

Planning Statement

Outline planning application (some matters reserved except for access, scale and layout) for the erection of a Community Diagnostic Centre and Endoscopy building (Use Class E(e))

Hinckley & District Hospital
Mount Rd
Hinckley
LE10 1AG

August 2023



Contents

1.0	INTRODUCTION	3
1.1	Introduction	3
1.2	The Applicant	3
1.3	Application Content	3
1.4	Structure of this Statement	4
2.0	SITE CONTEXT, PLANNING HISTORY AND PROPOSED DEVELOPMENT	5
2.1	Background	5
2.2	The Site and Surroundings	5
2.3	Relevant Planning History	8
2.4	Proposed Development	9
2.5	Pre-application Discussions	11
2.6	Community Engagement	11
3.0	PLANNING POLICY CONTEXT	12
3.1	The Development Plan	12
3.2	Other Material Considerations	13
4.0	PLANNING POLICY ASSESSMENT	17
4.1	Principle of Development	17
4.2	Layout and Scale	19
4.3	Heritage	19
4.4	Access/Highway Safety	20
4.5	Biodiversity and Trees	21
4.6	Pollution	22
4.7	Residential Amenity	23
4.9	Sustainability	23
5.0	CONCLUSION	24

1.0 INTRODUCTION

1.1 Introduction

1.1.1 This planning statement has been prepared by NHS Property Services ('the Applicant'), in relation to the site known as Hinckley & District Hospital, Mount Rd, Hinckley, LE10 1AG, in support of an outline planning application (some matters reserved) for a Community Diagnostics Centre (CDC) and Endoscopy building (Use Class E(e)). Details of the means of appearance and landscaping will be reserved for subsequent approval.

1.1.2 This statement describes the site and its context including reference to relevant planning history, identifies relevant national and local planning policy and other material considerations, and provides a detailed assessment on planning policy considerations for the healthcare redevelopment.

1.2 The Applicant

1.2.1 NHS Property Services (NHSPS) manages, maintains and improves NHS properties and facilities, working in partnership with NHS organisations to create safe, efficient, sustainable and modern healthcare environments. NHSPS has a clear mandate to provide a quality service to its tenants and minimise the cost of the NHS estate to those organisations using it. Any savings made are passed back to the NHS.

1.3 Application Content

1.3.1 This application is supported by the following documents:

- Outline Application Form and Certificates
- Appropriate Planning Fee
- Planning Statement
- Design and Access Statement prepared by Design Buro
- Heritage Impact Assessment prepared by Cotswold Archaeology
- Phase 1 Ground Investigation Desktop Study prepared by Waterman Infrastructure & Environment
- Flood Risk Assessment and Drainage Strategy prepared by Waterman Infrastructure & Environment
- Transport Statement prepared by Markides Associates Ltd
- Travel Plan prepared by Markides Associates Ltd
- Plant Noise Assessment prepared by Ion Acoustics Ltd
- External Lighting Strategy prepared by Hoare Lea
- Sustainability and Energy Statement prepared by Hoare Lea
- Ventilation Strategy prepared by Hoare Lea

- Utilities Statement prepared by Hoare Lea
- Great Crested Newt (GCN) eDNA survey prepared by Geosphere Environmental Limited
- Preliminary Ecological Appraisal prepared by Geosphere Environmental Limited
- Biodiversity Net Gain Assessment prepared by Geosphere Environmental Limited
- Tree survey and Preliminary Arboricultural Impact Assessment prepared by Geosphere Environmental Limited
- The following Drawings prepared by Design Buro:
 - Site Location Plan Drawing No. 1782-DBC-ZZ-00-DR-A-0010 Rev.P03
 - Proposed Ground Floor Plan Drawing No. 1782-DBC-CDC-00-DR-A-0200 Rev.P14
 - Proposed First Floor Plan Drawing No. 1782-DBC-END-00-DR-A-0300 Rev.P09
 - Proposed Site Plan Drawing No. 1782-DBC-ZZ-00-DR-A-0100
 - Proposed Second Floor Plan Drawing No. 1782-DBC-ZZ-00-DR-A-0400 Rev.P06
 - Proposed Levels Plan Drawing No. 1782-DBC-ZZ-00-DR-A-0654 Rev.P01
 - Proposed Elevations Drawing No. 1782-DBC-ZZ-XX-DR-A-0018 Rev.P05
 - Proposed Section Drawing No. A-A & B-B 1782-DBC-ZZ-XX-DR-A-0630 Rev.P03
 - Proposed Section Drawing No. C-C 1782-DBC-ZZ-XX-DR-A-0631 Rev.P02
 - Proposed Site Section Drawing No. 1782-DBC-ZZ-XX-DR-A-0632 Rev.P01
 - Outline Landscaping Plan Drawing No. 1782-DBC-ZZ-ZZ-DR-A-0650 Rev.P06

This Planning Statement also draws upon the findings of the above technical reports.

