion impacts.

TAN 15 – Development, Flooding and Coastal Erosion (March 2025)

- 5.4.6 The document provides comprehensive guidance for planning authorities in Wales regarding flood risk and drainage. It sets out the principles for development plans and management to ensure vulnerability to flooding is minimised, flood consequences are acceptable and the use of sustainable drainage systems are incorporated wherever possible.

TAN 18 – Transport (January 2007)

- 5.4.7 The document provides advice on transport matters when planning for new development and establishes 11 objectives in relation to planning for transport. These objectives include ensuring new development is located in areas that do, or will have, good access by public transport, walking and cycling in order to minimise the need for travel and to foster social inclusion.

TAN 20 – Planning and the Welsh Language (October 2017)

- 5.4.8 Provides advice on how the land use planning system can be used to consider, and if necessary, mitigate any effects of development on the Welsh language and the sustainability of Welsh language communities. It advises that in determining individual planning applications where the needs and interests of the Welsh language may be a material consideration, decisions must be based on planning grounds and be reasonable.

TAN 24 – The Historic Environment (May 2017)

- 5.4.9 Provides guidance on how the planning system considers the historic environment (including Conservation Areas and Listed Buildings) during the decision-making

process. It sets out six principles of conservation, which should be used to assess the potential impacts of proposed developments on the historic environment.

5.5 Active Travel (Wales) Act 2013

5.5.1 The Active Travel (Wales) Act 2013 establishes walking and cycling as the preferred option for shorter travel journeys and seeks to facilitate improved opportunities for travel on foot and by bicycle. Denbighshire County Council have published a series of 'Integrated Network Maps' to identify suitable potential new routes or improvements where active travel can be promoted.

5.1 NHS Wales Policy – Decarbonisation Strategic Delivery Plan (2021- 2030)

5.1.1 The NHS Wales Decarbonisation Strategic Delivery Plan responds to the Welsh Government's declared Climate Emergency, aligned to Welsh Government's goal for the public sector to be net zero by 2030. It establishes that carbon reduction will be a high priority in business case decision making for NHS capital investment projects. The Delivery Plan provides a commitment to incorporate the principles of sustainable transportation into the design of all new sites.

5.2 Wellbeing of Future Generations (Wales) Act 2015

5.2.1 This Act was first approved in June 2015, with the most recent updates being approved in July 2024. The Act sets out 7 wellbeing goals for national and local government, local health boards and other public bodies in Wales to adhere to:

- A globally responsible Wales;
- A prosperous Wales;
- A resilient Wales;
- A healthier Wales;
- A more equal Wales;
- A Wales of cohesive communities;
- A Wales of vibrant culture and thriving Welsh language.

5.2.2 It requires public bodies, including local health boards, to consider long-term health impacts, work collaboratively with communities, prevent problems, and take a joined-up approach to health and well-being. This ensures that health considerations are part of sustainable development and contribute to a healthier future for all generations.

5.3 Local Development Plan

5.3.1 The Local Development Plan for the area comprises of the Denbighshire Local Development Plan (2006-2021) (the Local Plan), adopted in June 2013. The Council also have a series of adopted Supplementary Planning Guidance Notes (SPGs) which are material considerations in the determination of planning applications.

5.3.2 We are aware that the Council are in the process of developing a new local plan for the area, however no draft plan has been published for review at the time of writing.

5.4 Denbighshire Local Plan (2006-2021)

5.4.1 Strategic objective 12 of the Local Plan relates to infrastructure and states that the plan will ensure an adequate level of physical and community infrastructure (e.g. primary care facilities, community facilities etc) will be provided alongside new developments.

5.4.2 Strategic objective 14 seeks to ensure that new developments are sustainable and are of a good quality of design, whilst ensuring flood risk is adequately taken into consideration.

5.4.3 In terms of general development policies, **Policy RD1** 'Sustainable Development and Good Standard Design' supports proposals within development boundaries providing they adhere to a series of criteria being met, which include;

- Respecting the site and surroundings in terms of siting, layout, scale, form, character, design, intensity of use of land/buildings and the spaces around and between buildings;

- Protecting and where possible enhancing the local natural and historic environment;
- Does not unacceptably affect prominent public views into, out of or across any settlement or area of open countryside;
- Incorporates existing landscape or other features and takes account of site contours and changes in levels;
- Does not unacceptably impact the amenity of local residents, other land and property users;
- Provides convenient access for all;
- Does not have an unacceptable effect on the local highway network;
- Does not prejudice land or buildings safeguarded for other uses; and,
- Incorporates suitable landscaping measures where appropriate.

