

**Planning Performance Agreement Dated 10/02/2021**

**For**

Queen Alexandra (QA) Hospital, Southwick Hill Road,  
Portsmouth, PO6 3LY

**between**

**Portsmouth City Council**

**And**

**Portsmouth Hospitals University NHS Trust**

***Relating to the site of the North Car Park and the proposed  
Emergency Department Redevelopment***



Is made **BETWEEN**:-

**[1] "PCC" Portsmouth City Council of Civic Offices Guildhall Square Portsmouth PO1 2AY**

and

**[2] "The Developer" Portsmouth Hospitals University NHS Trust of Queen Alexandra (QA) Hospital, Southwick Hill Road, Portsmouth, PO6 3LY**

## **1. Introduction**

1.1. Portsmouth City Council (PCC) is the Local Planning Authority (LPA) for the proposed development within the area in which the Site is located.

1.2. The Developer is Portsmouth Hospitals University NHS Trust as represented by Trevor Mose, Head of Capital & Property Development.

1.3. The Site is two parcels of land at Queen Alexandra Hospital, measuring 0.46Ha (north car park) , and 1.01 Ha (ED), as shown edged in Red on the plan attached at Appendix 1.

1.4. The proposed Development is:

(i)the construction of a four storey multi-storey car park on the site of the existing north public car park; and

(ii) the demolition of existing decked car park structure on the site of the east staff car park and construction of a new ( 6500 sq. m.) building to accommodate the Hospital Emergency Department and associated support services linking back to the main hospital. Formation of new Blue Light Ambulance drop-off and vehicle deck to form new Emergency Drop Off Zones. Reconfiguration of internal site road layout with associated landscaping, infrastructure and ancillary works.

1.5. The Developer intends to submit two separate planning applications for the Development which will be supported by the documentation referred to and/or listed in Schedule 1.

1.6. This Planning Performance Agreement (PPA) is made pursuant to Section 111 of the Local Government Act 1972, Section 2 of the Local Government Act 2000, s93 Local Government Act 2003 and s1 Localism Act 2011 and all other powers enabling.

1.7. This PPA is an agreement between the Portsmouth City Council and the Developer to provide a project management framework for handling this proposed major planning application from pre-application and public consultation through to determination. This framework should improve and speed up the planning process by committing both parties to an agreed timetable containing "milestones" that make clear what level of resources and actions are required and ensure that all key planning issues are properly considered and resolved.

1.8. This agreement does not give any guarantee that Portsmouth City Council will grant planning permission for the Development. This agreement does not restrict or inhibit Portsmouth City Council from exercising its powers as Local Planning Authority. It solely relates to the process of considering the development proposals and not the decision itself.

## **2. The Vision**

2.1. The Council's Vision is to support the development objectives for the continued operation of Queen Alexandra Hospital and to deliver a development to satisfactorily achieve the fundamental

principles for sustainability and good design (being fit for purpose, durable and brings delight), and the ten characteristics of well-designed places contained within the National Design Guide (October 2019) as well as over 9 'greens' out of the 12 based on the Buildings for Life 12's (2015) 'traffic light' system (or that of any subsequent amendment to the aforementioned national design 'tools'). The aforementioned (incl. the Council's guidance within the NPPF, Manual for Streets1 and 2 and relevant case law) would be used by the local planning authority in assessing the design quality of planning applications for proposals.

2.2. The Developers Vision for the development is to ensure the site supports a positive experience for patients and their visitors having to attend hospital and to provide a modern fit-for-purpose emergency department to address patient safety and capacity constraints with the existing provision and thereby ensure the hospital continues to serve the local population effectively.

### 3. Project Team

3.1. The following people are to comprise the Project Team and are responsible for progressing the project with a view to delivering the respective Visions.