1.4 Structure of this Statement

1.4.1 This statement is structured as follows:

Section 2: provides details of the site context, planning history and proposed development.

Section 3: identifies the relevant national and local planning policy context.

Section 4: assesses the material planning considerations of the proposal.

Section 5: draws together the conclusion of the report.

2.0 SITE CONTEXT, PLANNING HISTORY AND PROPOSED DEVELOPMENT

2.1 Background

2.1.1 CDCs are new “one stop shops” for checks, scans and tests. CDCs will help to achieve:

- earlier diagnoses for patients through easier, faster, and more direct access to the full range of diagnostic tests needed to understand patients’ symptoms including breathlessness, cancer, ophthalmology
- a reduction in hospital visits which will help to reduce the risk of COVID-19 transmission
- a reduction in waits by diverting patients away from hospitals, allowing them to treat urgent patients, while the community diagnostic centres focus on tackling the backlog
- a contribution to the NHS’s net zero ambitions by providing multiple tests at one visit, reducing the number of patient journeys and helping to cut carbon emissions and air pollution

2.1.2 The proposed CDC will provide a “one-stop shop” with a range of diagnostic checks, scans and tests closer to peoples’ homes. Following a GP referral, patients will be able to get their symptoms checked and receive a potentially life-saving diagnosis for a range of conditions such as cancer, heart and lung disease more quickly.

2.2 The Site and Surroundings

2.2.1 The site is located within the ward of Hinckley Castle in the administrative area of Hinckley & Bosworth Borough Council. The site falls within the Hinckley Town Centre boundary and is circa 230m of the designated Primary Shopping Area at Castle Street.

2.2.2 According to the Environment Agency’s Planning Flood Map, the site is located within Flood Zone 1, which means that the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

2.2.3 The site does not contain any statutory listed buildings and does not fall within a conservation area (although Hinckley Town Centre Conservation Area falls immediately to the west).

2.2.4 The western half of the site is largely occupied by a single storey prefabricated building. This modular and free-standing structure has very little, if any, architectural merit. This formerly was in use for adults’ physiotherapy and children’s therapy facilities. These services have now relocated temporarily pending their relocation to the Council’s Hinckley Hub.

- 2.2.5 To the east of the site is an irregular-shaped structure comprising the original Cottage Hospital, which has been subject to various later extensions and alterations since it was built in circa 1900.
- 2.2.6 There are no tree preservation orders on site. There are trees present along the site's southern boundary and fronting Mount Road, and a grassed area separates the two buildings.
- 2.2.7 A small area of hardstanding is located to the immediate south of the Cottage Hospital structure and accessible off Mount Road. This provides a small area for parking and / or drop offs. Access to the site can also be achieved via Argents Mead (to the west), which leads into a staff car parking primarily used by employees of the Cottage Hospital, and via Hill Street (to the east), which leads into an ambulance turning area and car park. To the south of the site is Mount Road Car Park, which is designated for NHS services and is within NHSPS ownership.
- 2.2.8 The area to the south of Mount Road is largely suburban residential in nature, with large single plots associated with large detached or semi-detached dwellings. The land surrounding comprises a mix of uses, including healthcare uses to the east (Castle Mead Medical Centre) and north (Orchard Resource Centre), and a large leisure centre complex and surface-grade public car park to the west.
- 2.2.9 Hinckley National Rail station is located approximately 0.6 kilometres to the south of the sites, and there are regular bus services operating from Station Road which is approximately 0.3 kilometres to the west of the sites.