5.4.4 **Policy RD5** infers that developments could be refused if their size, scale or location would cause significant harm to the character and language balance of a community. It requires developments greater than 1,000 sq.m in size to be accompanied by a Community Linguistic Statement. Developments greater than 3,000 sq.m, or large-scale infrastructure projects with long term community impacts, are required to be accompanied by a more detailed 'Community and Linguistic Impact Assessment'.

5.4.5 **Policy BSC 3** expects, where appropriate, for developments to contribute to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from development. The priorities for contributions will vary depending on the location and nature of development.

5.4.6 **Policy BSC 12** relates to community facilities and states that proposals for their provision will be supported providing they are located within existing development boundaries. The policy justification identifies that healthcare provision is a key facility for communities, and that it has been identified through the Primary Care Estates Strategy (2008) that new or improved community healthcare facilities will be required in Rhyl.

- 5.4.7 **Policy VOE 1** seeks to ensure that development proposals maintain and where possible enhance the characteristics, local distinctiveness and value to local communities of sites of built heritage (which includes Listed Buildings and Conservation Areas). The Policy also seeks to achieve the same goals with regards to designated and local sites of nature conservation.
- 5.4.8 **Policy VOE 5** requires any development that may impact a protected species or site of nature conservation value to provide mitigation or enhancements for any features impacted.
- 5.4.9 **Policy VOE 6** requires all development to incorporate water conservation measures where practicable. Development proposals over 1,000 sq.m in size should be accompanied by a Water Conservation Statement. All development is also required to eliminate or reduce surface water run-off from the site, where practicable.
- 5.4.10 **Policy ASA 1** relates to the provision of new transport infrastructure and improvements to existing infrastructure facilities. It states that proposals for these forms of development will be supported providing; there is a need and justification on economic and/or social grounds; there are no unacceptable impacts on the natural and built environment; and provision is made for safe access for all users, including cyclists, pedestrians and the mobility impaired.
- 5.4.11 **Policy ASA 2** sets out that any developments which are expected to result in a need for public or active transport improvements will be required to incorporate or contribute to the cost of their provision.
- 5.4.12 **Policy ASA 3** relates to parking standards and expects all developments to provide appropriate parking for cars and bicycles.

5.5 Supplementary Planning Guidance

- 5.5.1 The Council have produced a series of Supplementary Planning Guidance Notes (SPG's) which provide additional details and guidance on a range of development topics. These SPG's are material considerations in determining planning applications. A review of the published SPG's has found the following to be of relevance to the application:

- 5.5.2 **Residential Development SPG** – The document primarily provides detailed guidance in respect to new residential developments. Contained within the document is design guidance in respect to protecting residential amenity, specifically in regard to privacy and overlooking. The guidance indicates that care should be taken within design proposals to avoid direct overlooking of neighbouring properties from first floor (or above) window. The guidance note indicates that where a window to a habitable room directly faces a similar habitable room at a neighbouring property then a distance of 21 metres should be retained between the two windows. The separating distance of the proposed building to the closest neighbouring property will achieve compliance with this guidance.
- 5.5.3 **Planning and the Welsh Language SPG** – The document provides additional guidance on the requirements established by Policy RD5 of the Local Plan and on the need to provide detailed community and linguistic assessments in support of major planning applications.
- 5.5.4 **Parking Requirements in New Developments SPG** – The document provides detailed guidance with regard to the provision and composition of parking in new developments. In respect to hospitals, the guidance states that 2.5 spaces should be provided per hospital bed, and that there should be sufficient provision for all essential vehicles associated to a development.
- 5.5.5 **Conservation and Enhancement of Biodiversity SPG** – The guidance outlines the Council's expectations regarding the level of biodiversity related information to be submitted in support of planning applications and the scope and standards required of any supporting ecological surveys.
- 5.5.6 **Access for All SPG** – This document provides detailed guidance on the Council's expectations in regarding to creating accessible places for all. The document provides general guidance for providing adequate accessibility and in-depth design principles that provide the standards and building regulations that must be adhered to in providing access for all.
- 5.5.7 **Trees and Landscaping SPG** – This document provides guidance for tree protection and landscaping schemes. The guidance identifies that Arboricultural Impact Assessments are expected to be provided to support large scale planning applications.

