NHS
West Suffolk
NHS Foundation Trust

Proposed Community Diagnostic Centre Expansion



Welcome to our public engagement

Proposed Community Diagnostic Centre Expansion

NHS West Suffolk NHS Foundation Trust

We are pleased to have the opportunity to share with you the design for the expansion of the Community Diagnostic Centre and ancillary works at Newmarket Community Hospital.

Our public engagement gives you an opportunity to find out more about the scheme design and tell us what you think.

We welcome your feedback on the revised design of the building, which will help us to develop our proposals. Any comments relating to the plans outlined here will be gratefully received.

The team working on the scheme proposals are:

LPP | CHARTERED TOWN PLANNERS

Lawson Planning Partnership Ltd (LPP)
are co-ordinating the preparation & submission of the variation application to the local planning authority.

Medical Architecture

Medical Architecture
are designing and preparing the scheme proposals.

ARTELIA Castons ARTELIA GROUP

Castons Artelia Group
are project managing the scheme.

Clinical need for development

Proposed Community Diagnostic Centre Expansion

NHS West Suffolk NHS Foundation Trust

Newmarket Community Hospital is owned and managed by West Suffolk NHS Foundation Trust (WSFT).

WSFT is investing significantly to expand its healthcare facilities to improve and expand services and patient experience in Newmarket, Bury St Edmunds and the surrounding areas.

A strategic vision for the Trust, which has been awarded government funding, is to provide an expansion to its Community Diagnostic Centre (CDC) at Newmarket Community Hospital, to provide endoscopy and children's audiology services and increase capacity.

The CDC expansion at Newmarket Hospital will enable timely access to endoscopy and audiology services for the local community, helping to address health inequalities.