Name	Position and Role	Contact Deals
<b>PCC Team</b>		
Eze Ekeledo	Head of Development Management	<a href="mailto:Eze.ekeledo@portsmouthcc.gov.uk">Eze.ekeledo@portsmouthcc.gov.uk</a>
Rebecca Altman	Principal Planning Officer Portsmouth City Council	Tel: 02392437986 <a href="mailto:Rebecca.altman@portsmouthcc.gov.uk">Rebecca.altman@portsmouthcc.gov.uk</a>
Summer Sharpe	Planning Officer, Portsmouth City Council	Tel. 02392688426 <a href="mailto:Summer.Sharpe@portsmouthcc.gov.uk">Summer.Sharpe@portsmouthcc.gov.uk</a>
Peter Hayward	Highway Engineer	<a href="mailto:peter.hayward@ihtc.org.uk">peter.hayward@ihtc.org.uk</a>
Bethan Mose	Public Health Development Manager	<a href="mailto:bethan.mose@portsmouthcc.gov.uk">bethan.mose@portsmouthcc.gov.uk</a>
Jeff Downing	Contaminated Land Team Leader	<a href="mailto:Jeff.Downing@portsmouthcc.gov.uk">Jeff.Downing@portsmouthcc.gov.uk</a>
Richard Maidment/Lorraine Astill	Principal Regulatory Services Officer	<a href="mailto:Richard.maidment@portsmouthcc.gov.uk">Richard.maidment@portsmouthcc.gov.uk</a> / <a href="mailto:Lorraine.astill@portsmouthcc.gov.uk">Lorraine.astill@portsmouthcc.gov.uk</a>
Helen Bergin	Landscape Architect	<a href="mailto:Helen.Bergin@portsmouthcc.gov.uk">Helen.Bergin@portsmouthcc.gov.uk</a>
Harvey Cable	Senior Coastal and Drainage Engineer	<a href="mailto:Harvey.cable@portsmouthcc.gov.uk">Harvey.cable@portsmouthcc.gov.uk</a>
Andy Knight	Arboricultural Officer	<a href="mailto:Andy.knight@portsmouthcc.gov.uk">Andy.knight@portsmouthcc.gov.uk</a>
<b>Developer Team (both schemes)</b>		
Trevor Mose, Developer / Applicant	Head of Property and Capital Development PHU	Tel: 07857 665444 trevor.mose@porthosp.nhs.uk
Chris Holdup	Transport Consultant (MODE transport)	07918 975012 <a href="mailto:Chrisholdup@modetransport.co.uk">Chrisholdup@modetransport.co.uk</a>

<b>Multi storey car park project team</b>		
Amy Hutchison, Developer / Project Manager	Senior Project Manager, PHU	Tel: 02392 286603 amy.hutchison@porthosp.nhs.uk
Jonathan Houlston (Developer Car Park)	COO noviniti	Tel: 07787 257774 <a href="mailto:Jonathan.houlston@noviniti.co.uk">Jonathan.houlston@noviniti.co.uk</a>
Andre Witter (Developer Car Park)	Operations Director noviniti	Tel: 07880 190677 <a href="mailto:Andre.witter@noviniti.co.uk">Andre.witter@noviniti.co.uk</a>
Christopher Benson	Design Manager noviniti	Tel: 07507644950 Christopher.Benson@noviniti.co.uk
Brian Kavanagh (Planning Consultant Car Park)	Associate NTA	Tel: 075 9689 6216 <a href="mailto:bk@ntaplanning.co.uk">bk@ntaplanning.co.uk</a>
<b>ED project team</b>		
Simon Wilson – Project Director (ED)	PHU	07803 022531 Simon.wilson@porthosp.nhs.uk
Mervyn McFarland Planning Consultant – ED)	Turley	02380 724863 mervyn.mcfarland@turley.co.uk
Alison Evans (Lead designer ED)	AHR Consultants	01743 283000 Alison.evans@ahr.co.uk

