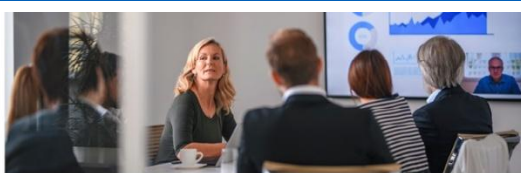


Supporting Planning Statement



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1. Introduction

- 1.1. This Planning Statement has been prepared by NHS Property Services Ltd ("NHSPS") in support of an application made under Section 73 of the Town and Country Planning Act 1990. The application seeks to vary Conditions 3, 4, 6, 20 and 23 attached to planning permission ref. 25/00461/FUL, relating to Hinckley and District General Hospital, Mount Road, Hinckley ("the Site").
- 1.2. The application also seeks the introduction of a new Condition 24, together with approval of various technical details which would otherwise be submitted pursuant to planning conditions following determination of the application.
- 1.3. The purpose of the application is to facilitate demolition of the former Cottage Hospital building whilst longer-term options for healthcare provision across the Site are considered by the Applicant and relevant NHS stakeholders.
- 1.4. This Statement summarises the planning background to the Site, describes the proposed amendments to the planning permission, and explains why the proposed variations are acceptable in planning terms.

2. Background to Current Proposals

2.1. Planning permission ref. 25/00461/FUL was granted on 22 July 2025 for:

"Demolition of former Cottage Hospital and development of new day case surgery building with associated landscaping and parking."

2.2. The permission was subject to a number of planning conditions relating to matters including archaeology, arboriculture, ecology, construction management and implementation of the approved development.

2.3. Subsequently, details required pursuant to a number of those conditions were approved by the Local Planning Authority under application ref. 25/00855/DISCON.

2.4. Since planning permission was granted, current and projected clinical demand for the intended service has changed, significantly reducing the need for a Day Case Surgery in its approved form within Hinckley.

2.5. The Integrated Care Board is therefore reviewing future options for healthcare delivery across the Hinckley and District General Hospital site.

2.6. Notwithstanding the review of future healthcare provision, the former Cottage Hospital building continues to deteriorate and presents ongoing health and safety, security and maintenance concerns. Accordingly, it is considered necessary and appropriate to facilitate demolition of the building in advance of finalising the long-term strategy for the Site.

3. Proposed Development

- 3.1. This application does not seek to amend the description of development associated with planning permission ref. 25/00461/FUL.
- 3.2. Instead, the application seeks to vary certain planning conditions to facilitate demolition of the existing building and secure approval of supporting technical details through the current application process.
- 3.3. A detailed Schedule of Conditions (Document HIN02) accompanies the application and identifies the existing wording of each relevant condition, together with the proposed amendments.
- 3.4. A number of the proposed condition amendments relate solely to pre-commencement requirements that have already been fulfilled and discharged through the submission of technical information under application ref. 25/0855/DISCON. This information has been submitted to accompany this Section 73 application for clarity. The proposed revisions do not remove the mitigation secured by the original permission; rather, they convert pre-commencement requirements into compliance conditions, ensuring the varied permission accurately reflects the approved documentation while avoiding the duplication of requirements that have already been satisfied.
- 3.5. Given the programme pressures and the need to commence works promptly following any grant of Section 73 approval, information is being submitted with this application that would otherwise have been required to discharge certain pre-commencement planning conditions post-decision. The purpose of frontloading this information is to avoid post-decision delays in having to discharge conditions.
- 3.6. As such, the relevant conditions are proposed to be varied to reflect approval of the details now being submitted.
- 3.7. Table 1 provides a summary of the details submitted in respect of the relevant pre-demolition/pre-commencement conditions.

Table 1: Pre-Demolition/Commencement Conditions

Condition	Details Submitted
Condition 3	Written Scheme of Investigation for Historic Building Recording (Level 3) (MK1187), dated July 2025, prepared by Cotswold Archaeology Hinckley Cottage Hospital Historic Building Recording and Investigation (Level 3) (MK1187_1), dated September 2025, prepared by Cotswold Archaeology
Condition 4	Interim Scheme of Mitigation (MK1461_1), dated July 2026, prepared by Cotswold Archaeology
Condition 6	Details of the Project Arboriculturist (699.24) prepared by Red Kite
Condition 20	Construction Ecological Management Plan (CEMP) – Addendum for demolition prepared by Red Kite

- 3.8. Following on from the above, Table 2 sets out the existing wording of the relevant pre-commencement conditions, the proposed variations to those conditions (highlighted in bold), and the proposed new condition relating to Biodiversity Net Gain.

