



Clerk To Kettering Town Council
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Our Ref: LDO KGH
Date: 11 April 2022
GENERAL

Dear Sir/Madam

Proposed Local Development Order for Kettering General Hospital

I am writing to advise you about the Council's proposal to adopt a Local Development Order (LDO) to help bring forward much needed improvements at Kettering General Hospital. Ordinarily every element of the major project to upgrade the hospital would have to be subject of a planning application, but a Local Development Order would allow the less significant developments to go ahead while planning applications are still made for any major new building works in the normal way. At its meeting on 24th January, the Council's Planning Policy Executive Advisory Panel agreed to undertake this consultation before considering whether or not to adopt the LDO later this year.

The proposed LDO sets out general areas and scales of building that could take place having proper regard to the amenity of nearby residents. The purpose of this letter is to give you the opportunity to make your views known about the suitability of the LDO process and the areas and scales of development the Council has currently proposed to include in it. A copy of the draft LDO can be viewed at the following link https://www.kettering.gov.uk/downloads/download/14074/kettering_general_hospital_local_development_order. You will see that it comprises several pages of text and a Site Zone Plan that identifies in which areas the different extent of development allowed would apply.

If you wish to make comments on aspects of the proposed LDO, please send them to us by **5.00pm on Thursday 12th May 2022**. Any comments will be made public and reported to a future meeting of the Council's Planning Policy Executive Advisory Panel and the Strategic Planning Committee for determination.

If you do not respond within the time stated your views might not be taken into account when the proposed LDO is considered and determined.

We would prefer to receive your views by email either as a message or as a Word document. These should be sent to the following e-mail address: planningpolicy@northnorthants.gov.uk

The Council has adopted a policy which enables people to speak at Planning Committees. If you have responded to this proposal, I will contact you again to inform you of the date and details of the 'Right to Speak' policy.

Yours faithfully,



Simon Richardson
Interim Planning Policy Lead Manager

Background to the Hospital Redevelopment and the Proposed LDO

By way of background, the following information sets out the aspirations of the Hospital Trust to raise the quality and capacity of the services provided at Kettering General Hospital and takes account of Government commitments to contribute substantial funds to the cost of the project. Two plans are also included with this letter. Appendix 1 shows the existing site layout of the hospital and Appendix 2 is an Indicative Site Plan showing where major development is proposed that would be the subject of specific planning applications, rather than allowed under the LDO. The LDO process would enable a large number of relatively minor developments to take place which would then enable the major new developments to be brought forward.

The major redevelopment would take place in the central part of the site and comprise 2 phases. Phase 1 includes the new Urgent Care Hub including Accident and Emergency, acute assessment services, urgent treatment facilities and new wards. Phase 2 includes new Theatres, Endoscopy, Critical Care, Imaging and the supporting wards. Such phases are likely to require planning applications due to their scale, having regard to the parameters within the proposed Local Development Order. In advance of these 2 phases there will be the requirement for a series of works to take place to provide temporary healthcare provision and works so as to ensure continuity of delivery of services and facilities including the provision of a new energy centre, which could fall within the parameters of this Local Development Order.

The Need for a New Hospital

The Kettering General Hospital (KGH) is a major and local public asset which provides healthcare services to approximately 330,000 people across North Northamptonshire, South Leicestershire, and Rutland.

The headlines below, show that the hospital needs to not only respond to the growing age and size of the local population but as well make major improvements to the estate, which is in many parts in poor repair and is not meeting the needs and expectations of the patients and staff.