#### 4. General Principles

- 4.1. The objective of this Planning Performance Agreement is one of co-operation and consistency throughout the negotiation and determination of this planning application, to provide a degree of certainty for the intended outcomes and to improve the quality of the project and of the planning decision.
- 4.2. Portsmouth City Council and the Developer agree to be governed at all times by the following principles:
- 4.2.1. To work together as a team and in good faith, and to respect each other's interests and confidentiality
- 4.2.2. To commit and provide promptly information to support and manage the development control process, in accordance with the Performance Standards contained in paragraph 5.4 of this agreement
- 4.2.3. To be transparent and consistent at all times between all parties so that outcomes are anticipated, defined and understood
- 4.2.4. To provide effective involvement and consultation with the surrounding community, statutory and other stakeholders, and any individual or group with a legitimate interest
- 4.2.5. To reach agreement milestones which will remain fixed unless agreed by all parties otherwise
- 4.2.6. To identify and involve specialist consultees and advisors including authority officers/managers where appropriate
- 4.2.7. All parties will seek to use the pre-application period to address matters that would otherwise arise via planning conditions, and significantly reduce the level of potential conditions, particularly in respect to those preventing commencement of works

#### 5. Pre Application and application Program and Meeting Schedule

- 5.1. The Project Team will meet in accordance with the following project timetable (details to be agreed by both parties).

### **Multi-Storey Car Park Timetable**

Date	Meeting Topic / Objectives	Notes
w/c 1 February 2021	Submission of planning application	
w/c 1 March 2021	Consultation period ends (based on 28 days (TBC) and subject to application being valid on receipt)	Consultation period to be agreed - min 21 days, max, 42 days.
w/c 1 March 2021	Progress meeting for application	If required
16 March 2021	Publication of planning committee report	
30 March 2021	Planning committee	
w/c 5 April 2021	Determination of planning application	Assuming no S106 requirements
By end of April 2021	Submission of conditions application	
By end of May 2021	Determination of conditions application	
June 2021	Commencement of development	

### **Emergency Department Timetable**

Date	Meeting Topic / Objectives	Notes
w/c 25 January 2021	Submission of outline planning application	
w/c 22 February 2021	Consultation period ends (based on 28 days (TBC) and subject to application being valid on receipt)	Consultation to be agreed, min. 21 days, max. 42 days
w/c 1 March 2021	Progress meeting for application	If required
9 March 2021	Publication of planning committee report	
30 March 2021	Planning committee	
w/c 5 April 2021	Determination of planning application	Assuming no S106 requirements

5.2. An agenda for each meeting will be provided to the Project Team by Rebecca Altman or by the developer (as appropriate). The agenda will be circulated no less than 5 working days prior to the date of the meeting.

5.3. Minutes of the meetings will be taken by Rebecca Altman or Summer Sharpe. Draft minutes of the meeting will be circulated to the Project Team within 5 working days of the date of the meeting for comments or agreement.

5.4. Any comments from the Project Team will be provided within 3 working days or the minutes will be deemed to be agreed.

5.5. Rebecca Altman or Summer Sharpe will then issue the Final Agreed Minutes for each meeting.

## 6. Consultation and Public Engagement

6.1. The Developer agrees / confirms that the following public consultation has taken place prior to the submission of the planning applications for the Development, or will take place prior to the determination of the applications, (details to be agreed by both parties).

Event / Consultation Type	Date Range	Objectives
<b>Multi-storey Car Park</b>		
Ward Councillor briefing	w/c 25 January 2021	Information provided and scheme to be discussed.
Hospital staff engagement	w/c 1 February 2021	Information provided to staff after agreement with Trust Leadership Team and further details to be provided through regular staff briefings.
Staff intranet pages launched	w/c 1 February 2021	Landing page for information about planned works
Public information drop	w/c 25 January 2021	Information to be provided to nearest residents (as per list provided by PCC)
Information posters within hospital	Tbc	Information Board to be established in public parts of hospital to inform patients and regular visitors
Site notices for public	w/c 1 February 2021	Advance warning signs of disruption and alternative parking arrangements
<b>Emergency Department</b>		
Ward Councillor briefing	w/c 25 January 2021	Information provided and scheme to be discussed.
Hospital staff engagement	w/c 1 February 2021	Information provided to staff after agreement with Trust Leadership Team and further details to be provided through regular staff briefings.
Staff intranet pages launched	w/c 1 February 2021	Landing page for information about planned works
Information posters within hospital	Tbc	Information Board to be established in public parts of hospital to inform patients and regular visitors