External Photos

Existing Single Storey Prefabricated Building – Former Adults Musculoskeletal Physiotherapy and Children's Therapy facilities



2.3 Relevant Planning History

2.3.1 Planning records for the site, made available online by Hinckley & Bosworth Borough Council identify the following:

Planning Application Ref.	Planning proposal	Planning decision
10/00037/FUL	Installation Of Ahu Plant On Roof	Permitted 29 th Mar 2010
99/00433/FUL	Extension To Hospital	Permitted 24 th Jun 1999. No documents available online
98/00664/TEMP	Retention Of Temporary Building For Physiotherapy Unit	Permitted subject to conditions 9th Dec 1998. No Documents are available for viewing currently online
95/00936/OUT	Redevelopment Of Hospital Accommodation Construction Of Car Park And External Works	Application Withdrawn. 24 th May 1996
95/00806/FUL	Erection Of Generator And Oil Storage Tank	Permitted subject to conditions 4 th Dec 1995
95/00324/TEMP	Retention Of Temporary Buildings For Physiotherapy	Permitted subject to conditions 21 st June 1995
92/00352/4	Retention Of Temporary Buildings Physiotherapy Block	Permitted subject to conditions 30 th June 1992
87/00500/4G	Temporary Physiotherapy Accommodation At Hinckley Health Centre Circular 18 84	Recommendation Only. Decision Issued Date 30th June 1987. No documents available online.
86/00297/4	Demolition Of Premises	Decision Not Available. Decision Issued Date 9 th May 1986

2.4 Proposed Development

2.4.1 The application is seeking outline permission (some matters reserved) for the erection of a Community Diagnostics Centre (CDC) and Endoscopy building (Use Class E(e)).

2.4.2 The formal description of the proposed development, which is subject to the application for outline planning permission (some matters reserved) is:

“Outline planning application (some matters reserved except for access, scale and layout) for the erection of a Community Diagnostic Centre and Endoscopy building (Use Class E(e)).”

2.4.3 The proposed CDC and Endoscopy building will sit on the existing grounds of Hinckley & District Hospital land on the southwestern boundary measuring a footprint of 863.90 sqm, on the site of the existing former physiotherapy service portacabins, which physiotherapy services have relocated temporarily pending their relocation to the Council's Hinckley Hub.

2.4.4 The proposed CDC and Endoscopy building will be of two storeys with a plant on the second floor/roof level. The building has an approximate length of 39.5 metres and width of 28.5 metres. The highest point of the building (including the plant room) is approximately 11.9 metres above ground level.

2.4.5 The proposed CDC and Endoscopy building Gross Internal Floor Areas (GIFA) are broken down as follows:

- Ground Floor: 822.04 sq m
- First Floor: 719.28 sq m
- Total Medical Use: 1541.32 sq m
- Second Floor Plant Space: 378.98 sq m
- Screened External Plant: 217.13 sq m

2.4.6 The proposed CDC and Endoscopy building will comprise the following main components:

- 1 x MRI
- 1 x CT
- 1 x Ultrasound
- 1 x Plain Film X-Ray (relocation of existing equipment)
- 2 x JAG accredited Endoscopy rooms
- Renovation to OPD space
- 8 activity rooms to deliver a range of diagnostics

- In addition to imaging services, the CDC will deliver cardiorespiratory diagnostics, audiology, urodynamics and pathology.
- 2.4.5. The proposed CDC and Endoscopy building will provide MRI and CT scanners, a plain film X-ray machine and ultrasound. It will also have two endoscopy rooms, renovation to OPD space and 8 activity rooms to deliver a range of diagnostics. In addition to imaging services, the CDC will deliver cardiorespiratory diagnostics, audiology, urodynamics and pathology. The proposed activity plan has been developed with 12 hour and 7 day working in mind.
- 2.4.6. This outline application is supported by a Design & Access Statement (DAS) prepared by Design Buro, which demonstrates that the proposed healthcare development has been established through analysis of character of the site surrounds and the constraints, opportunities of development at this location as well as the operational requirements of the Applicant, in order to comply with relevant Policies of the Council's adopted Development Plan.
- 2.4.7. The internal layout of the building has been carefully considered to provide all the necessary up-to-date accommodation to carry out diagnostic procedures. Patients will enter the building from the western elevation facing Argents Mead access road and Mount Road Car Park.
- 2.4.8. The Ground Floor will consist of Physiological Measures, X-Ray, Ultrasound, CT or MRI. The first floor will comprise of the Endoscopy department. The second floor will comprise entirely of plant space that will serve the entire unit and be kept separate from the public.
- 2.4.9. Access to the site will be via Argents Mead, as per the existing access to Hinckley & District Hospital's Car Park that is currently used by staff and for deliveries. The proposed development will provide 29 car parking spaces total of which 4 disabled parking allocation. 9 new cycle parking spaces (6 long-stay, 3 short-stay).
- 2.4.10. Given that this application is on outline form at this stage, details on relation to appearance and landscape will be confirmed at reserved matters stage.
- 2.4.11. Indicative detailing on the appearance and construction materials is provided on pages 19-21 of the Design and Access Statement (DAS).
- 2.4.12. NHSPS will separately submit a prior approval application for the partial demolition of the 1920s/1930s extensions of the existing Hospital building. NHSPS will need to proceed with the works to undertake the partial demolition towards the end of this year to enable the development of the CDC by the end of March 2025. NHSPS will also be submitting a separate full planning application for other enabling works at the site including the site access, parking arrangements, drainage and utilities installations. These works will need to be undertaken early in 2024 to complete the CDC by the end of March 2025.