Table 2: Existing and Proposed Planning Conditions

Cond No.	Existing Condition Wording	Proposed Condition Wording
3	No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to, and approved in writing, by the Local Planning Authority. For the land and structures that are included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of	For the land and structures that are included within the Written Scheme of Investigation for Historic Building Recording (Level 3) (Ref. MK1187) by Cotswold Archaeology dated July 2025, demolition/development shall be carried out in accordance with the Written Scheme of Investigation and the Historic Building Recording and Investigation (Level 3) (Ref. MK1187_1) by Cotswold

	significance and research objectives, and - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI" The "Programme of Work" referred to will in this case be the historic building survey recording during development, in accordance with the Specification to be agreed. Reason: To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024)	Archaeology dated September 2025 unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure a satisfactory historic building survey and to record and advance understanding of the significance of the affected resource prior to its loss in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024)
4	No demolition/development shall take place until a Scheme of Mitigation for the loss of the original building has been submitted to, and approved in writing, by the Local Planning Authority. The Scheme shall include details of memorial plaques, memorabilia, interpretation boards and detail the reuse of external materials in the development. Thereafter the mitigation scheme shall be completed in accordance with the	4a) Interim Scheme (Pre-Demolition) Demolition/development shall be carried out in accordance with the Interim Scheme of Mitigation (MK1461) by Cotswold Archaeology dated July 2026 unless otherwise agreed in writing by the Local Planning Authority.

approved details prior to first use of the development hereby approved and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory record and display of the Cottage Hospital to allow for ongoing appreciation of the original hospital and its communal interest and to advance understanding of the significance of the affected asset once lost in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

The Interim Scheme includes details of temporary interpretation boards to be displayed on site and details of a suitable storage location for any memorabilia and external material salvaged during the demolition.

The interim scheme approved under part a) shall be implemented in accordance with the approved Interim Scheme of Mitigation and remain in situ until a final scheme of mitigation, either on the site or within the wider hospital site is submitted to, and approved in writing, by the Local Authority.

4b) Final Scheme (Pre-Occupation)

Prior to occupation of the development, a final scheme of mitigation shall be submitted to, and approved in writing, by the Local Planning Authority. The final Scheme shall include details of memorial plaques, memorabilia, interpretation boards and detail the reuse of external materials to be used in the development, or wider hospital site.

Thereafter the **final mitigation scheme approved under part b)** shall be completed in accordance with the approved details prior to first use of the development hereby approved and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory record and display of the Cottage Hospital to allow for ongoing appreciation of the original hospital and its communal interest and to advance understanding of the significance of the affected asset once lost in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations and Development Management Policies

		Development Plan Document (2016) and the National Planning Policy Framework (2024).
6	No demolition/development shall commence until details of the Project Arboriculturist have been submitted to, and approved in writing, by the Local Planning Authority. Details shall include their name, company name, telephone number, email address and qualifications. Thereafter the development shall be carried out in accordance with Section 4 and Appendix 7 of the submitted Arboricultural Impact Assessment by Geosphere Environmental dated 25/04/2025 including: • Schedule of Arboricultural Supervision • Installation of protective barriers • Supervised excavation in the Root Protection Areas • Requirement for specialist foundations to be designed by an engineer and authorised by the Project Arborist • Replacement planting In accordance with the submitted Arboricultural Impact Assessment monthly monitoring by the appointed Project Arborist will occur during construction. Monitoring reports from the Project Arboriculturist will be submitted to the Local Planning Authority within 5 working days of any request by the Local Planning Authority. Should the Project Arborist change during construction the details of the new arborist shall be submitted to the Local Planning Authority within 5 working days of their appointment. Reason: To ensure that satisfactory tree protection measures are undertaken	The development shall be carried out in accordance with Section 4 and Appendix 7 of the submitted Arboricultural Impact Assessment by Geosphere Environmental dated 25/04/2025 including: • Schedule of Arboricultural Supervision • Installation of protective barriers • Supervised excavation in the Root Protection Areas • Requirement for specialist foundations to be designed by an engineer and authorised by the Project Arborist • Replacement planting In accordance with the schedule of arboricultural supervision, the development shall be carried out under the supervision of the Project Arboriculturist identified in the document 'Details of Project Arboriculturist' (Ref. 699.24) prepared by Red Kite dated 20 July 2025. In accordance with the submitted Arboricultural Impact Assessment monthly monitoring by the appointed Project Arborist will occur during construction. Monitoring reports from the Project Arboriculturist will be submitted to the Local Planning Authority within 5 working days of any request by the Local Planning Authority. Should the Project Arborist change during construction the details of the new arborist shall be submitted to the Local Planning Authority within 5 working days of their appointment. Reason: To ensure that satisfactory tree protection measures are undertaken throughout construction and to ensure a satisfactory form of development in