- 6.2. The Developer will summarise the outcome of the public consultation within a Statement of Community Involvement, which shall be submitted with the planning application.
- 6.3. The date stated above for the issuing of the Planning Permission is deemed to be the agreed period for the determination of the planning application(s) for the purposes of this PPA.

## **7. Planning Performance Agreement Fee**

- 7.1. It is agreed that there will be no fee associated with this Planning Performance Agreement.
- 7.2. Upon submission of a planning application, there will be a fee required in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008.
- 7.3. It is envisaged by both parties that should a Section 106 Agreement be required, reasonable endeavours will be used to agree the Heads of Terms for the Section 106 in advance of submission of any report to the Planning Committee so that Members are fully aware.
- 7.4. Should a Section 106 Agreement be required, the Developer agrees to pay all the Portsmouth City Council's reasonable legal costs based on a minimum hourly chargeable rate of £225 per hour exclusive of VAT in preparation of the Section 106 Agreement or related agreements whether or not the Agreement is completed and without prejudice to, and irrespective of the outcome of the Planning Applications.. The legal costs are to be paid in cleared funds prior to completion of the S106 agreement and a receipt will be supplied to the Developer.

## **8. Confidentiality**

Pre-application documents and the minutes of any meeting are to be treated as confidential. This provision does not, however, override any requirement on the Council to disclose information under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004 or in the event that the Council is directed to release information by the Information Commissioner.

## **9. Breach and Termination**

If any party shall commit any breach of its obligations under this agreement and shall not remedy the breach within 10 working days (or other time period) of written notice from the other party to do so, then the other party may notify the party in breach that it wishes to terminate this agreement forthwith and the agreement shall be terminated immediately upon the giving of written notice to this effect to the party in breach provided always the breach is within the control of the party that is in breach and is capable of being remedied.

## **10. Amendment and Review of Agreement**

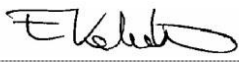
Amendment to the agreement and revision of timescales within the Project Programme shall be subject to review as may be agreed between the parties, acting reasonably to take account of any relevant unforeseen matters that might arise.

**11. Agreement**

Portsmouth City Council and the Developer hereby agree to the content of this Planning Performance Agreement.

**Portsmouth City Council**

**Name:** Eze Ekeledo

**Signature:** 

**Position:** Head of Development Management

**On Behalf Of:** Portsmouth City Council

**Date:**

10 February 2021

**[Name of developer / applicant]**

Mark Neal



**Name:**  
**Signature:**

Director of Estates & Facilities

**Position:**

Portsmouth Hospitals University NHS Trust

**On Behalf Of:**

**Date:** developer to complete  
12/02/2022

**Appendix 1:**

List of Documents and Plans to be submitted with the application for the multi-storey car park

**Plans:**

- Location Plan @ 1:1250
- Existing Site Layout Plan @ 1:500
- Proposed Site Layout Plan @ 1:500
- Proposed Floor Plans @ 1:100
- Proposed Roof Plan @ 1:100
- Proposed Elevations @ 1:100
- Building Sections @ 1:100. (minimum of two)
- Site Section
- CGI Images
- Landscape Plan
- Surface Water Drainage plan @ 1:500
- Foul drainage plan @ 1:500

**Documents:**



- Design and Access Statement
- Planning Statement
- Transport Statement
- Contaminated Land Desk Top Study
- Tree Survey, Protection Plan and Impact Assessment
- Lighting strategy
- Drainage strategy
- Noise Impact Assessment
- Air Quality Assessment
- Construction Environmental Management Plan
- Statement of Community Involvement
- Application Form (and ownership certificates)
- CIL Form