The case for the urgent need for investment in the KGH estate is:

- **Old and dilapidated estate** – many of the buildings on the estate are in a poor state of repair with some over 100 years old, still being used to deliver clinical services. A 2018 survey found that almost half of the buildings are in poor quality, this has a significant impact on the delivery of care. Over 5% of the estate is of temporary construction exacerbating issues with poor patient experience and operational inefficiencies. Temporary buildings are currently costing over £2m each year in rental costs and are increasing. The cost of maintaining the estate is significant; the current backlog in maintenance is estimated at £189m.
- **Safety issues** – the condition of the KGH estate creates the potential for a number of safety risks if not improved. This includes an elevated infection risk due to facilities without appropriate ventilation and wards that are too hot in the summer and too cold in the winter.
- **Ward configuration and flow issues** – poor clinical adjacencies, ward configuration and flow of the estate are causing clinical and operational issues that impact on the delivery of care:

“Our staff work tirelessly to keep patients safe under the most difficult of conditions. The way the treatment areas are configured means they struggle to easily communicate or ask for help, and if patients are deteriorating then it isn’t always easy to see that quickly and give the urgent help they need.”

Head of Nursing Medicine

- **Poor patient experience** – the current age, layout and condition of the estate leads to difficulties in providing a satisfactory patient environment. Extended patient journeys due to the estate layout and flow issues result in loss of privacy and dignity with patients on trolleys sharing the same hospital streets as members of the public.
- **Inadequate current and future capacity** – the population the Trust serves has grown significantly in recent years and will continue to grow at levels significantly greater than the national average. The current hospital estate already struggles with inadequate capacity at the current population levels. The projected growth of

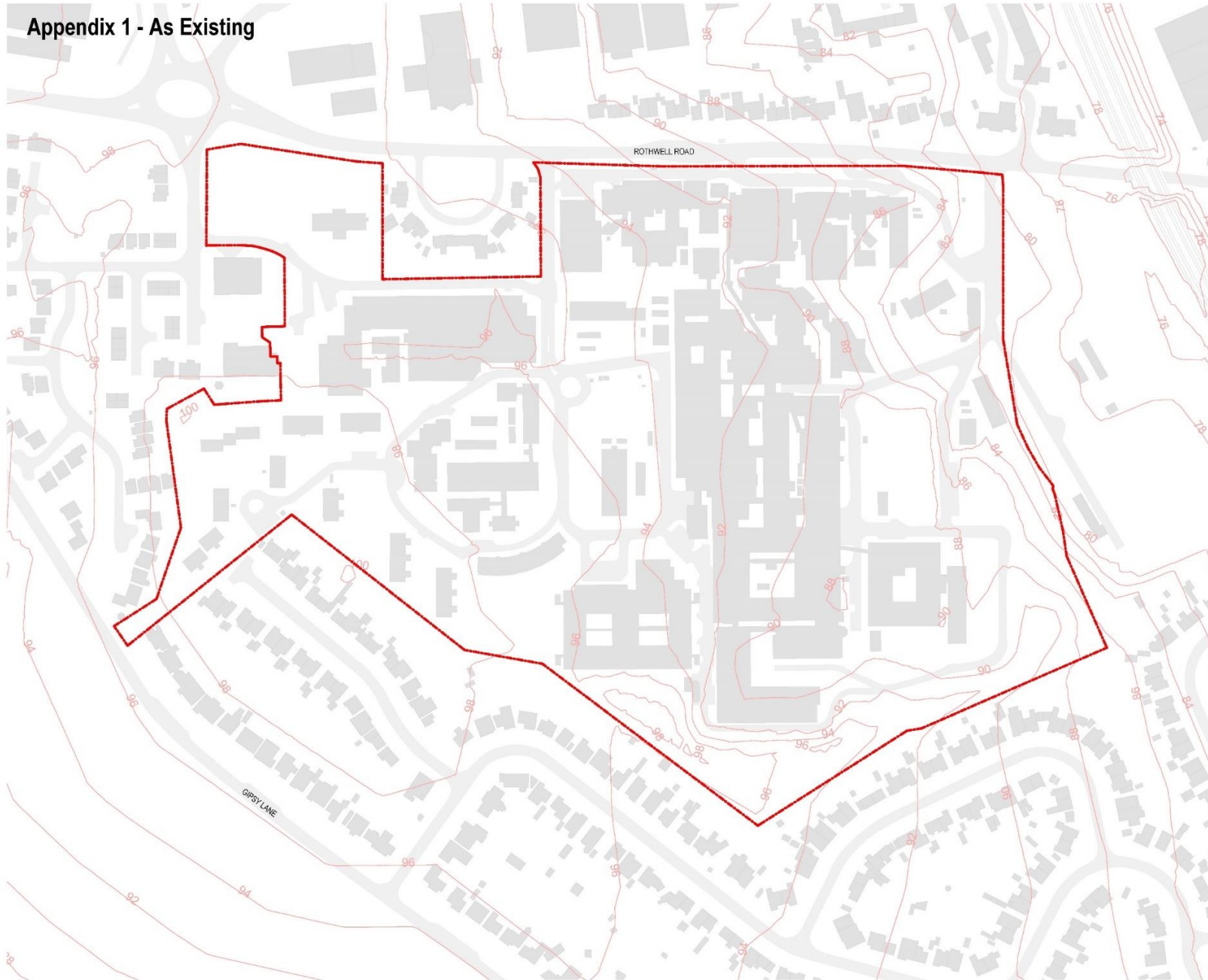
the local population will continue to place further pressure on KGH facilities and services.