- 5.5.8 **Planning for Community Safety SPG** – This document supports LDP Policy RD1, providing guidance on good design in the context of community safety and crime prevention. The document identifies that planning for community safety should be incorporated into the design consideration process at the earliest possible opportunity, with consideration to design aspects such as natural surveillance, appropriate lighting and defined boundaries.

6.0 Planning Appraisal

6.1 Principle of Development

- 6.1.1 PPW 12 establishes at Paragraph 1.18 that there is a presumption in favour of sustainable development, in accordance with the development plan, unless material considerations indicate otherwise.
- 6.1.2 The Royal Alexandra site is not provided a specific policy allocation in the Local Plan. However, more broadly, the development of new healthcare facilities which will support communities, and which will enhance and modernise the provision of local healthcare services is explicitly supported by both national and local policy.
- 6.1.3 The site was previously the subject of a recent planning permission for a larger new-build scheme for a new community hospital building, granted permission in November 2020, (reference 45/2020/0498). Whilst this earlier permission has not been taken forward, the principle of providing a new community hospital building on the site has been established. The latest proposals seek permission for a materially smaller building, both in terms of massing and overall floorspace. The latest scheme also allows for the retention of further existing hospital buildings, most notably the Edith Vizard building.
- 6.1.4 The development would be delivered on brownfield land in a sustainable location which is well served by public transport. In doing so, the proposals are compliant with the key objectives of both national and local planning policies for sustainable development. The principle of development is also supported by Local Plan Policy BSC 12 which lends supports to the provision of new community facilities, with new or improved healthcare provision in Rhyl specifically identified.

6.2 Community Benefits

- 6.2.1 The proposed community hospital building will have significant positive benefits for the local community and the wider region by greatly improving healthcare provision at the established Royal Alexandra site.
- 6.2.2 The proposed development will deliver enhanced health care services which will better meet current and future demand. It will satisfy the need to provide an extension to the clinical facilities currently available at the hospital, as well as the need to provide modern, fit-for purpose facilities for the delivery of BCUHB's services from the site. This in-turn will lead to improved outcomes for patients alongside supporting staff recruitment and retention.
- 6.2.3 Community benefits from the scheme will include;
- A significant capital investment in the delivery of a new, modern, clinical facility;
 - The investment will help to secure the long-term future of the site in supporting the offering provided within the existing hospital campus buildings, with much needed modern facilities;
 - The provision of greatly improved facilities to address longstanding capacity and operational challenges associated to the site's existing ageing infrastructure.
 - Facilitating improved levels of patient care and service provision from the site.
 - Enabling a stronger third sector presence at the site as well as supporting improved integrated working between health and social care teams.
- 6.2.4 Population projections (North Wales Population Assessment 2017) indicate that Denbighshire's population is projected to increase by 2.7% (around 2,500 people) between 2014 and 2039. Improved and enhanced healthcare facilities at the Royal Alexandra hospital are therefore considered to be necessary.
- 6.2.5 The investment and job creation associated to the proposed development will contribute to retaining skilled services in the local area. In turn, this can reasonably

be expected to have knock-on benefits in supporting other local services, facilities and investment in the local community.

- 6.2.6 Proposals for new community facilities, such as those being proposed under this application, are explicitly supported by Policy BSC 12 of the Local Plan.

6.3 Design

- 6.3.1 The proposals have been carefully developed in response to the existing character of the hospital campus and the surrounding neighbourhood, while respecting the historic significance of the site.
- 6.3.2 The new development will principally provide two-storeys of hospital provision, alongside roof level plant within a plant enclosure. The third storey level is set back from the facades of the building which helps to reduce the perceived scale and massing of the building.
- 6.3.3 A modular method of construction is to be adopted, allowing for the building to be constructed more quickly and efficiently than through traditional construction methods.
- 6.3.4 The design will showcase a high quality and engaging design. Visual interest would be provided across the building's northern, southern and western elevations through the adoption of a regular window pattern, complemented by feature spandrel panels. The materials palette of buff brick, standing seam zinc cladding and complementary window frames and spandrel panels, has been carefully considered to respond to the setting.
- 6.3.5 The building's positioning within the hospital campus will allow for a courtyard arrangement to be formed centrally within the campus, which will enhance the wider setting and its cohesion. It will also support enhanced natural surveillance and pedestrian safety.
- 6.3.6 Internally, the building is organised to provide them Minor injuries, radiology and dental units on the ground floor, with the first floor accommodating a new 14 bed inpatient ward.

6.3.7 Through the considered approach to its architectural design, the scheme provides compliance with Local Plan Policy RD1 which establishes the requirements for good standards of design to be achieved.