2.5 Pre-application Discussions

- 2.5.1 The proposed scheme has been guided by pre-application advice gained through a pre-application discussion in June 2023 with Hinckley and Bosworth Council.
- 2.5.2 Pre-application discussions confirmed that the proposal is likely to be acceptable in principle subject to demonstrating compliance with Policy DM25 and the matters addressed in the remainder of the Council's pre-application feedback report. The Council also stated that the proposal would develop brownfield land which in line with paragraph 120 of the NPPF, thus would be given positive weight in the planning balance.
- 2.5.3 The pre-application feedback also suggested a reduction in the mass and scale of the building owing to its prominent location and character surrounding development. NHSPS have taken this advice into account in refining the mass and scale and have also provided some indicative detailing on the appearance and construction materials.
- 2.5.4 The Council have confirmed that a prior approval application is not required for demolition/removal of this existing prefabricated physiotherapy temporary building.
- 2.5.5 The Council were in general agreement with the conclusions of the submitted Heritage Assessment supporting the pre-application in that the 1920s/30s extensions of the Cottage Hospital are of limited heritage value, and their loss to facilitate the proposal would have no more than a negligible effect upon the significance of the non-designated heritage asset as a whole. The Council confirmed that they are happy to consider the demolition of the 1920s/30s extensions of the Cottage Hospital separately via a prior-approval application.

2.6 Community Engagement

- 2.6.1 NHS Leicester, Leicestershire and Rutland Integrated Care Board (ICB) have undertaken public engagement between Monday 23rd Jan 2023 and Wednesday 8th March 2023. Details of the consultation process and the comments received from the local community are documented in the '*Consultation Report: Improving Hinckley Community Health Services – Leicester, Leicestershire and Rutland*' which accompanies this outline planning application.

3.0 PLANNING POLICY CONTEXT

- 3.0.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.0.2. This section identifies national and local policy and guidance relevant to the assessing the healthcare redevelopment.

3.1 The Development Plan

- 3.1.1 The statutory development plan for Hinckley and Bosworth Council comprises:

- Core Strategy 2009;
- Hinckley Town Centre Area Action Plan (HTCAAP) (2011); and
- Site Allocations and Development Management Policies (SADMP) DPD (2016).

In addition, relevant National Planning Policy Guidance include:

- The National Planning Policy Framework (2021)
- Planning Practice Guidance

3.1.2 Core Strategy (2009)

- Policy 1 (Development in Hinckley)
- Policy 24 (Sustainable Design and Technology)
- Hinckley Town Centre Area Action Plan (2011)
- Policy 5 (Land North of Mount Road)
- Site Allocations and Development Management Policies (SADMP) DPD (2016)
- Policy DM1 (Presumption in Favour of Sustainable Development)
- Policy DM2 (Delivering Renewable Energy and Low Carbon Development)
- Policy DM3 (Infrastructure and Delivery)
- Policy DM6 (Enhancement of Biodiversity and Geological Interest)
- Policy DM7 (Preventing Pollution and Flooding)
- Policy DM10 (Development and Design)
- Policy DM11 (Protecting and Enhancing the Historic Environment)
- Policy DM12 (Heritage Assets)
- Policy DM17 (Highways and Transportation)
- Policy DM18 (Vehicle Parking Standards)
- Policy DM 21 (Locating Sustainable Town Centre Uses)
- Policy DM 25 (Community Facilities)

