

Planning Statement

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

Hinckley & District Hospital
Mount Rd
Hinckley
LE10 1AG

May 2025



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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 a full planning application for demolition of former Cottage Hospital and development of new day case surgery building with associated landscaping and parking.

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:

- Application Form and Certificates
- Appropriate Planning Fee
- Planning Statement
- Design and Access Statement prepared by Berrys
- Heritage Impact Assessment prepared by Cotswold Archaeology
- Phase 1 Ground Investigation Report (March 2025) prepared by Nova Geo Consulting
- Transport Statement prepared by Markides Associates Ltd
- Construction Environmental Management Plan (CEMP) prepared by Darwin Group
- Utility Mapping prepared by Utility Mapping Group Ltd
- CCTV Inspection Report prepared by Utility Mapping Group Ltd
- Preliminary Unexploded Ordnance (UXO) Risk Assessment prepared by 1st Line Defence
- Preliminary Ecological Appraisal prepared by Geosphere Environmental Limited
- Preliminary Roost Assessment prepared by Tetra Tech
- Great Crested Newt (GCN) eDNA survey prepared by Geosphere Environmental Limited
- Biodiversity Net Gain Assessment prepared by Geosphere Environmental Limited
- Arboricultural Survey Report prepared by Geosphere Environmental Limited

- Arboricultural Impact Assessment prepared by Geosphere Environmental Limited
- Consultation Report Prepared for NHS Leicester, Leicestershire and Rutland
- Options Appraisal Prepared by WT Partnership
- Flood Risk Assessment and Drainage Strategy prepared by Waterman Infrastructure & Environment
- The following Drawings prepared by Darwin Group:
 - Site Location Plan Drawing No. DG-01-XX-DR- A-1210 P4
 - Existing Block Plan Drawing No. DG-02-XX-DR- A-1200 P5
 - Proposed Site Plan Drawing No. DG-02-XX-DR-A-1202 P3
 - Proposed General Arrangements Ground Floor & First Floor Drawing No. DG-01-ZZ-DR-A-2000 P9
 - Proposed General Arrangements Drawing No. DG-01-RF-DR-A-2010 P7
 - Proposed Site Logistics Plan Drawing No. DG-02-XX-DR-A-1203 P4
 - Proposed Landscaping Plan Drawing No. DG-02-XX-DR-A-1402 P9
 - Proposed Elevations Drawing No. DG-02-XX-DR-A-2103 P1
 - Proposed Site Section Plan Drawing No. DG-01-ZZ-DR-A-2300 P1
 - Proposed Mount Road Streetscape Plan Drawing No. DG-01-XX-DR-A-2104 P1
 - Proposed 3D Visualisation Streetscape Drawing No. DG-01-XX-DR-A-2200 P2
- Proposed Detailed Planting Plan and Schedule prepared by Plantology Drawing No. PLANT168-ZZ-XX-DR-L-101-P04

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 The existing hospital previously accommodated up to 1,000 procedures each year, however day case surgery activity at the site has now ceased. The existing building is outdated, and it is no longer viable to continue to deliver day case surgery in that building. These proposals seek to double day case surgery capacity at Hinckley to circa 2,000 procedures each year.
- 2.1.2 The existing Hospital buildings are outdated and no longer suitable for modern healthcare. The existing Hospital buildings would require significant investment to make them suitable for ongoing healthcare use and their existing layout is inefficient and would not meet the current requirements for a modern-day case surgery facility (in terms of room sizes, overall layout, circulation requirements, privacy and dignity and accessibility). The re-use of the existing building would also be likely to result in vacant space being retained within the building at first floor level (where there is currently no lift).
- 2.1.3 The proposed development is a purpose-built modular new building with associated landscaping and parking, following with the demolition of the existing Hinckley & District Hospital in its entirety.
- 2.1.4 The benefits of delivering the day case proposal are:
- increased capacity (from c. 1,000 to c. 2,000 procedures) for day case surgery in Hinckley, reducing the need for people to travel to acute Hospital sites elsewhere
 - increased healthcare activity in an accessible, edge of town centre location
 - increased footfall in proximity to the town centre that is likely to bring increased economic activity
 - purpose built clinical accommodation with an efficient layout and flow of activity that will meet modern privacy and dignity and infection control requirements
 - energy efficient building with a BREEAM Excellent rating compliance with all building regulations and Health Technical Memoranda (HTM)/Health Building Notes (HBN)
 - poor quality vacant space within the existing Hospital buildings will be removed
 - backlog maintenance costs for the existing Hospital buildings will be removed (the existing Hospital would require significant investment to enable its continued use)
 - provides increased car parking for staff and patients
 - improves the easternmost access between the existing Hospital and adjacent GP premises

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 within c. 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 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 to the west).
- 2.2.4 The site largely comprises an irregular-shaped structure consisting of the original Cottage Hospital structure, which was subject to various extensions and alterations since it was built in circa 1900. 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. A prior approval application (Ref. [23/01155/DGDO](#)) for the demolition of the 1920s/30s extensions of the Cottage Hospital confirmed that no prior approval was required. The 1920s/30s extensions have now been demolished.
- 2.2.5 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 were occupied by endoscopy, x-ray and day case surgery services. The replacement endoscopy and x-ray facilities will be provided in the site adjacent in the proposed Community Diagnostic Centre (CDC) and Endoscopy building. The proposed day case building will enable the provision of new services and improved facilities for day case surgery activity.
- 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 provided a small area for parking and / or drop offs for the existing Hospital buildings. Access to the site is also via Argents Mead (to the west), via the new CDC car park, and via Hill Street (to the east). 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. Adjoining the site to the north is the Health Centre. Adjacent to the west of the site, outline planning permission was granted (Ref no. [23/00851/OUT](#)) for the

erection of the new Community Diagnostics Centre (CDC) and Endoscopy building, which is a contemporary building and replaces an older portacabin structure. Subsequently a Reserved Matters application ([24/00277/REM](#)) was approved in July 2024. The CDC is nearing completion. Further west of the site is a large leisure centre complex and public car park.