Heritage Considerations

6.3.8 The Royal Alexandra hospital represents a site with a valuable and important local history which is reflected in the architecture of the grade II listed building. Designed in the pavilion style by acclaimed architect Alfred Waterhouse, the building officially opened in 1902. The building's original pavilion plan form and sea front location are two of its important design aspects which contribute to its significance.

6.3.9 BCUHB as custodians of the Royal Alexandra building are committed to its continued future use. In this regard, a separate programme of refurbishment and improvement works to the listed building are planned to go ahead separately to the new building proposals. This is planned to include; window replacements, external stone work repairs, refurbishment of external stair cores and the replacement of rainwater goods. Where consent has not already been secured, this package of works will be the subject of a separate listed building consent application in due course, once the full details are developed.

6.3.10 With regard to the new building proposals, in terms of its scale, massing and design approach the new building it will be subservient to that of the existing listed building. The listed building stands at up to four storeys in height, compared to the new building which will principally be read as a two storey brick building, with a third storey which is set back and of a reduced scale, included to accommodate the building's necessary mechanical plant equipment.

6.3.11 The materials palette, and choice of a buff brick, takes reference from the sandstone detailing present across the listed building. The design approach is that of an understated addition to the site, which has been designed to sit comfortably alongside the main building as a complementary addition. The design approach therefore has sought to respond to its setting and the neighbouring heritage assets.

6.3.12 To form the revised access points into the site from Alexandra Road and a secondary access from Russell Road, sections of the existing perimeter wall will

need to be removed. These access points will be sympathetically formed to assimilate with the landscaping scheme.

6.4 Transport

6.4.1 The application is supported by a comprehensive Transport Assessment which addresses the proposals in terms of; safe access, traffic, parking and sustainable travel considerations.

Access and Highways

6.4.2 The main access into the site will remain from Alexandra Road, as per the existing situation. The design features separate ingress and egress access points with the car park operating as a one-way loop. Access to the site would be reached via either East Parade or Russel Road. A designated drop-off area will be available for patients and visitors, adjacent to the new building.

6.4.3 A secondary access is proposed from Russell Road. This would be for servicing vehicles and for infrequent ambulance movements. The new hospital building does not include an Accident and Emergency (A&E) department, and therefore regular ambulance arrivals using blue lights will not be required. However, infrequent ambulance trips are envisaged, for example when transferring patients to an alternative facility.

6.4.4 In terms of highway impacts, with the proposals presenting a modest increase in gross floor area, with some services re-provided from the existing hospital facilities, vehicle traffic generation is expected to remain comparable to the current situation.

6.4.5 The Transport Assessment provided demonstrates that the proposed development would result in a negligible impact from a vehicular perspective, with no significant impact for the surrounding road network. This has been established through the use of TRICS sensitivity testing.

Parking

6.4.6 The new building is predominantly proposed to be built on the site of an existing car park within the site. The parking strategy remains to be fully finalised, however,

there will need to be a rationalisation of car parking provision, with an overall reduction in the number of on-site car parking spaces in order to accommodate the new building. The staff car parking area to the north of the existing main building will be unaffected by the proposals, as are the existing hospital parking areas to the west of Alexandra Road.

- 6.4.7 Discussions are ongoing regarding the use of the Pavillion overflow car park to the north of East Parade. During the construction period it is envisaged that staff would be provided with parking permits for free use of this car park, whilst there would be a charge for visitors. This car park offers circa 140-150 spaces.
- 6.4.8 The supporting Transport Assessment provides an assessment of existing parking opportunities. Alternative public car parking provision is both prevalent and accessible in the neighbouring area, providing opportunity for existing facilities to be utilised to help meet parking demand. On-street pay-and-display parking along East Parade/Marine Drive offers circa 130 spaces within 150-350m of the site. In addition, extensive car parking is also available at the Pavillion Theatre, East Parade and Sun Verge Car Parks, all within circa 380m of the site.
- 6.4.9 Local Plan Policy ASA 3 in relation to the need to provide appropriate parking provision for developments establishes that the availability of public transport services and of alternative parking within a reasonable distance are factors to be considered when determining parking requirements for a development.
- 6.4.10 Given that multiple and plentiful car parking options are available within a short walk of the site, the net reduction in car parking spaces on the site can be considered to comply with the Council's Local Plan policies and parking standards.
- 6.4.11 Accessible parking spaces will be retained on site, to continue to provide adjacent parking for visitors who require it.
- 6.4.12 A Travel Plan will be developed in coordination with Denbighshire County Council's Highways Team that will promote and support sustainable travel. This can also be used to monitor parking demand and identify if any surplus parking demand is undesirably overspilling on to the surrounding streets.

