



Planning Statement

Application for the Approval of Reserved Matters (Landscaping Only) for the redevelopment of a Community Diagnostics Centre and Endoscopy building (Use Class E(e)) in relation to Outline Planning Permission 23/00851/OUT at Hinckley and District General Hospital, Mount Road, Hinckley, Leicestershire, LE10 1AG.

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PROJECT

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Contents

1.0 Introduction.....4

2.0 Site and Context.....5

3.0 The Proposed Development 10

4.0 Planning Policy Context..... 11

5.0 Planning Appraisal..... 14

6.0 Conclusion 18

1.0 Introduction

- 1.1 This Planning Statement is being submitted in support of an application for the Approval of Reserved Matters (landscaping only) for the Redevelopment of a Community Diagnostics Centre and Endoscopy building (Use Class E(e)) in relation to Outline Planning Permission 23/00851/OUT at Hinckley and District General Hospital, Mount Road, Hinckley, Leicestershire, LE10 1AG.
- 1.2 Outline planning permission (23/00851/OUT) was granted on 14th February 2024 for the *'Redevelopment of a Community Diagnostic Centre and Endoscopy building (Use Class E(e) (access, appearance, layout and scale to be considered with landscaping reserved))'*.
- 1.3 This statement is intended to assist the Local Planning Authority in determining the Reserved Matters Application. It should be read in conjunction with all other documents, reports and drawings submitted with the application.
- 1.4 This application is supported by a number of plans and reports, please refer to the Covering Letter for a list of these.
- 1.5 This Reserved Matters application is therefore intended to deal with landscaping only and other technical matters associated with the CDC and Endoscopy building will be dealt with via discharge of conditions applications.