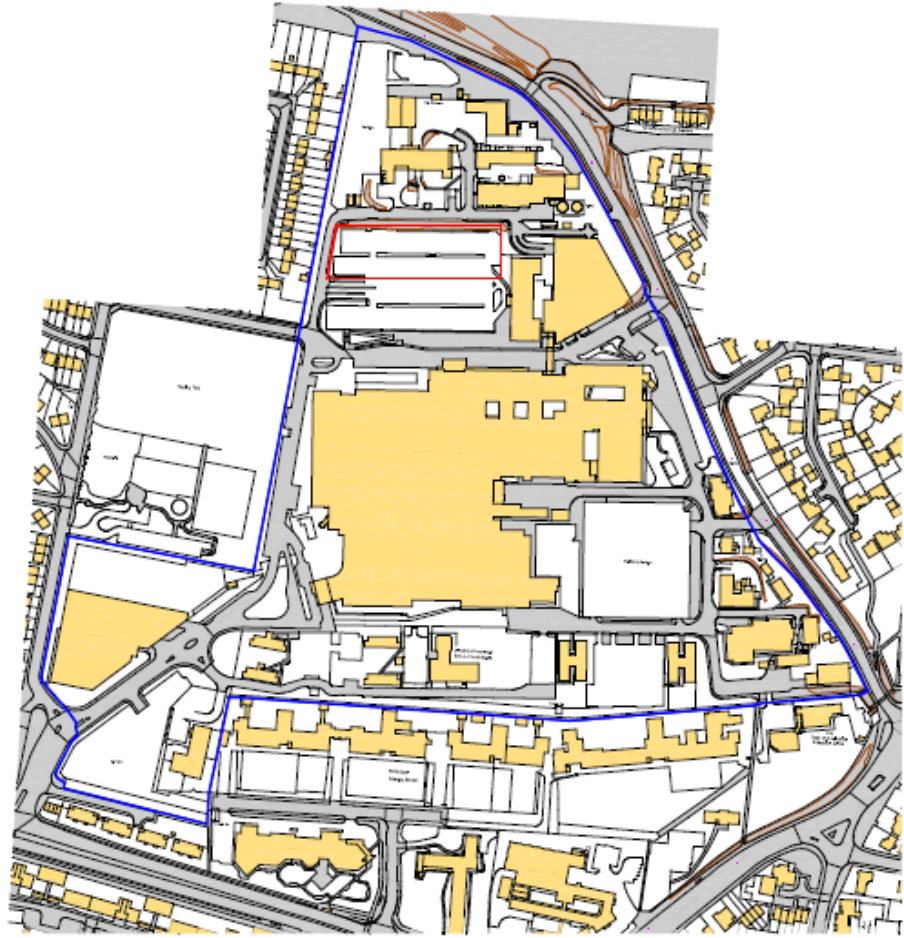
List of Documents and Plans to be submitted with the outline planning application for the new Emergency Department **Plans:**

- Location Plan- QAH-AHR-00-ZZ-DR-L-9001
- Proposed Site Plan- QAH-AHR-00-ZZ-DR-L-9010
- Proposed Block Plan (Level A)- QAH-AHR-00-AA-DR-L-9001
- Proposed Block Plan- Level B-QAH-AHR-00-BB-DR-L-9001
- Proposed Site Access Strategy- QAH-AHR-00-ZZ-DR-L-9020
- Illustrative drawings

**Documents:**

- Planning Application Form
- CIL Form
- Planning Statement
- Design and Access Statement
- Noise Survey Report
- Contaminated Land Desk Top Study
- Preliminary Ecological Appraisal
- Framework Transport Strategy
- Statement of Community Involvement

## **APPENDIX 1: SITE PLANS**



  
VISUAL SCALE 1:1250 @ A1  
Location plan MSCP  
1:1250



**1. LOCATION PLAN**  
1: 1250