# KING EDWARD V11 HOSPITAL REDEVELOPMENT, WEST SUSSEX

## Key Issues –

- Positive influence of the EIA process on both the concept design and the detailed design of this major residential-led redevelopment of a former hospital complex on a 50 hectare site in the South Downs National Park.

- Role of EIA in securing mitigation of adverse environmental impacts and maximising enhancement.

- The EIA-led approach contributed to a successful planning application, where previous planning applications and development scenarios had failed.

## Purpose of the project

Edward Estates Ltd applied for planning permission for restoration of the Listed Building and Registered Gardens to provide high quality residential accommodation, community facilities and an enhanced setting.

LUC was represented in the design team as landscape architects and ecologists. A separate LUC team also prepared the Environmental Statement to accompany the planning application.

## Description of the project

The former King Edward V11 Hospital is located near Midhurst, West Sussex, within the South Downs National Park. A heathland SSSI lies just to the west of the site.

The main hospital buildings were designed in the 1920s by architects Percy Adams and Charles Holden. As well as these extensive listed buildings, the Gertrude Jekyll designed ‘therapeutic gardens’ are of considerable historic interest in their own right.
## Lessons learnt

- Early and effective stakeholder consultation was essential to the identification of environmental impacts and opportunities for mitigation and enhancement.

- Close integration between the EIA team and the design team ensured that EIA was used effectively as a ‘design process’. It is important to emphasise this role of EIA to clients at an early stage.

- Whilst integrated with the design process, EIA was undertaken by an independent team, which increased objectivity and robustness.

- EIA was used to enhance the sustainability of the development by identifying opportunities for sustainable approaches to transport, water management, energy generation and waste management on site.

## Lessons learnt cont. -

- Environmental mitigation and enhancement measures included: introduction of new public footpaths and ecological mitigation and enhancement measures, including recreation of large scale heathland recreation, active management of the neglected woodland and several architect-designed free standing bat roosts.

- The mitigation and enhancement measures were critical to the success of the planning application and provided a clear basis for the definition of planning conditions and a S106 Agreement.

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