- 6.4.13 Existing parking restrictions are in place on sections of the neighbouring streets, including on Russel Road and East Parade, which restricts parking in locations which would cause nuisance or danger to other road users
- 6.4.14 Within the site, the proposed new layout will help to reduce vehicle movements, improving safety for users when visiting.

Sustainable Travel

- 6.4.15 The site is considered to be accessible by sustainable modes of transport. There is a good level of existing pedestrian, cycle and public transport infrastructure; access to which would be enhanced by the redevelopment proposals.
- 6.4.16 In terms of the site's sustainable location, regular bus services are available from immediately adjacent to the hospital site on East Parade. Further bus stops are also located on Russell Road. Rhyl Railway Station is 1.1km to the south-west. Rhyl Bus Station is situated adjacent to the railway station, providing frequent services that link to the hospital. BCUHB also provide a non-emergency patient transport service for patients who are unable for medical reasons to make their own way to and from their hospital appointments.
- 6.4.17 The proposed development would be very well connected to the surrounding pedestrian and cycling network, supporting sustainable forms of travel to and from the site.
- 6.4.18 New and improved pedestrian environments would be implemented. The pedestrian access point into the site from Grosvenor Road in particular would be improved and formalised. This would be complemented by new formalised cycle parking infrastructure, with cycle parking provision at the southern perimeter of the car park.
- 6.4.19 A Travel Plan will be developed to support the delivery of sustainable travel objectives for the site.

6.5 Amenity and Construction Management

- 6.5.1 To support the planning application, a detailed Construction Management Plan will be developed. An interim version has been prepared at the current time. This

identifies how the construction process will be managed and organised to avoid against any undue disturbance or amenity impacts arising for the neighbouring community. The final Construction Management Plan will include details of the arrangements for the building contractor's compound during the construction period, as well as how deliveries will be effectively managed to and from site. BCUHB are in discussions to use part of the nearby Pavilion Theatre car park to establish the contractor's compound, helping to free up room on the site. The remaining part of the car park would be made available for patient and staff parking to help address any concerns around the availability of car parking.

- 6.5.2 The Construction Management Plan will also set out the various operational mitigation measures which will be implemented to avoid against and limit any potential disruption for nearby residents. The Plan will be agreed in liaison with Denbighshire County Council as part of the planning application process.
- 6.5.3 Subject to the necessary approvals, it is hoped that construction work could commence in the first quarter of 2026. A total 40-week construction period is planned.
- 6.5.4 In terms of the new building's design and location, the proposed building would occupy a position which presents no evident concerns for residential amenity or privacy, being located within the existing hospital campus.
- 6.5.5 The separating distance of the proposed building to the closest neighbouring residential property will achieve compliance with the Councils Residential Development design guidance SPG, ensuring against any undesirable overlooking or loss of privacy.
- 6.5.6 The application will be supported by a Noise Impact Assessment, which establishes that any required external plant equipment will operate within noise level limits which will not have a discernible impact for any neighbouring property.

6.6 Sustainability

- 6.6.1 The proposals are to be built with sustainability as a key consideration. The project is targeting achieving a BREEAM (Building Research Establishment Environmental Assessment Methodology) rating of Excellent.

6.6.2 Sustainability measure will be incorporated across the scheme. Photovoltaic panels are proposed for the building's roof, providing a renewable energy source and reducing the building's external energy demands. Low energy LED lighting will be used to drive down energy use and maintenance costs. Air Source and Water Source heat pumps will be incorporated into the design as an efficient methodology for the heating and cooling of the building.

6.7 Flood Risk and Drainage

6.7.1 The application is supported by a Flood Consequences Assessment (FCA) and Drainage Strategy report.

6.7.2 The FCA was conducted to evaluate the consequences of flooding on the development and the impact the development might have on flood risk elsewhere. TAN 15 sets out the flood zones and requires developments in flood-prone areas to demonstrate safety and mitigation of flood risks to life and property. The site has been assessed against these criteria.

6.7.3 The flood hazard assessment within the FCA has identified the site as follows:

- In River Flood Zone 1;
- In Sea Flood Zone 1;
- In Surface Water and Small Watercourses Flood Zone 2;
- At very low risk of groundwater flooding;
- Outside of a critical drainage area.