3.2 Other Material Considerations

3.2.1 The Emerging Local Plan

The Emerging Local Plan for 2020-39 has previously been out for public consultation on the submission Draft Plan (Regulation 19) (February to March 2022). The latest Local Development Scheme (LDS) was approved at Full Council on 13th December 2022 and published on the 22nd December 2022. The updated LDS provides information about the Hinckley & Bosworth Local Plan 2020-2041, revises the timetable for production of the Local Plan and sets out key milestones for public consultations, which includes a second public consultation on the submission Draft Plan (Regulation 19) target date May-June 2024 with a programmed date for adoption August 2025. The Replacement Local Plan Development Plan Document is therefore delayed.

3.2.2 National Planning Policy Framework (2021) (NPPF)

The National Planning Policy Framework (NPPF) was updated in 2021 and sets out the Government's overarching economic, environmental and social planning policies for England and how these are expected to be applied. The NPPF does not change the statutory status of the Development Plan as the starting point for decision making; however, it is a material consideration for Local Planning Authorities (LPA) in the determination of planning applications.

Paragraph 2 of the NPPF states that the NPPF is a material consideration in planning decisions.

Paragraph 7 of the NPPF states that *"the purpose of the planning system is to contribute to the achievement of sustainable development."*

Paragraph 8 of the NPPF states that *"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):"*

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

*c) an **environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Paragraph 11 of the NPPF states that “Plans and decisions should apply a presumption in favour of sustainable development.

For **decision-taking** this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for community facilities (such as health, education and cultural infrastructure).

Paragraph 93 of the NPPF states that to provide the social, recreational and cultural facilities and services the community needs, planning policies decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

Paragraph 96 of the NPPF states that to ensure faster delivery of other public service infrastructure such as hospitals, local planning authorities should work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

Paragraph 105 of the NPPF states that “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.”

Paragraph 110 of the NPPF requires that in assessing specific forms of development: appropriate opportunities to promote sustainable transport modes can be or have been taken up, given the type and location; safe and sustainable access to the site can be achieved for all

users and any significant impacts from the development on the transport can be acceptable mitigated.

Paragraph 111 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

Paragraph 120 of the NPPF states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

Paragraph 112 of the NPPF states *“Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

Paragraph 194 of the NPPF states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require*

developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195 of the NPPF states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.*

Paragraph 197 of the NPPF states that *“In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 202 of the NPPF states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Paragraph 203 of the NPPF states *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

4.0 PLANNING POLICY ASSESSMENT

4.0.1. The development proposal seeks to deliver a healthcare redevelopment involving a Community Diagnostics Centre and Endoscopy facility.

4.0.2. The key planning considerations of relevance to this outline application comprise:

- Principle of Development
- Layout and Scale
- Heritage
- Access/Highway Safety
- Biodiversity and Trees
- Pollution
- Residential Amenity
- Drainage/ Flood Risk
- Sustainability

Each is considered in turn below.

4.1 Principle of Development

4.1.1 Policy DM1 (*Presumption in Favour of Sustainable Development*) of the SADMP sets out a presumption in favour of sustainable development and states that planning applications that accord with the development plan will be approved unless other material considerations indicate otherwise.

4.1.2 The site is located within the settlement boundary of Hinckley and in the Hinckley Town Centre boundary as defined by the HTCAPP, in a highly sustainable location. The site is a designated Community Facility (HIN184) in the SADMP.

4.1.3 The site is within a low flood risk zone (Flood Zone 1) and is previously developed land. The proposed healthcare redevelopment seeks to introduce further healthcare facilities onto an existing hospital site.

4.1.4 Policy DM 25 (*Community Facilities*) of the SADMP states “*The Borough Council will seek to support the formation of new community facilities across the borough. To reduce reliance on the private car, where new facilities are to be established it should be demonstrated that they are accessible to the community which they intend to serve by a range of sustainable transport modes.*”

4.1.5 The proposed development will occupy a sustainable location in the town centre, with excellent access to a full range of public transport opportunities. Hinckley National Rail station is located

approximately 0.6 kilometres to the south of the sites, and there are regular bus services operating from Station Road which is approximately 0.3 kilometres to the west of the sites.