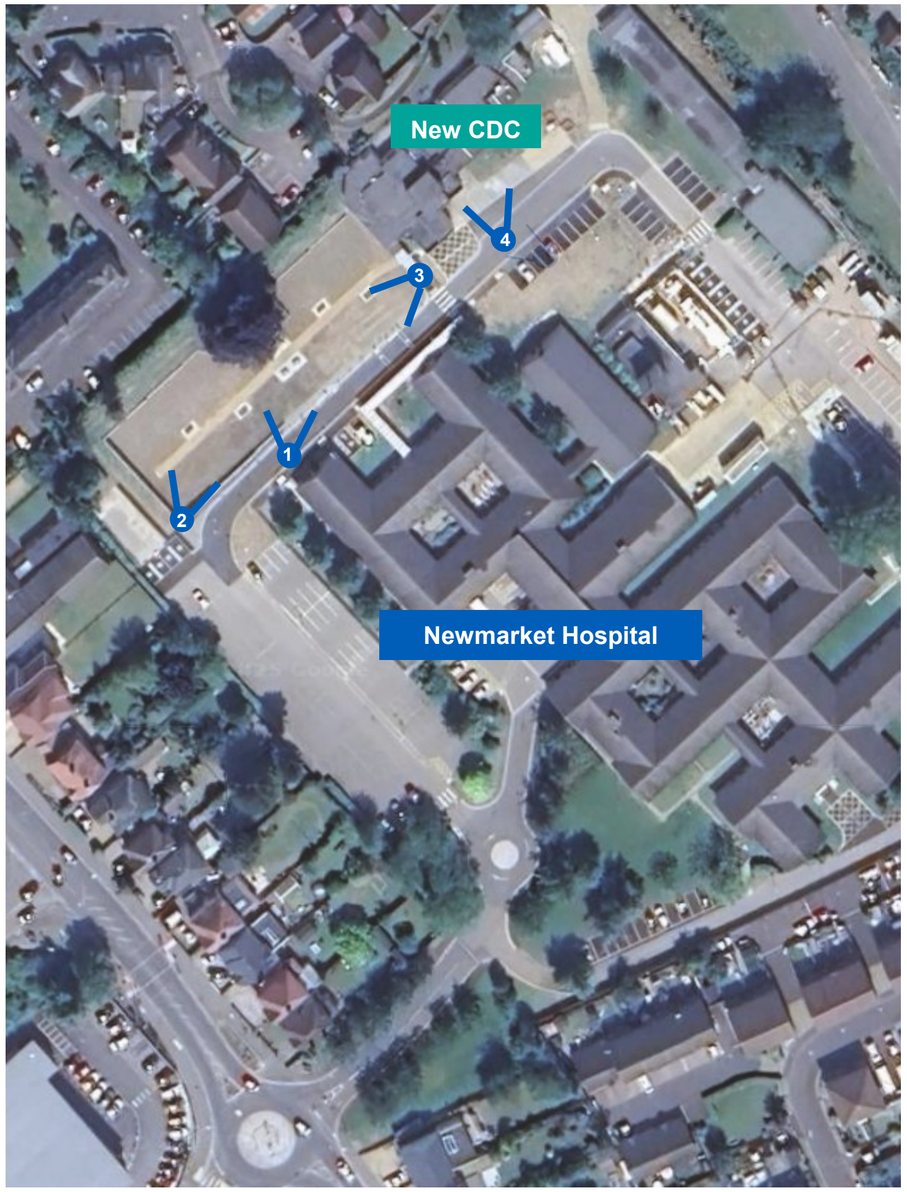


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Site Context

Proposed Community Diagnostic Centre Expansion











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The proposed development

Proposed Community Diagnostic Centre Expansion

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The expansion of the CDC is proposed at the north western part of the site. The project will be comprised of a variance to the approved two storey ward block consent which received planning permission in 2021 and initiated in 2022 to provide the facility.

The new facility would complement the existing diagnostic services provided within the adjacent CDC building and will provide:

- Two storey building comprising approx. 2,225m² floorspace.
- New four room endoscopy unit.
- Children's audiology unit.
- Clinical education and training space.
- Dedicated ambulance parking.
- Enclosed and some open roof top plant.
- Supplementary landscaping.
- Installation of solar panels.

New plans to offer quicker and more local access to endoscopy and children's audiology services.

The facility will significantly improve the experience for patients accessing endoscopy and audiology services, enabling the community to be seen more quickly and closer to their homes, with more options for appointment times that are convenient for them.

This aims to have further benefits of contributing to the NHS's net zero ambitions, reducing the number of patient journeys and helping to cut carbon emissions and air pollution.

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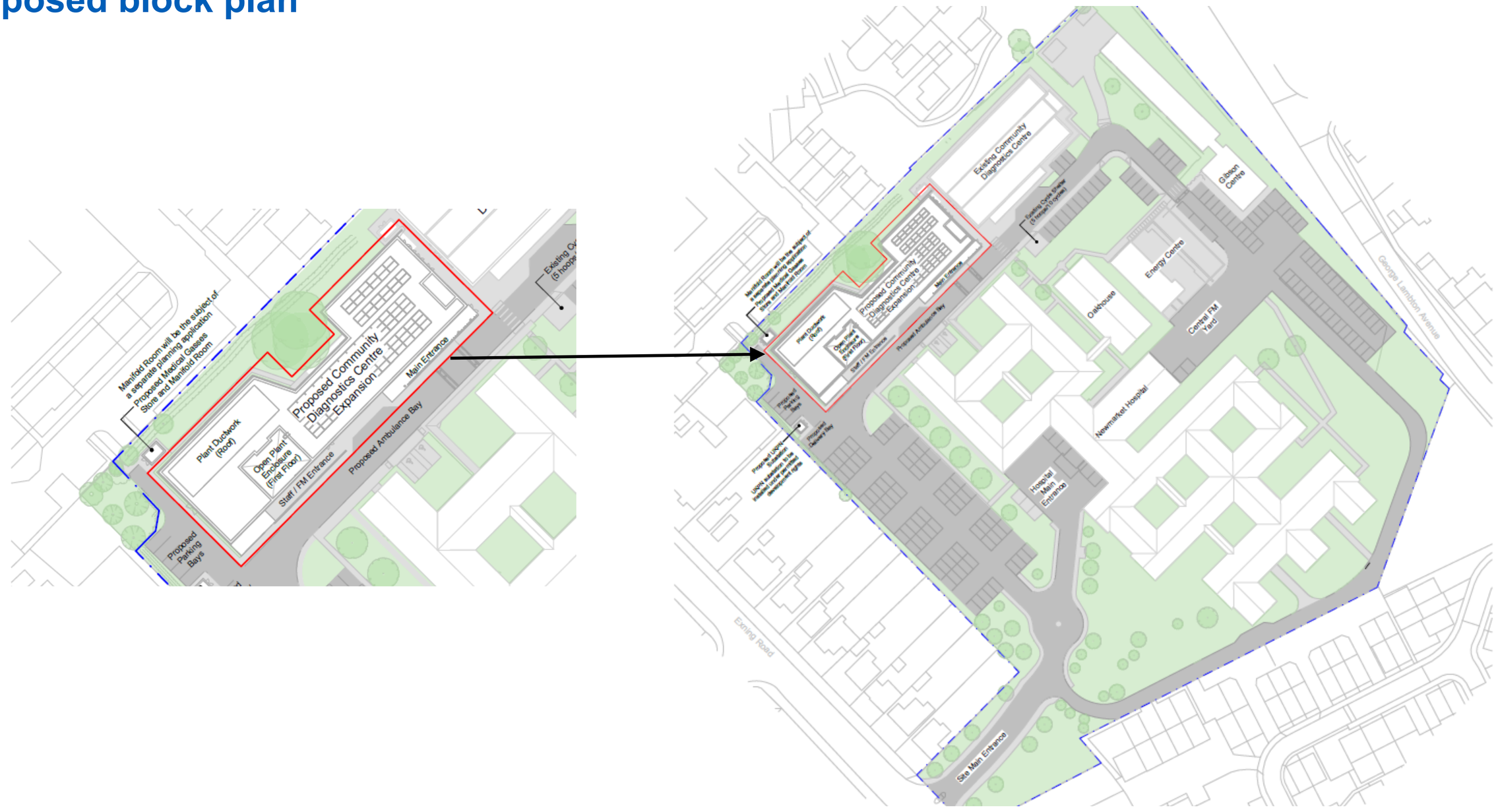
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The proposed development