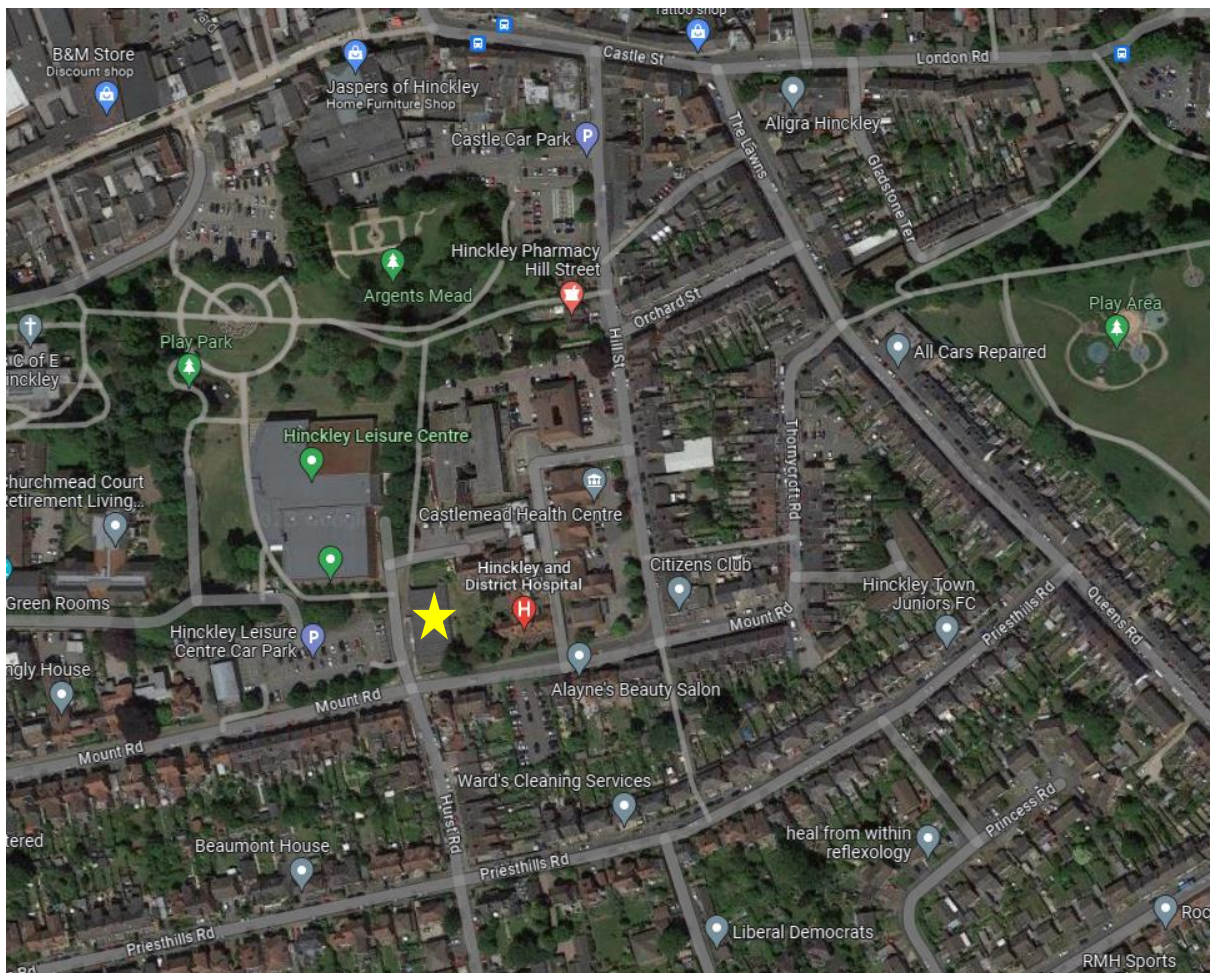
Background to the Development

- 1.6 It is proposed to create a Community Diagnostics Centre (CDC) on this site. The aim of a CDC is to provide diagnostics services to the local community they serve. These centres massively assist in reducing hospital waiting lists leading to earlier diagnoses of patients.
- 1.7 NHS Property Services and Hinckley & Bosworth Borough Council own the site. Darwin Group have been appointed to construct the CDC and Endoscopy building along with any associated drainage and landscaping. NHS Property Services are the applicant and they manage, maintain and improve NHS properties and facilities.

2.0 Site and Context

- 2.1 The site is located at Hickley and District General Hospital, Mount Road, Hickley, Leicestershire, LE10 1AG.
- 2.2 The hospital is located just to the southeast of Hickley Town centre and to the north of Mount Road. Neighbouring residential properties are evident to the south and east and Hinckley Leisure Centre is located to the west. To the north of the site is Argents Mead Park. A public right of way footpath runs along the western side of the hospital site to Argents Mead. Aerial images of the site are shown in Figure 1.

Figure 1: Aerial Image of the site with star showing location of proposed development



Source: Google Maps, October 2023

- 2.3 The site lies within the settlement boundary of Hinckley and is therefore classed as being within the urban area.
- 2.4 The site is located in Flood Zone 1 according to Environment Agency records and as such is at low risk of flooding.
- 2.5 The site borders Hinckley Town Centre conservation area but is not located within it. There are no listed buildings within the site.
- 2.6 There are no Tree Preservation Orders on the site. There are trees on the southern boundary of the site bordering Mount Road.
- 2.7 The surrounding residential buildings are predominantly double storey with a mixture of red brick and cream render. The roofs are pitched with red or brown tiles. The more modern leisure centre building is approximately 4 storeys in height and is finished externally in a panelling system to replicate natural wood shades and red brick and glazing panels on the ground floor.
- 2.8 Vehicular and pedestrian access can be gained from Mount Road via Argents Mead as well as Hill Street into the proposed site. Car Park 3 off Argents Mead is for staff parking. Car Park 2 which is accessed off Hill Street provides staff and patient parking. As well as this parking provision on site there is also a car park located to the south of Mount Road directly opposite the main cottage hospital which is designated for hospital use only.
- 2.9 Hinckley Train Station is located approximately 0.5km to the south west of the site.