- 4.1.6 Policy DM 25 (*Community Facilities*) of the SADMP further states that the Council will resist the loss of community facilities including ancillary areas. The redevelopment or loss of community facilities will only be appropriate where it can be demonstrated that:

*“a) An equivalent range of replacement facilities will be provided in an appropriate location within a reasonable distance of the local community; or
b) There is a surplus of the facility type within the immediate locality exceeding the needs of the community; or
c) The loss of a small portion of the site would result in wider community benefits on the remainder of the site.”*

- 4.1.7 The prefabricated building was originally developed in the 1980s and is now beyond its useful economic life. The building is of poor quality, is not energy efficient and has significant backlog maintenance liabilities.
- 4.1.8 The prefabricated building is now vacant as the Musculoskeletal Services that previously occupied the building relocated elsewhere earlier in June 2023 pending a more permanent relocation of these services to refurbished space within the Council's hub building in Hinckley.
- 4.1.9 The replacement facilities in the Council's hub are in an appropriate accessible location for the people that will require those services.
- 4.1.10 A separate prior approval application is to be submitted for the demolition of the later extensions of the existing Hospital to enable the development of the new CDC/Endoscopy building. The existing Community Hospital building has been developed in a piecemeal basis after the development of the original front portion fronting Mount Road in the late 19th/early 20th centuries. Approximately 30% of the existing building is currently vacant and the whole building is well past its useful economic life and is no longer suitable for the provision of modern healthcare. The existing Hospital buildings are occupied by endoscopy, xray and day case surgery services.
- 4.1.11 The replacement facilities being provided in the proposed CDC building will enable the provision of new services on site and the provision of improved facilities for the endoscopy and xray services that currently occupy the existing Hospital buildings. The whole site will remain in use for healthcare.
- 4.1.12 Overall, the demolition of the c.600sqm prefabricated building and c. 450sqm of the later extensions to the existing hospital building (subject to a separate prior approval application for

demolition) will result in the development of c. 1541.32 sqm of new health floorspace (excluding plant area) for new and existing healthcare services for the people of Hinckley and the surrounding areas. The proposals will therefore meet criteria (a) in Local Plan Policy DM25.

4.2 Layout and Scale

- 4.2.1 At the outset it should be noted that the application is in outline form with some matters reserved, except for access, scale and layout. A Design and Access Statement accompanies the outline planning application. This includes some indicative detailing on the appearance and construction materials. Detailed design matters can be picked up at the reserved matters stage.
- 4.2.2 NHSPS are required to meet modern healthcare requirements, which would necessitate certain layout and massing on the proposed building. The proposal has been designed to take into account the character and appearance of the surrounding area, whilst seeking to accommodate these modern healthcare requirements. It is considered that in general the scale, massing and height of the proposed two storey with a plant on the second floor/roof level building would be proportionate to the existing plot size.
- 4.2.3 The pre-application feedback suggested a reduction in the mass and scale of the building owing to its prominent location and character surrounding development. NHSPS have taken this advice into account in refining the mass and scale, which now incorporates a stepped design, leaning back from Mount Road to reduce the overbearing presence along the highway. This has reduced the footprint on the first floor and second floor plant area.

4.3 Heritage

- 4.3.1. Paragraph 203 of the NPPF states *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*
- 4.3.2. Paragraph 020 Reference ID: 18a-020-20190723 of the Planning Practice Guide (Historic Environment Guidance) states that *"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework."*
- 4.3.3. Policies DM11(*Protecting and Enhancing the Historic Environment*) and DM12 (*Heritage Assets*) of the SADMP seek to protect and enhance the historic environment and heritage assets.