6.7.4 Consequently, the site is not at any significant risk from any sources of flooding and subject to relevant mitigation measures, can be developed in accordance with the provisions of TAN 15, with the proposals safe in terms of flood risk.

6.7.5 Regarding drainage, surface water run-off will be disposed of using a suitable SuDS scheme, using the SuDS hierarchy. A storage crate tank for attenuation is proposed as part of the drainage strategy, to effectively reduce peak flow discharge.

6.8 Ecology and Biodiversity

- 6.8.1 The proposals are located on previously developed land which is covered by hardstanding. Consequently, the site offers limited ecological value at present.
- 6.8.2 An Extended Phase 1 Ecology Assessments has been undertaken for the site. The report provides a comprehensive assessment of the site's ecological value and the potential to support protected or notable species.
- 6.8.3 The site is not subject to any nature conservation designations, nor is it in direct close proximity to any protected sites of ecological interest. The closest protected area to the site relates to the coastline to the north of the site which forms part of a Liverpool Bay Special Protected Area (SPA). Given that the new building is to be built on an area of hardstanding, within an existing hospital campus environment, it is not considered that the proposals will have a material impact upon the SPA.
- 6.8.4 A preliminary bat roost assessment, as part of the Phase 1 Ecology Assessment has identified low to moderate bat roost potential for existing buildings within the hospital estate for which demolition is earmarked. The existing single-storey mortuary building and external services/generator buildings will require demolition to facilitate the development. The mortuary is considered to have negligible potential to support bats, with the external services/generator buildings considered to have moderate potential. The Estates wing is also likely to require demolition to facilitate the development. This building was identified as having moderate potential. Dusk activity surveys are being undertaken to establish whether there is any bat presence within these buildings which would require management/mitigation.
- 6.8.5 The Ecological Assessment provides suitable recommendations to ensure the appropriate protection of habitats and protected/notable species, where relevant to the proposals.
- 6.8.6 The application is also supported by a Biodiversity Benefit Report and Green Infrastructure Statement. Together these reports detail how the scheme will achieve a biodiversity net benefit and outline enhancement measures which will be incorporated into the scheme.

6.9 Arboriculture

- 6.9.1 A tree survey and arboricultural assessment has been completed, which supports the application.
- 6.9.2 There are relatively few trees or areas of green vegetation on the site. The only trees on the site are located close to the southern boundary alongside Russell Road.
- 6.9.3 The development scheme has been designed to allow for the retention of the existing trees on site which are of merit. The highest quality trees on the site are a pair of closely spaced sycamore trees which have been categorised as grade B (G3) and are to be retained. A small number of category C and Category U trees have been identified for removal, which offer limited value. The Category U trees are mostly dead specimens and have been recommended for removal for this reason.

6.10 Land Conditions / Site Investigations

- 6.10.1 A Phase 1 Preliminary Risk Assessment has been completed to assess the site's ground conditions, the suitability of the site for its future development and to establish any potential contamination risks.
- 6.10.2 No significant issues have been identified as to the site's ground conditions. The initial ground contamination assessment has identified low to moderate risks. Further site investigation works are recommended, which will establish whether mitigation measures will be required accordingly for the site's development.

6.11 Community and Linguistic Impact Assessment

- 6.11.1 TAN 20, Planning and the Welsh Language (adopted October 2017) advises that in determining individual planning applications, the needs and interests of the Welsh language may be a material consideration. Together with The Planning and the Welsh Language SPG (adopted by Denbighshire County Council March 2014), the policy documents require community and linguistic assessments to be undertaken in support of major planning applications.
- 6.11.2 According to the Council's SPG, as of the 2011 Census, Denbighshire had a population of 93,734. Of this total number, 24.6% are recorded as Welsh speakers.

Using the same 2011 Census data, 14.2% of Rhyl's population are recorded as Welsh speakers. The Rhyl Ward was recorded as having the lowest percentage of Welsh speakers within Denbighshire.

- 6.11.3 A Community and Linguistic Impact Assessment has been completed using the questions and assessment format provided within the Council's SPG. The findings of the assessment are provided in Appendix A. Ultimately, the assessment has concluded that the proposed development is anticipated to have a positive benefit towards supporting the community and the Welsh language, through providing a valuable community resource which will support investment, and the retention of both local jobs and skills.