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Proposed block plan



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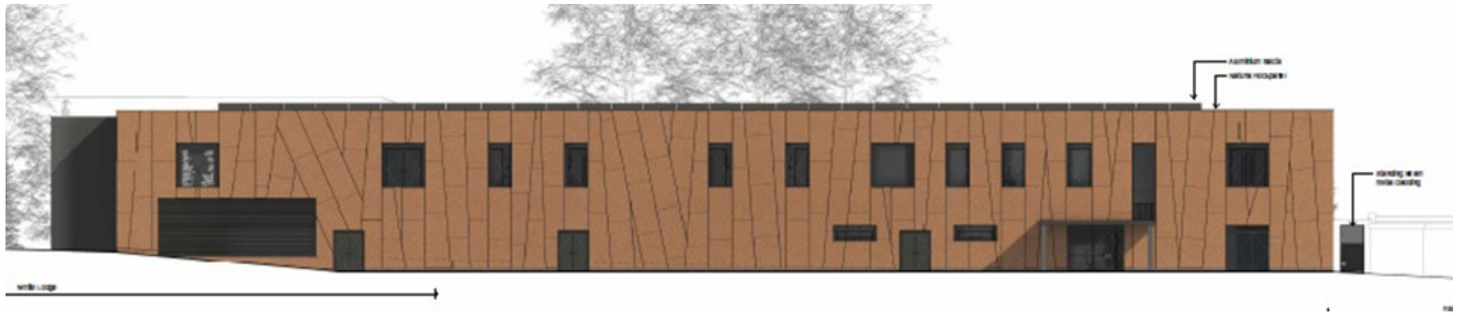
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The proposed development