- 4.3.4. The site does not contain any statutory listed buildings and does not fall within a conservation area (although Hinckley Town Centre Conservation Area falls immediately to the west).
- 4.3.5. A detailed Heritage Impact Assessment (HIA) accompanies this outline planning application for the proposed development, in compliance with Paragraph 194 of the NPPF and Policy DM11 of the SADMP in terms of understanding the significance of affected heritage assets. The HIA concludes that the proposed development will not affect the significance of the nearby Scheduled Monument or Listed war memorials and it will not alter the character and appearance of the setting of this part of the Conservation Area in which would negatively affect its special architectural and historic interest.
- 4.3.6. A prior approval application for the demolition of the 1920s/30s extensions of the Cottage Hospital will be submitted separately to this outline application to ensure that preparation works can be taken place in the short term and meet NHS deadlines. The pre-application feedback was in general agreement with the conclusions of the submitted Heritage Assessment supporting the pre-application in that the 1920s/30s extensions of the Cottage Hospital are of limited heritage value, and their loss to facilitate the proposed development would have no more than a negligible effect upon the significance of the non-designated heritage asset as a whole. The Council thus confirmed that they are happy to consider the demolition of the 1920s/30s extensions of the Cottage Hospital separately via a prior-approval application.

4.4 Access/Highway Safety

- 4.4.1 Paragraph 105 of the NPPF states that *“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.”*
- 4.4.2 In promoting sustainable modes of transport, Paragraph 110 of the NPPF requires that in assessing specific forms of development: appropriate opportunities to promote sustainable transport modes can be or have been taken up, given the type and location; safe and sustainable access to the site can be achieved for all users and any significant impacts from the development on the transport can be acceptable mitigated. Paragraph 111 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 4.4.3 Policy DM17 (*Highways and Transportation*) of the SADMP supports development proposals that would seek to make the best use of existing public transport services and are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Policy DM18 (*Vehicle Parking Standards*) of the SADMP states that *“new*

development will be expected to provide an appropriate level of parking provision, justified by an assessment of location, type of housing, other modes of transport available and appropriate design. Any development will be expected to provide disabled parking provision. Developments within Hinckley Town Centre should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking."

- 4.4.4 The Council states that the Leicestershire County Council's 'The 6Cs Design Guide' provides maximum parking standards. The design guide states that the standards are as follows: Surgeries and Clinics – 1 space per member of staff employed plus two car parking space per consulting room / surgery. The proposed healthcare redevelopment seeks to provide 29 car parking spaces and 9 new cycle spaces on Sheffield stands. Cycle parking will be in accordance with minimum standards as set out in Leicestershire County Council's 6Cs Design Guide. In addition to this Town Centre Location, it is considered that the car parking proposed is adequate in this sustainable location.
- 4.4.5 Access will be via Argents Mead, as per the existing access to Hinckley & District Hospital's Car Park that is currently used by staff and for deliveries. Widening will also be undertaken within a section of the private access road to improve the width of access. The proposed access will be accompanied by an independent Stage 1 Road Safety Audit in due course.
- 4.4.6 A Transport Statement accompanies the outline planning application for the proposed development. This compares the current level of traffic, which is generated by the site and compares it to the level of traffic which could be generated by the proposal. Demonstrations of the level of trips that could be generated by the proposal has been undertaken by using a first principals approach and based on site-specific surveys, including parking demand data. The proposal generates an increase in traffic in comparison to the current level of traffic, of less than 20 additional two-way trips in any given hour. The proposals therefore fall below the threshold for additional junction capacity assessment. The parking demand and ratio assessment demonstrates that the level of parking proposed is well below the maximum that would be generated if provided at the existing site parking ratio but is expected to be sufficient to contain all of the genuine parking demand generated by the proposals on site. The projected number of staff for the proposed development is 59 FTE.

4.5 Biodiversity and Trees

- 4.5.1 Policy DM6 (*Enhancement of Biodiversity and Geological Interest*) of the SADMP states that "Development proposals must demonstrate how they conserve and enhance features of mature conservation and geological value including proposals for their long-term future management. Major development proposals must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Proposals where the primary objective is to conserve or enhance

biodiversity or geological interest will be permitted where they comply with other relevant policies in the plan. Onsite features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured. If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused."

- 4.5.2 A Preliminary Ecological Assessment has been prepared by Geosphere Environmental Limited, which concludes that the proposed development will not adversely affect statutory or non-statutory designated nature conservation sites and that none of the habitats within the survey area were considered to have high ecological importance on an international, national regional or county scale.
- 4.5.3 A Biodiversity Net Gain assessment and Great Crested Newt Presence/Absence EDNA Survey accompanies the outline planning application. The Biodiversity Net Gain assessment states that the proposed development will deliver +11.71% net gain.
- 4.5.4 A Preliminary Arboricultural Impact Assessment has been prepared by Geosphere Environmental Limited, which states that no trees are due to be removed within proposed the development, only groups of shrubs and if these changes and trees are due to be removed then appropriate replacement trees will need to be planted to mitigate the loss. Detailed landscaping matters can be picked up at the reserved matters stage.