	throughout construction and to ensure a satisfactory form of development in accordance with Policies DM6 and DM10 Management Policies Development Plan of the Site Allocations and Development Document (2016).	accordance with Policies DM6 and DM10 Management Policies Development Plan of the Site Allocations and Development Document (2016).
20	Prior to commencement of the development a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following. a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.	Demolition/development shall be carried out in accordance with the Construction Ecological Management Plan (CEMP) – Addendum for Demolition prepared by Red Kite dated 15/07/2026. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: To conserve protected and Priority species in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

	Reason: To conserve protected and Priority species in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).	
23	Prior to commencement of the development a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, including: a) the roles and responsibilities of the people or organisation(s) delivering the HMMP; b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan; c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims	Prior to commencement of the development (excluding demolition) a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, including: a) the roles and responsibilities of the people or organisation(s) delivering the HMMP; b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan; c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

	and objectives of the Biodiversity Gain Plan are achieved. Notice in writing shall be given to the Council when the: • initial enhancements, as set in the HMMP, have been implemented; and • habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP. Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.	Notice in writing shall be given to the Council when the: • initial enhancements, as set in the HMMP, have been implemented; and • habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP. Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.
24	New condition proposed pursuant to this Section 73 application to address the statutory Biodiversity Net Gain requirements.	Prior to commencement of development (excluding demolition) a Biodiversity Net Gain Plan shall be submitted to and approved by the local authority. The plan shall demonstrate how a biodiversity net gain of at least 10% will be achieved against the pre-development value by way of on-site habitat creation and enhancement and/or off-site habitat creation and enhancement and/or purchase of biodiversity units or statutory credits. The approved measures shall be implemented in full

		and thereafter maintained for a period of not less than 30 years. Reason: To secure the delivery of a biodiversity net gain of at least 10% in accordance with the requirements of Schedule 7A of the Town and Country Planning Act 1990.
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Summary

- 3.9. The proposed amendments do not remove or reduce the mitigation secured by the original planning consent. Rather, they seek to facilitate demolition of the existing Cottage Hospital building whilst retaining the approved heritage, arboricultural and ecological safeguards and ensuring that the future redevelopment of the site remains subject to the relevant planning controls.

4. Assessment of Proposed Variations

- 4.1. This application seeks amendments to Conditions 3, 4, 6, 20 and 23, together with the addition of a new Condition 24.
- 4.2. A detailed schedule setting out the existing condition wording and the proposed revisions is provided within this Statement and the submitted Schedule of Conditions (HIN01).
- 4.3. The amendments and the rationale for these amendments are set out in turn below.

Condition 3 – Written Scheme of Investigation

- 4.4. The original condition required the submission and approval of a Written Scheme of Investigation (WSI) prior to demolition/development.
- 4.5. The WSI has previously been approved under application ref. 25/00855/DISCON. A Historic Building Record has now been completed, and both documents are submitted in support of this Section 73 application.
- 4.6. The proposed amendment therefore converts the condition from a pre-commencement requirement to a compliance condition, securing the development in accordance with the approved heritage documentation.

Condition 4 – Scheme of Mitigation

- 4.7. The existing wording of Condition 4 requires the submission and approval of a single mitigation scheme prior to any demolition or development taking place.
- 4.8. The Applicant proposes to divide this requirement into two stages:
 - Condition 4a (Interim Scheme – Pre-Demolition) requiring temporary interpretation measures and arrangements for the secure storage of salvaged heritage items prior to demolition; and
 - Condition 4b (Final Scheme – Pre-Occupation) requiring submission and implementation of a comprehensive permanent interpretation and heritage mitigation strategy prior to occupation of the development.
- 4.9. This approach reflects the practical reality that the final design, location and content of the permanent heritage interpretation measures are unlikely to be fully developed until a later

stage in the project, whilst ensuring appropriate interim measures are secured before demolition commences.