Summary

The above information sets out that the hospital needs to not only respond to the growing age and size of the local population but as well make major improvements to the estate which is in many parts in poor repair and is not meeting the needs and expectations of the patients and staff.

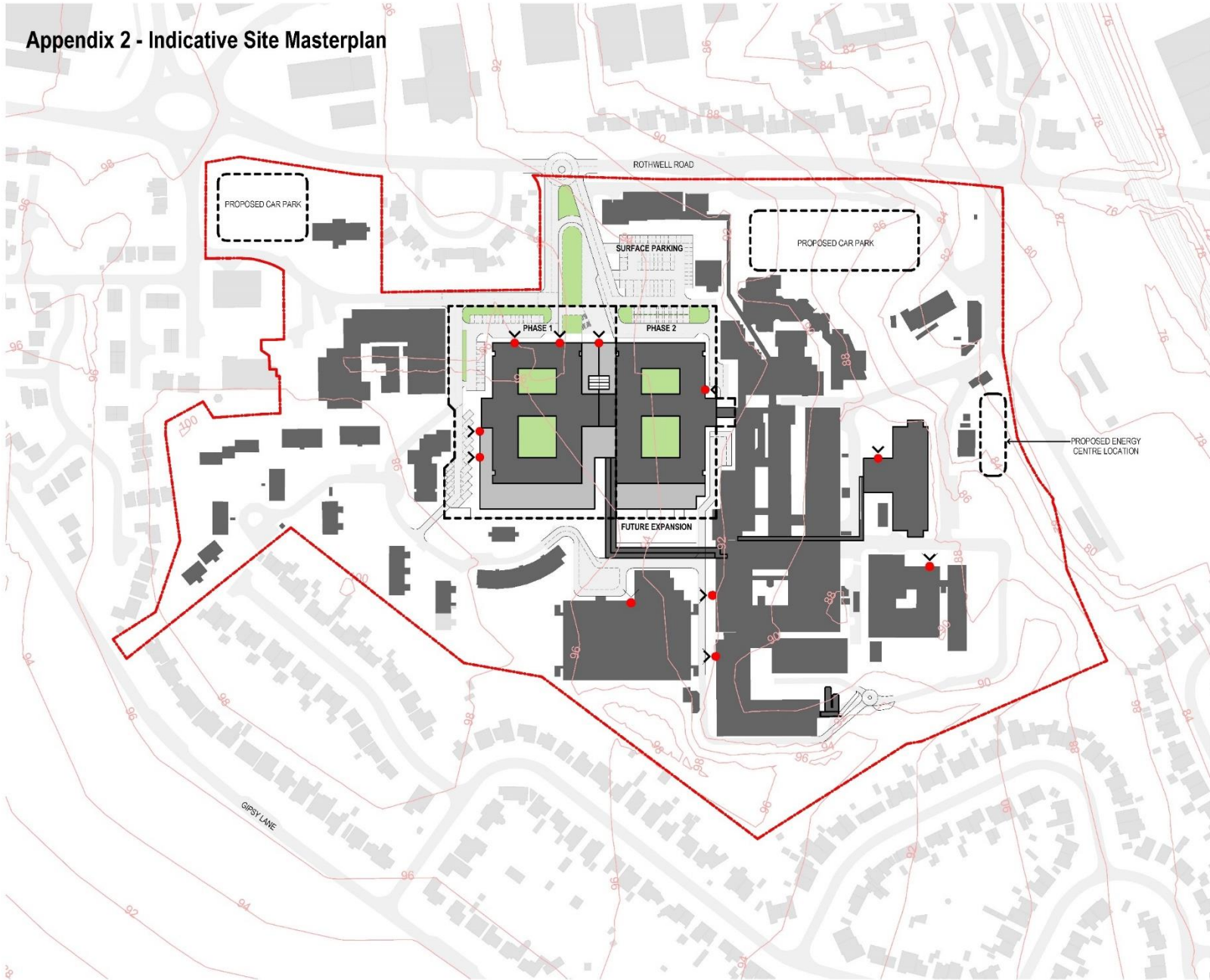
This is the context for the improvement plans and the consideration of the proposed LDO to enable improvements to be delivered as quickly and reasonably as possible.