7.0 Conclusion

- 7.1.1 This Planning Statement has been prepared in support of a planning application for the development of a new community hospital building and associated supporting infrastructure at the Royal Alexandra Hospital site.
- 7.1.2 The proposals are submitted in response to the need to provide an extension to the clinical facilities currently available at the hospital, as well as the need to provide modern, fit-for purpose facilities for the delivery of a number of BCUHB's services locally.
- 7.1.3 The proposals represent a significant investment for the Royal Alexandra site, which would help to secure the long-term future of the site as a community hospital. The new building and its facilities would support the offering provided within the existing hospital campus buildings within much needed modern facilities.
- 7.1.4 The planning application is being brought forward as part of BCUHB's process to establish the full business case for the proposed new hospital building, and in turn to secure final funding approval from Welsh Government.
- 7.1.5 The principle of the site to accommodate a new hospital building has previously been established through the award of planning permission for a larger scheme on the site back in 2020. The latest proposals seek permission for a materially smaller building, following a necessary redesign to reflect changes to budgetary and construction costs, as well as updated requirements for BCUHB.
- 7.1.6 The proposed new hospital building would occupy a position which presents no concerns for residential amenity, being located within the existing hospital campus. The new building would showcase a high quality and engaging design, which would take a subservient design role to that of the original Royal Alexandra Hospital building.
- 7.1.7 The development would be delivered on brownfield land in a sustainable location which is well served by public transport, compliant with the key objectives of both national and local planning policies for sustainable development.
- 7.1.8 Regarding transport, the proposed development would result in a negligible impact for vehicular traffic. Sensitivity testing has demonstrated that the proposed

development would not have a significant impact on the surrounding highway network.

- 7.1.9 With regard to car parking, there is a need to rationalise car parking provision on the site in order to accommodate the new building. However, there is sufficient existing public car parking opportunities within a short walking distance of the site to meet parking demand. The site is located in a sustainable location, well served by bus services. A Travel Plan will be developed that will promote and support sustainable travel.
- 7.1.10 The application submission is supported by a comprehensive suite of technical documents which together establish the acceptability of delivering the proposed development at the application site.
- 7.1.11 Through this Statement it has been demonstrated that the proposals accord with both national planning policy and local planning policies contained within the adopted Local Plan.

Appendix A: Community and Linguistic Impact Assessment

Assessment Questions	Positive	Neutral	Negative	Score	Notes
1) Is the development likely to lead to a population increase/decrease that might: Affect the balance of Welsh Speakers (positive or negative way); or Lead to an absolute or proportional decline in the number of Welsh speakers?				0	By the nature of the scale and type of jobs to be created, the development will lead to endogenous growth i.e. it will create local jobs and allow people who would otherwise have left the community to remain, rather than increase the likelihood of in-migration. As no substantial in-migration is anticipated from the proposed development, there will be no significant adverse impact upon the place of the Welsh language in the social fabric of the local community. Accordingly, a neutral (0) score has been awarded.
2) Is the development likely to lead to increased in-migration?				0	Although some of the specialist roles required as part of the new community hospital building may require recruitment from the wider regional or national labour pool, many of the jobs created at the site will be appropriate to the skills of the local community and surrounding area. As such, it is anticipated that in-migration from outside Denbighshire to fill the employment vacancies will not significantly impact the proportion of non-Welsh speaking households. Hence, a neutral (0) score has been awarded.
3) Is the development likely to lead to increased out-migration				1	The proposed development will not result in out-migration and potentially a loss of Welsh speaking households, as the development will not stimulate any direct out-migration; rather the provision of a greater number of jobs for the local community will encourage local people to remain in the area. Improved healthcare facilities will benefit the local population, potentially reducing future out-migration. The proposed development will therefore combat potential out migration and has been awarded a positive (+1) score.

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4) Is the development likely to lead to a changing age structure of the community?				1	The job opportunities to be created as part of the proposed development are anticipated to be appropriate to a spectrum of ages and reflective of each role – the jobs are not tailored to the needs of one particular age group and as such will ensure benefits across the local population. The development will therefore promote and help sustain social balance and has been awarded a positive (+1) score.
5) Is the development likely to have an impact on the health of local people?				1	The proposed development will directly improve health care provision in the local and regional community, improving the population’s quality of life. An improved quality of life could potentially lead to less of the Welsh speaking population leaving the area, to the benefit of the Welsh language. On this basis a positive (+1) score is awarded.
6) Is the development likely to have an impact on the amenity of the local area?				1	The proposed development will compliment the Royal Alexandra Hospital with a new modern community hospital building. This will incorporate sustainable measures to achieve a BREEAM (Building Research Establishment Environmental Assessment Methodology) rating of Excellent. A positive (+1) score has been awarded.
7) Is the development likely to lead to the threat of increased crime or violence in the community?				1	The development will represent an improvement on the existing site, improving natural surveillance through a sensitively designed layout which contributes towards increased security levels. This will actively reduce the opportunities to commit crime or anti-social behaviour. Therefore, a positive (+1) score has been awarded.
8) Is the development likely to have a detrimental impact on local businesses?				1	It is anticipated that the injection of investment and the creation of jobs associated with the proposed development will assist in retaining and securing local people who in turn support and utilise local businesses. On this basis, a positive (+1) score has been awarded.