Proposed Community Diagnostic Centre Expansion

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Proposed elevations — Front





South East Elevation - A

Approved Ward Block

Proposed CDC Expansion—Initial Design



South East Elevation - A

Proposed CDC Expansion—Revised Proposed Design

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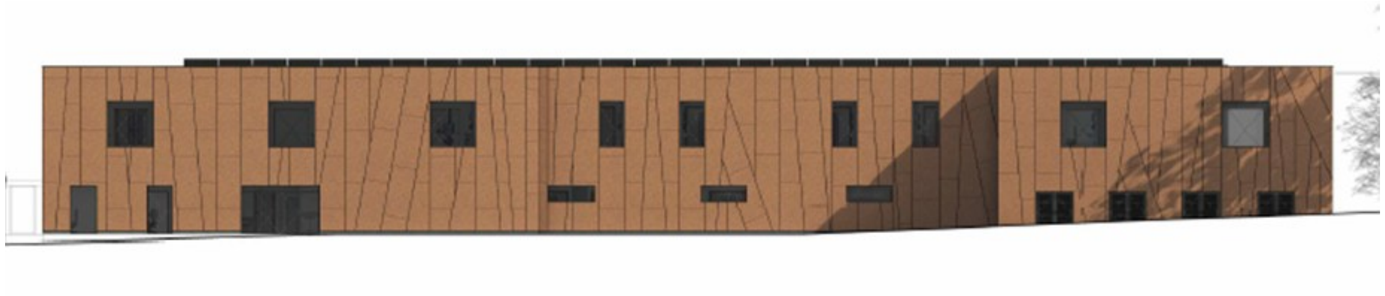
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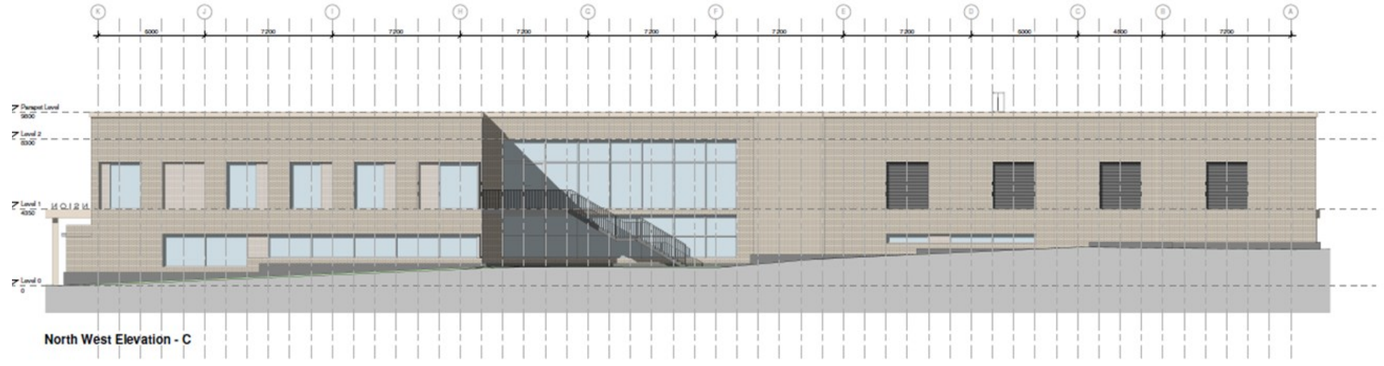
The proposed development

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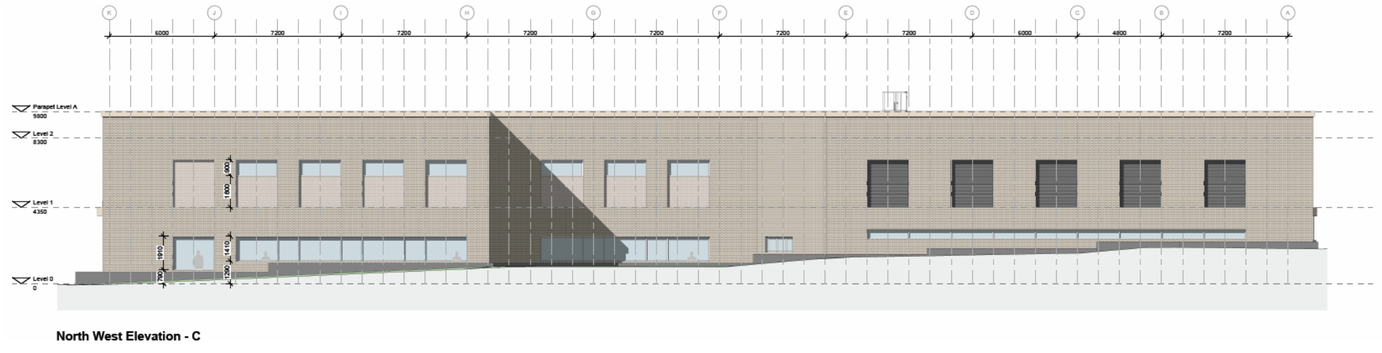
Proposed elevations — Rear





Approved Ward Block

Proposed CDC Expansion—Initial Design



Proposed CDC Expansion—Revised Proposed Design

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Approved and proposed revised building

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Previously Approved Building

- Two storey building
- 8m in height
- 2,787m² floor space
- Natural matt finish rock panel cladding
- To provide a 32 inpatient ward
- Retaining walls, internal access road realignment, reprovision and provision of new parking
- Drainage

Proposed Revised Building

- Two storey building
- 9.8m in height (including parapet to screen plant and solar panels)
- 2,225m² floor space
- Buff tone brick to reflect the adjacent CDC building and local vernacular
- To provide endoscopy services and children's audiology, clinical education and training
- Drainage

