

Planning and Building Control,
Hinckley & Bosworth Borough Council,
Hinckley Hub,
Rugby Road,
Hinckley,
Leicestershire,
LE10 0FR.

NHS Property Services
10 South Colonnade
Canary Wharf
London
E14 4PU

9th September 2025

Dear Validation Team,

[Hinckley And District General Hospital Mount Road Hinckley Leicestershire LE10 1AE
Part Discharge of Condition 3 and Full Discharge of Conditions 4, 6, 13, 19, 20 and 23 pursuant to full
planning application 25/00461/FUL](#)

On behalf of NHS Property Services, an application for approval of details reserved by condition has been submitted via the Planning Portal in relation to Full planning permission 25/00461/FUL.

This application relates to the Part Discharge of Condition 3 and Full Discharge of Conditions 4, 6, 13, 19, 20 and 23. The specific details of the conditions and the content of this application is outlined below.

Condition 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 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).*

This application seeks to discharge only the first part of Condition 3, specifically: *"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 following information is submitted to enable the discharge of this part of the condition:

- MK1187 Hinckley Hospital HBR Written Scheme of Investigation

Condition 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 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 following information is submitted to enable the discharge of this condition:

- Hinckley District Hospital Scheme of Mitigation

Condition 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 Arboriculturalist 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 accordance with Policies DM6 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

The following information is submitted to enable the discharge of this condition:

- Red Kite letter- condition 6 2500461FUL

Condition 13

No development shall commence above foundation level until details of the landscaping implementation and maintenance have been submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details. The soft landscaping scheme shall be maintained for a minimum period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority. Reason: To ensure a satisfactory form of development in accordance with Policies DM6 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

The following information is submitted to enable the discharge of this condition:

- Red Kite- HMMP-Hinckley Day Case - Aug 26

Condition 19

All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the submitted Preliminary Ecological Appraisal (Geosphere Environmental, April 2025). This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details. 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).

The following information is submitted to enable the discharge of this condition:

- Red Kite letter- condition 19 2500461FUL

Condition 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.*

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).

The following information is submitted to enable the discharge of this condition:

- Red Kite- CEMP Hinckley Day - August 25

Condition 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 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.

The following information is submitted to enable the discharge of this condition:

- Red Kite- HMMP-Hinckley Day Case - Aug 26

Conclusion

The application has been submitted via the Planning Portal.

We trust that the information submitted will allow for prompt registration of this application and will be acceptable to partially discharge Condition 3 and fully discharge Conditions 4,6,13,19,20 and 23.

Should you require any further information please do not hesitate to contact me directly.

Yours sincerely,

Anna Raeburn MRTPI | Associate Town Planner
NHS Property Services Ltd