9) Is the development likely to have a detrimental impact on local jobs?				1	As stated above, the impetus of inward investment and job creation will provide a stimulus to the local economy. As such, the proposed development will provide a significant number of new jobs and employment opportunities, positively benefiting the local community and has been awarded a positive (+1) score.
10) Is the development likely to lead to greater economic diversity?				0	The new community hospital building represents significant capital investment in the wider Royal Alexandra site, contributing towards the health board's commitment to the site and job retention. A neutral (0) score has been awarded.
11) Is the development likely to have an impact on local wage/salary levels?				0	The proposed development will provide a significant number of employment opportunities that are well matched to the industry profile of Denbigshire, which as of the 2011 Census has 19.1% of its population employed in human health and social work activities. It is considered that the proposed development will not have a significant impact upon local wage/salary levels and is accordingly awarded a neutral (0) score.
12) Is the development likely to have an impact on the average cost of housing?				0	It is not anticipated that the proposed development will discernibly influence the average cost of housing and has been awarded a neutral (0) score.
13) Is the development likely to have an impact on local schools?				0	The proposed development is not anticipated to result in increased levels of in-migration. The proposed development is not anticipated to directly impact local schools. A neutral (0) score is awarded.

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<p>14) Is the development likely to have an impact on health care provision?</p>				<p>1</p>	<p>The proposed development will positively benefit the local community and wider region by improving healthcare provision at the established Royal Alexandra site. The proposed development of the new community hospital will deliver enhanced health care services better meeting current and future demand. It will meet the need to provide an extension to the clinical facilities currently available at the hospital, as well as the need to provide modern, fit-for purpose facilities for the delivery of a number of the BCUHB's services from the site. This will lead to improved outcomes for patients, improved staff recruiting and further retention of valuable staff members. On this basis a positive (+1) score has been awarded.</p>
<p>15) Is the development likely to have an impact on the provision of local services, such as shops/post offices/banks/pubs?</p>				<p>1</p>	<p>Population projections (North Wales Population Assessment 2017) indicate that Denbighshire's population is projected to increase by 2.7% (around 2,500 people) between 2014 and 2039. Improved and expanded healthcare facilities at Royal Alexandra complex is therefore considered to be necessary. It is anticipated that the injection of investment and creation of jobs associated with the proposed development will assist in retaining and securing local people who in turn support and utilise the local services and facilities in the community. The develop could in turn increase local investor confidence and stimulate additional local investment. Accordingly, the proposed development will benefit the provision of local services and has been awarded a positive (+1) score.</p>
<p>16) Will the development potentially lead to social tensions, conflict or serious divisions within the Welsh speaking community?</p>				<p>0</p>	<p>The nature and scale of the proposed development will not potentially lead to social tensions, conflict or serious divisions within the Welsh speaking community and has been awarded a neutral (0) score.</p>

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<p>17) Will the development potentially lead to changes in local Welsh traditions/culture?</p>				<p>0</p>	<p>Although the nature of the proposed development does not directly relate to changes in local Welsh traditions/culture, the health board support and encourage the use of the Welsh when appropriate in their operations. Additionally, it has been demonstrated when addressing Question 3 that the proposals could potentially combat out migration via the creation of new employment opportunities, retaining Welsh speakers in the area. When addressing Question 2 it has been demonstrated that the proposals will serve a local need and not lead to significant increased in-migration, maintaining community stability and cohesion. A neutral (0) score has been awarded.</p>
<p>18) Will the development be likely to have a potential impact on local voluntary/activity/youth groups?</p>				<p>0</p>	<p>The health board actively support local voluntary/charitable causes within the community. The health board also play an important role in supporting the health and wellbeing of the community in various forms. A neutral (0) score has been awarded.</p>
Total				<p>+9</p>	