- 4.10. To facilitate demolition, an Interim Scheme of Mitigation has been submitted alongside this application. The Applicant respectfully requests that, in the event that the varied planning permission is granted, the Local Planning Authority confirms that the submitted Interim Scheme satisfies the requirements of proposed Condition 4a and is approved accordingly.

Condition 6 – Arboriculture

- 4.11. Details of the Project Arboriculturist have previously been approved under application ref. 25/00855/DISCON and are submitted in support of this application.
- 4.12. The proposed amendment therefore removes the requirement for a separate pre-commencement approval and instead secures implementation of the development under the supervision of the approved Project Arboriculturist, whilst retaining all existing requirements relating to compliance with the approved Arboricultural Impact Assessment and associated supervision and monitoring requirements.

Condition 20 – Construction Ecological Management Plan

- 4.13. A Construction Ecological Management Plan (CEMP) Addendum (July 2026) has been prepared by Red Kite and is submitted in support of this application to address the requirements of Condition 20.
- 4.14. The submitted CEMP provides the information required by criteria (a)–(h) of Condition 20, including details relating to:
- biodiversity protection zones;
 - ecological supervision and monitoring;
 - timing and sequencing of works;
 - installation and maintenance of protective fencing;
 - procedures to protect retained habitats and species; and
 - post-demolition management and maintenance of the site.

- 4.15. The document also identifies the measures that will be implemented throughout the demolition works to minimise impacts on ecological receptors and ensure compliance with the approved mitigation strategy.
- 4.16. Accordingly, Condition 20 can be amended to require the development to be carried out in accordance with the submitted Construction Environmental Management Plan Addendum (July 2026), thereby securing implementation of the approved ecological protection and mitigation measures throughout the demolition works and subsequent site management period.

Condition 23 – Habitat Management and Monitoring Plan

- 4.17. The application also seeks a minor amendment to Condition 23 to amend the trigger from "prior to commencement of development" to "prior to commencement of development (excluding demolition)".
- 4.18. This amendment recognises that demolition and site clearance activities are required in advance of the creation and long-term management of on-site biodiversity enhancements and will allow the development to progress in a logical and deliverable manner, whilst continuing to secure the necessary biodiversity benefits through the approved Biodiversity Gain Plan.

Condition 24 – New Condition

- 4.19. The application proposes the introduction of a new Condition 24 relating to Biodiversity Net Gain (BNG) requirements
- 4.20. The approved development remains subject to the statutory BNG requirements introduced by Schedule 7A of the Town and Country Planning Act 1990. However, in the circumstances of this application, demolition works are required in advance of the detailed design and implementation of the replacement development and associated biodiversity enhancement measures.
- 4.21. The purpose of the proposed condition is therefore to ensure that demolition can proceed independently of the requirement to submit and approve a Biodiversity Gain Plan, whilst continuing to secure delivery of the required biodiversity net gain prior to the commencement of any subsequent development beyond demolition.

- 4.22. The proposed wording provides clarity regarding the timing of the Biodiversity Gain Plan submission and ensures that the implementation of biodiversity enhancements remains aligned with the future redevelopment of the site.
- 4.23. The condition would continue to secure compliance with the statutory BNG requirements and is considered necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

5. Conclusion

- 5.1. This Planning Statement has been prepared in support of a Section 73 application seeking to vary Conditions 3, 4, 6, 20 and 23 attached to planning permission ref. 25/00461/FUL and to introduce a new Condition 24.
- 5.2. The application has been submitted to facilitate demolition of the former Cottage Hospital building whilst future options for healthcare provision across the wider Hinckley and District General Hospital site are considered. The ICB continues to pursue enhancements to healthcare provision at the Hospital site, with the demolition facilitating the implementation of any future proposals.
- 5.3. The proposed amendments do not alter the description of development and do not fundamentally change the nature of the development approved under the extant planning permission.
- 5.4. The application also seeks to secure approval of a number of technical details through the Section 73 process, thereby reducing the need for further condition discharge applications and enabling demolition works to proceed without unnecessary delay.
- 5.5. In light of the above, we trust that this application will be approved in due course with conditions varied in the terms set out within this statement and the separately submitted schedule.