4.6 Pollution

- 4.6.1. Policy DM7 (*Preventing Pollution and Flooding*) of the SADMP outlines that adverse impacts from pollution will be prevented including noise and vibration, air quality and contaminated land impacts.
- 4.6.2. The proposed development includes a plant on the second floor/roof level. A Plant Noise Assessment accompanies the outline planning application for the proposed development, which concludes that subject to the mitigation measures identified within the report the proposed development would not result in any negative impact on sensitive noise receptors.
- 4.6.3. An external lighting strategy accompanies the outline planning application for the proposed development. The scheme will comply with the Institution of Lighting Professionals guidance notes for the reduction of obtrusive light.

- 4.6.4. A Phase 1 Ground Conditions study has been undertaken to inform the proposed development, which concludes that the development site is considered to pose a low risk to human health and considers the site to present a Low risk with respect to controlled waters.

4.7 Residential Amenity

- 4.7.1 Policy DM10 (*Development and Design*) of the SADMP explains that developments will be permitted providing that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion.
- 4.7.2 The proposed development is considered to have sufficient separation distances to the residential properties, on the opposite side of Mount Road to the south, to prevent any overshadowing, loss of outlook, or loss of privacy.
- 4.7.3 As such, it is considered that the proposals would be acceptable and would not impact on the amenities of the residential properties adjacent with regard to overlooking and loss of privacy.

4.8 Drainage/Flood Risk

- 4.8.1 Policy DM7 (*Preventing Pollution and Flooding*) of the SADMP outlines that adverse impacts from flooding will be prevented. Policy DM10 (*Development and Design*) of the SADMP outlines the requirement for an appropriate Sustainable Drainage Scheme.
- 4.8.2 The site is within a low flood risk zone (Flood Zone 1), which means that the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). A Flood Risk Assessment and Drainage Strategy accompanies the outline application for the proposed development.

4.9 Sustainability

- 4.9.1. Policy 24 (*Sustainability Design and Technology*) of the Core Strategy (2009) states hospitals to meet at a minimum BREEAM (or equivalent) assessment rating of 'excellent'.
- 4.9.2. Policy DM10 (*Development and Design*) of the SADMP outlines the requirement for developments to maximise opportunities for the conservation of energy and resource through design, layout, orientation and construction in line with Policy 24 (*Sustainability Design and Technology*) of the Core Strategy (2009).

- 4.9.3. A Sustainability & Energy Statement has been prepared by Hoare Lea to accompany this outline application. The proposed development is being constructed to achieve BREEAM 'Excellent'.

5.0 CONCLUSION

- 5.0.1 The outline planning application is for the erection of a Community Diagnostics Centre and Endoscopy building (Use Class E(e)) (some matters reserved except for access, scale and layout) within the existing grounds of Hinckley and District Hospital.
- 5.0.2 When assessed against relevant planning policy provision at all levels, it will be clear that the application proposals are acceptable. In summary:
- The proposal provides an opportunity to optimise the use of this previously developed land as well as making a clear contribution to the healthcare sector and tend to patients at the Hinckley & District Hospital site.
 - The proposal is acceptable in land use planning terms. The site is located within the settlement boundary of Hinckley and in the Hinckley Town Centre Boundary as defined by the HTCAPP, in a highly sustainable location and is designated as HIN184 (Community Facility) in the SADMP. The site is within a low flood risk zone (Flood Zone 1) and is previously developed land.
 - The proposal provides a brand new modern fit for purpose facility for continued health services from this site.
 - The proposal will not give rise to any amenity concerns for nearby occupiers.
 - The application will not give rise to any adverse ecological or flooding impacts.
- 5.0.3 It is considered that the proposed development constitutes an appropriate development of the site for the Leicester, Leicestershire and Rutland Integrated Care Board and University Hospital of Leicester NHS Trust healthcare provision requirements to meet the needs of Hinckley and the surrounding area.
- 5.0.4 In light of the above, we trust that the local planning authority will be readily able to grant outline permission for this policy compliant proposal.