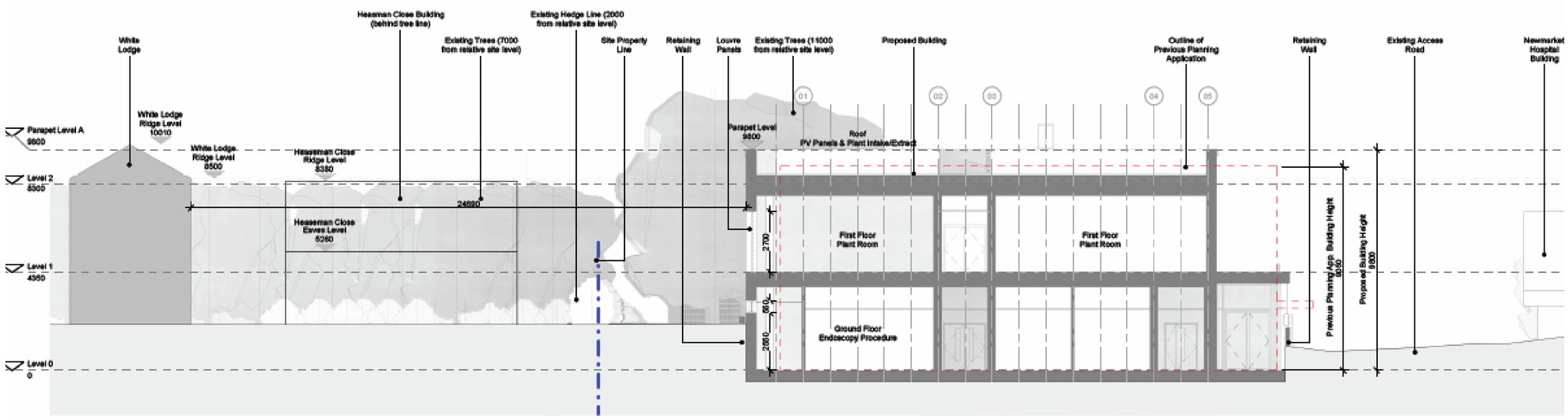
- All the pre-commencement conditions for the approved Ward Block building have been discharged by the Local Planning Authority.
- Work commenced on the approved Ward Block building in 2022 and 2023 and comprised the realignment of the hospital's internal access road, installation of drainage infrastructure, site levelling works and installation of the retaining walls and parking.
- Our proposal seeks to vary the design of the approved building.

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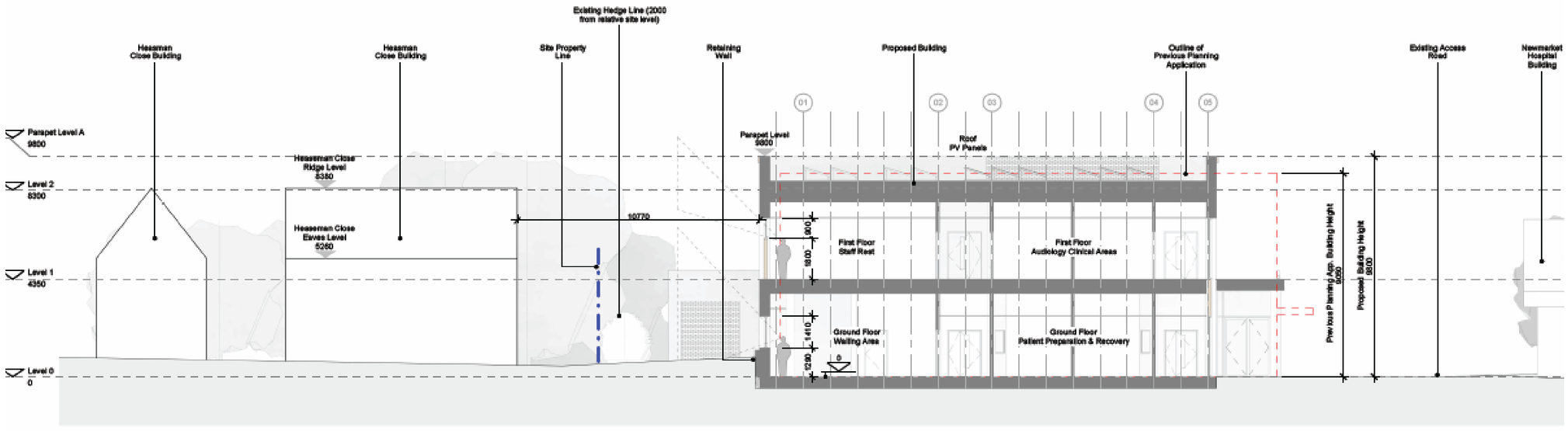
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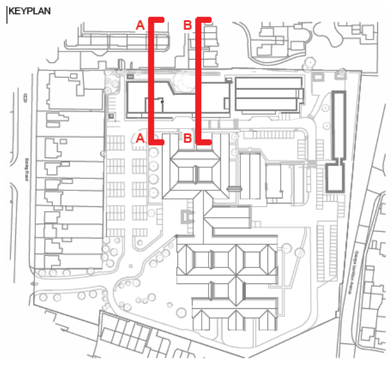
The proposed development – site sections