Appendix 1 - As Existing



<p>Notes:</p> <ul style="list-style-type: none"> 1. This drawing is a plan. 2. It is intended to show the general layout of the site and is not to be used for detailed design or construction purposes. 3. It is intended to show the general layout of the site and is not to be used for detailed design or construction purposes. 4. It is intended to show the general layout of the site and is not to be used for detailed design or construction purposes. 5. It is intended to show the general layout of the site and is not to be used for detailed design or construction purposes. 		<p>Scale:</p> <p>Scale 1:1000</p>	
<p>Client:</p> <p>NORTHMORES</p>		<p>Project:</p> <p>Kettering General Hospital - Phase 1 & 2 (OBC)</p>	
<p>Drawn by:</p> <p>KR</p>		<p>Checked by:</p> <p>TB</p>	
<p>Date:</p> <p>2022-02-08</p>		<p>Version:</p> <p>01</p>	
<p>Project No.:</p> <p>127463</p>		<p>Sheet No.:</p> <p>P1 S2</p>	

Appendix 2 - Indicative Site Masterplan



<p>Name: [Blank]</p> <p>Client: [Blank]</p> <p>Project: [Blank]</p> <p>Date: [Blank]</p> <p>Scale: 1:1000</p>		<p>North Arrow</p>
<p>Legend:</p> <ul style="list-style-type: none"> --- Hospital Site Boundary ● Proposed Main Entrances 		
<p>Project Information:</p> <p>Client: [Blank]</p> <p>Project: [Blank]</p> <p>Date: [Blank]</p> <p>Scale: [Blank]</p>		
<p>Logos:</p>		
<p>Project Name: Kettering General Hospital - Phase 1 & 2 (OBC)</p>		
<p>Project Title: PROPOSED DEVELOPMENT OF KETTERING GENERAL HOSPITAL - INDICATIVE SITE MASTERPLAN</p>		
<p>Drawn By: KR</p>	<p>Date: 2021-05-10</p>	<p>Issue: OFFICIAL</p>
<p>Scale: 1:1000</p>	<p>Project: FOR PLANNING</p>	<p>Drawn By: GH</p>
<p>Project Number: 127463-IBI-WB-XX-PL-A-1000-0001</p>	<p>Page: P2</p>	<p>Sheet: S2</p>