Planning History

- 2.10 There have been a number of applications at Hinckley and District General Hospital. Hinckley and Bosworth Council records which are available online detail the following;

Planning Reference	Description of Development	Date of Decision	Decision
23/01203/FUL	Proposed site access, parking arrangements, drainage, landscaping and utilities installations for the Community Diagnostic Centre and Endoscopy building (Use Class E(e))	13/02/24	Granted

	(Planning application ref.23/00851/OUT)		
23/01155/DGDO	Prior notification for the demolition of existing buildings	21/12/23	Prior Approval Not Required
23/00851/OUT	Redevelopment of a Community Diagnostics Centre (CDC) and Endoscopy building (use Class E (e)) (access, appearance, layout and scale to be considered with landscaping reserved) (Outline Application)	14/02/24	Granted with conditions
10/00037/FUL	Installation of AHU Plant on Roof	29/03/2010	Granted
99/00433/FUL	Extension to Hospital	24/06/1999	Granted

98/00664/TEMP	Retention of Temporary Building for Physiotherapy Unit	09/12/1998	Granted (with conditions)
95/00936/OUT	Redevelopment of Hospital Accommodation, Construction of Car Park and External Works	24/05/1996	Withdrawn
95/00806/FUL	Erection of Generator and Oil Storage Tank	04/12/1995	Granted (with conditions)
95/00324/TEMP	Retention of Temporary Buildings for Physiotherapy	21/06/1995	Granted (with conditions)
92/00352/4	Retention of Temporary Buildings Physiotherapy Block	30/06/1992	Granted (with conditions)
87/00500/4G	Temporary Physiotherapy Accommodation	30/06/1987	Recommendation Only.

	at Hinckley Health Centre Circular 18 84		
86/00297/4	Demolition of Premises	09/05/1986	Decision not available

- 2.11 This application therefore addresses reserved matters associated with application 23/00851/OUT.
- 2.12 A full planning application (23/01203/FUL) has been submitted and approved on 13th February 2024 for the enabling works associated with site access, parking, drainage, landscaping and utilities for the northern section of the proposed CDC site. As such this application for the reserved matters relating to landscaping will reflect the details contained in this application.
- 2.13 It is also recognised that there are a number of conditions associated with outline permission 23/00851/OUT that require discharge as such a separate conditions application is being submitted to address these conditions.
- 2.14 A prior notification for the demolition of existing buildings (23/01155/DGDO) was also submitted to the Council. This was related to the demolition of the 'Building 1' and the 'Adkins Ward' of the main community hospital building. This work was required to facilitate enabling works and service connections for the main Proposed CDC building. It was determined that prior approval was not required.

3.0 The Proposed Development

Nature of the Development Proposal

- 3.1 The details of appearance, access, layout and scale for the proposed CDC and Endoscopy building have already been addressed in outline application (23/00851/OUT) and as such will not be revisited here.
- 3.2 The proposed Community Diagnostics Centre and Endoscopy building is part single storey, part double storey and covers a site area of 0.429ha. The proposed GIFA is 1597m².

4.0 Planning Policy Context

Local Plan

4.1 The local planning policy for Hinckley and Bosworth Council is made up of the following;

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

4.2 The relevant policies related to landscape are as listed below;

- **Site Allocations and Development Management Policies (SADMP) DPD (2016)**
 - DM1 (Presumption in Favour of Sustainable Development)
 - DM6 (Enhancement of Biodiversity and Geological Interest)
 - DM10 (Development and Design)
 - DM11 (Protecting and Enhancing the Historic Environment)
 - DM12 (Heritage Assets)
 - Dm17 (Highways and Transportation)
 - DM18 (Vehicle Parking Standards)
- **Hinckley Town Centre Area Action Plan (HTCAAP) (2011)**
 - Policy 5 (Land north of Mount Road)

Other Material Considerations

4.3 Emerging Local Plan

The draft (Regulation 19) Emerging Local Plan 2020-2039 was out for public consultation between February and March 2022. It is expected according to the Councils LDS that a further public consultation will take place in May until June 2024 with a potential adoption date of August 2025. The emerging local plan is therefore over a year away from adoption and is not likely to hold much weight in the determination of any planning applications. This emerging plan has therefore not been taken into account within this planning statement.

4.4 National Planning Policy Framework (NPPF) (as amended 2023) and Guidance

The National Planning Policy Framework (NPPF) is the overarching national policy document for England, and this forms a material consideration in the determination of planning applications.