Proposed Community Diagnostic Centre Expansion



Site Section A
1 : 100





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The proposed development - key benefits

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Some of the key benefits associated with the development include:

- Using land that has already been approved for a two storey healthcare building.
- Reduced travel for local residents.
- A Joint Advisory Group compliant building and training facility.
- Expansion of children's audiology services.
- Situated within an optimum location on the site, adjacent to the existing CDC.
- Improved patient and staff experience of the physical environment within a modern diagnostic setting.
- Contribution to NHS net zero ambitions for carbon emissions and air pollution.
- Reduction in acute hospital visits and waiting times for test results.
- Faster bowel cancer diagnosis.
- Improvements to the healthcare provision for the community.
- Increase the number of dedicated endoscopy rooms.
- Effective co-location of diagnostic and endoscopy services and streamlined diagnostic pathways.
- Increased endoscopy capacity in line with future demand.

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Design

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The revised design of the building will sit comfortably with the surrounding buildings.

The location for the new building has been carefully considered by the Trust.

The flat roof is designed to complement the existing roof shape of the adjacent CDC building.

Adopting a similar building position to the approved ward block and the existing CDC will help to define a consistent street pattern.

The proposal seeks to amend the approved ward block development to provide the CDC expansion rather than apply for a new planning permission.

The materials used will be a similar choice of buff brick-work and will remain in keeping with the adjacent CDC and the original Newmarket Hospital buildings.

Patient experience is a key consideration here. The interior design will be patient friendly, with a single-occupancy rooms to maximise privacy and dignity for patients.

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Transport and parking

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Only minor changes are proposed to the existing parking arrangements that have already been provided as part of the approved Ward Block scheme.

This is comprised of the reprovision of 29 parking spaces lost to the ward block development, as well as provision of an additional 39 parking spaces to serve the consented scheme.

Therefore, there is no reduction in the number of car parking spaces on the site.



Image source: Google Earth

Nine EV charging spaces are being installed.

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Biodiversity, trees and landscaping

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New soft landscaping will be provided to enhance the site.

No trees will be removed to facilitate the development.

There will also be no loss of existing perimeter hedgerows/ planting.

A soft landscaping scheme around the new building will be included to enhance the quality and attractiveness of this part of the site.







The existing group of trees near to the site boundary will be retained.

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Residential Amenity

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The location for the CDC expansion has been carefully considered by the Trust.

Careful consideration has been given to the amenity of local residents, with the general siting of the proposed building in a very similar location to the approved ward block building.

The building will be sited in the optimum location for the hospital, and will form an extension to the adjacent CDC with related clinical adjacencies.

Windows at first floor level have been minimised and will be at a height of 1.8m above internal floor level to safeguard residential amenity.



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Timescales and next steps

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An application to vary the approved ward block consent will be submitted for the CDC expansion development covered by this public engagement.

Next steps:

Review and consideration of public engagement comments and include updates to design proposals.

The variation application will be submitted to West Suffolk Council in 2025.

Subject to securing approval, the proposed development is due to commence construction in 2026.

It is estimated that the project will be completed and operational in 2027.



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Public Engagement: we welcome your views

Proposed Community Diagnostic Centre Expansion

West Suffolk NHS Foundation Trust

Thank you for viewing our public engagement.

Your views are important to help us develop the revised design for the building, and we welcome your comments.

You can also give your feedback online.

Our online engagement will be open from 06 November to 20 November 2025.

Link to online comments form:

Click here

The information boards will be available to view online at www.wsh.nhs.uk.

You can provide your comments on the scheme design in the following ways:

Online form: surveymonkey.com/r/JK75TH8 or click the link above.

Email: consultation@lppartnership.co.uk

Telephone: 01206 835150

Post: Lawson Planning Partnership, 884 The Crescent, Colchester, Essex, CO4 9YQ

With thanks to the creators on The Noun Project for use of their icons.

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