The main policies in the NPPF (as amended December 2023) that are relevant to this application are identified below;

- **Para 2** the NPPF is a material consideration when determining planning applications.
- **Para 8** *‘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’*
- **Para 11** the NPPF states that; *‘Plans and Developments 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’*
- **Para 135** *‘Planning Policies and decisions should ensure that developments;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’*

- **Para 136** *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'*
- **Para 180** *'Planning policies and decisions should contribute to and enhance the natural and local environment by:.....
d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;'*
- **Planning Practice Guidance (PPG)**
- **National Design Guide (2019)**

4.5 Other guidance

- **Good Design Guide SPD (2020)**

5.0 Planning Appraisal

- 5.1 The main issue to be addressed in this supporting statement is as follows:
- Landscaping
- 5.2 This Planning Statement will provide an assessment of both local and national planning policy related specifically to the reserved matters under consideration (landscaping) in order to demonstrate that these proposals accord with policy.
- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan, unless there are material circumstances which ‘indicate otherwise’.
- 5.4 As detailed in the NPPF Para 11 and Policy DM1 of the SADMP (2016), in determining the application there should be a presumption in favour of sustainable development which means *‘approving development proposals that accord with an up-to-date development plan without delay’*.

Landscaping

Soft Landscaping

- 5.5 The proposed area immediately surrounding the CDC and endoscopy building will be soft landscaped to ensure that the development respects the character of the surrounding area. This planting will include a mixture of General Purpose Meadow Mixture grass of differing heights.
- 5.6 The site is in close proximity to Argents Mead Park and the Hinckley Town Centre Conservation Area. As such, synergy is required between this site and the public right of way leading to the park. 5 No. trees are proposed to be planted along the western elevation of the building as well as 3 no. proposed trees along the entrance to the car park. This will preserve and enhance the natural green corridor in this area.
- 5.7 The originally submitted HIA notes that in terms of the Hinckley Town Centre Conservation Area, the site is located adjacent to Character Area 3 and as such it states *‘the trees at the boundary between the site and conservation area is an important feature in ensuring the important ‘wooded nature of the area’ is preserved’* (para 6.36). The HIA also goes on to state that *‘the site in its extant condition makes no specific contribution to the special architectural and historic interest of the conservation area, though aspects of its interaction with the conservation area including the mature trees at its*

boundary, and its permeability with the park, are features which are positive in retaining the Conservation Area character’ (Para 6.37).

- 5.8 The planting of trees adjacent to the conservation area at Argents Mead will therefore serve to preserve and enhance the character of the conservation area whilst at the same time retaining views into and out of the conservation area. The development will therefore meet with the requirements of Policy DM12 (Heritage Assets) of the SADMP (2016).
- 5.9 1. No existing tree (T8) is proposed for removal as well as G4, G5 & G6. These are all Category C trees and would be affected by the proposal rendering them unsuitable for retention. The remaining trees on site will be retained and the correct Tree Protection Measures will be implemented and method statement followed to ensure these are not damaged. Please refer to the submitted Tree Report Ref: 8280,AR,AIA,TC,TA,KL,04-03-24,V1 by Geosphere Environmental for further details.
- 5.10 The planting of 8 No. trees will compensate for the loss of T8, G4, G5 & G6.
- 5.11 Ornamental Planting is also proposed along the retaining walls in the car park and this will help to soften the appearance of these structures within the immediate and wider setting.
- 5.12 As part of this reserved matters application a Landscape Management Plan has been submitted, this includes details regarding the implementation timetable of landscaping as stipulated by Condition 3 of the outline consent (23/00851/OUT).

Hard Landscaping

- 5.13 The landscape plans submitted in support of this application also include hard landscaping. Tarmacadam pathways are proposed to run around the perimeter of the building. A ramped access is also proposed due to the levels present on the site. Existing and proposed site levels and sections have been provided in support of the application as well as pavement build ups.
- 5.14 A large ramp is proposed to the east elevation of the building to allow level access to the first floor of the building where the Endoscopy department will be located. This is located more centrally within the hospital site and will be less visible within the wider landscape of the area. A smaller ramp is also proposed to the south of the building with a fall of 1:21.
- 5.15 Two retaining walls will be formed in the car park, one on the western boundary of parking spaces 5 -9 and one on the western boundary of spaces 20-24 (see Retaining Wall Plan ref: 18242-WAT-ZZ-XX-DR-S-950009 P01, Typical Retaining Wall details ref: 18242-WAT-ZZ-XX-DR-S-950008 and Landscape GA Plan ref: PLANT168-ZZ-XX-DR-L-001 P03). 2 No. EV charging

points will be affixed to spaces 5 and 6 and a free standing charging point will also be provided to one of the disabled parking bays.

- 5.16 A retaining wall will also be installed from car park spaces 19-15 along the eastern elevation of the building and then along the southern elevation of the building.
- 5.17 A retaining wall is proposed to the north of the site to address levels between the bin and gas store area and the sloped area to the west of The Centre Surgery. The details of this are included on Retaining Wall Plan ref: 18242-WAT-ZZ-XX-DR-S-950009 P01 and Typical Retaining Wall details ref: 18242-WAT-ZZ-XX-DR-S-950008.
- 5.18 A parking area for 30 No. cars (inc. 4 No. disabled) to the north of the proposed CDC building has been included. This parking area has already been approved under full planning application ref: 23/01203/FUL albeit for 29 No. spaces so there is now one additional space proposed.
- 5.19 The parking area will be hard surfaced in vehicular tarmac with block paving delineating the parking bays.
- 5.20 A vehicle pull in area is also to be provided on Argents Mead. This has already been approved on full planning application ref: 23/01203/FUL. This will be surfaced in vehicular block paving in Light Grey Granite (see Landscape GA Plan ref: PLANT168-ZZ-XX-DR-L-001-P03).
- 5.21 The proposed landscaping also allows for 10 No. covered and secure cycle spaces which will promote sustainable transport modes in accordance with Policy DM17 (Highways and Transportation) & DM18 (Vehicle Parking Standards) of the SADMP (2016). Further details of cycle parking will be addressed under Condition 20 of the Outline planning application consent (23/00851/OUT).
- 5.22 A bin and gas store, electrical sub-station, generator in acoustic enclosure and fuel tank will also to be provided to the north of the site.
- 5.23 The bin and gas store area elevations have been included with this submission (please refer to Bin and Gas Store Elevations Ref: 18242-WAT-ZZ-XX-DR-S-950005). This bin store area does require some level changes and as such Bin and Gas Store Build Up drawing ref: 18242-WAT-ZZ-XX-DR-S-950007 has been included with this submission to detail how the levels will change in this area of the site.
- 5.24 The bin store area of the site will be fenced with 2m high steel palisade security fencing in Green RAL 6005 to ensure there is no unauthorised access to this area. 2 No. single leaf steel palisade gates and one double leaf steel palisade gate will be erected to match the fencing. This will allow access for authorised personnel when required. The colour of the fencing will blend with the landscaping in this area

- 5.25 2 No. 1.8m long timber benches are proposed to be installed to the north west of the building on a block paved pathway leading to the building. This will improve the public realm in this area and will lead to social benefits by creating a social meeting space in accordance with The Good Design Guide SPD (2020).
- 5.26 The proposals will therefore incorporate a high standard of landscaping which will add to the quality of design and siting of the development and will therefore accord with NPPF Para's 135 & 136 and Policy DM10 (Development and Design) of the SADMP (2016).

6.0 Conclusion

- 6.1 This proposed CDC and Endoscopy centre will therefore benefit from a well planned, quality landscaping scheme that will provide social and environmental benefits for existing residents.
- 6.2 The additional tree planting to the car park entrance will serve to preserve and enhance the character of the conservation area whilst still protecting important views into and out of Argents Mead Park. Soft landscaping proposed across the site will also help to soften the appearance of the development and help it to integrate within the wider landscape setting.
- 6.3 Any hard landscaping proposed is reflective of materials in the local area and will be of suitable construction for its intended purpose.
- 6.4 On the basis of the above it is considered that the proposed landscaping for the CDC and Endoscopy building accords with the requirements of local and national planning policy and it is respectfully requested that the application be granted permission.