- 2.2.9 Hinckley National Rail station is located approximately 0.6 kilometres to the south of the site, and there are regular bus services operating from Station Road which is approximately 0.3 kilometres to the west of the site.

2.3 Planning History

- 2.3.1 Relevant Planning History for the site, made available online by Hinckley & Bosworth Borough Council, identifies the following:

Planning Application Ref.	Planning proposal	Planning decision
25/00262/DISCON	Application to discharge conditions 14 (Secure Cycle Parking) attached to planning permission 23/01203/FUL	Pending Consideration
25/00261/DISCON	Application to discharge condition 20 (Secure Cycle Parking) attached to planning permission 23/00851/OUT	Pending Consideration
25/00163/DISCON	Application to discharge C11 (long Term Maintenance of SuDS) C16 (Car Park Management Agreement) attached to planning permission 23/01203/FUL	Pending Consideration
25/00203/DISCON	Application to discharge C15 (Long Term Maintenance of SuDS) C17 (Intergrated Swift Boxes) C22 (Car Park Management Agreement) attached to planning permission 23/00851/OUT	Pending Consideration
25/00023/DISCON	Application to discharge conditions 6 (Archaeology) and 13 (Sustainable Surface Water Drainage System Scheme) attached to planning permission 23/00851/OUT Hinckley And District General Hospital Mount Road Hinckley Leicestershire LE10 1AE	Pending Consideration
25/00001/DISCON	Application to discharge C3 (WSI) C9 (SUDs) attached to planning permission 23/01203/FUL	Pending Consideration
24/00272/DISCON	Application to discharge conditions 6 (Archaeology), 12 (Construction Environmental	Split Decision – Discharge of Conditions 22 nd August 2024

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	Management Plan), 13 (Sustainable Surface water Drainage Scheme), 14 (Surface Water Management during Construction) on decision notice relating to 23/00851/OUT	
24/00631/DISCON	Application to discharge conditions 7 (Material) and 16 (Swift Enhancement Scheme) from planning application 23/00851/OUT	Discharged 22 nd August 2024
24/00280/DISCON	Application to discharge Condition 3 (Written Scheme of Investigation - Part Discharge), Condition 8 (Construction Environmental Management Plan), Condition 9 (Surface Water Drainage Scheme), Condition 10 (Surface water management during construction) of planning application 23/01203/FUL	Split Decision - Discharge of Conditions 22 nd August 2024
24/00692/DISCON	Application to discharge condition 8 (External lighting) attached to planning permission 23/00851/OUT	Discharged 15 th August 2024
24/00277/REM	Approval for reserved matters (Landscaping) for 23/00851/OUT (Outline planning permission for the 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)	Permitted 16 th July 2024
24/00499/DISCON	Application to discharge condition 21 (Public Rights of Way) attached to planning permission 23/00851/OUT	Discharged 11 th June 2024
24/00500/DISCON	Application to discharge condition 15 (Public Rights of Way) on 23/01203/FUL	Discharged 11 th June 2024
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)) (Planning application ref.23/00851/OUT).	Permitted 13 th Feb 2024
23/01155/DGDO	Prior notification for the demolition of existing buildings	GDO Prior Approval Not Required 21 st Dec 2023
23/00851/OUT	Outline planning permission for the redevelopment of a Community Diagnostic Centre (CDC) and Endoscopy building (Use Class E(e)	Permitted Feb 2024

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	(access, appearance, layout and scale to be considered with landscaping reserved)	
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 9 th 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 30 th 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 full planning permission for the demolition of the former Cottage Hospital and development of a new day case surgery building with associated landscaping and parking.

2.4.2 The formal description of the proposed development is:

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

2.4.3 The proposed day case surgery building will include the day case surgery space on the ground floor, with a plant area at first floor/roof level.

2.4.4 The proposed day case surgery building Gross Internal Floor Areas (GIFA) are broken down as follows:

- Ground Floor: 741 sqm (Medical Use)
- First Floor: 184 sqm (Ancillary Plant only)
- Total: 925 sqm

2.4.5 The day case surgery building will comprise the following main components:

- 1 x major day surgical theatre
- 1x minor works procedure room
- 4 x recovery bays
- 1 x individual post anaesthesia room

2.4.5. The proposed activity plan has been developed with 10-12 hour and 5-7 day working in mind. The new day case surgery building will include these services: plastic surgery, general surgery, vascular surgery, ophthalmology, urology, podiatric surgery and gynaecology.

2.4.6. This planning application is supported by a Design & Access Statement (DAS) prepared by Berrys, 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, 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 day case surgery. The ground floor will consist of daily theatre, minor procedures operations, recovery bays and an individual post anaesthesia room. The first floor will comprise entirely of plant space that will serve the entire unit.

Site access and car parking for the day case surgery (Phase 2) is expanded on from the CDC (Phase 1). Access is proposed to be achieved via Argents Mead, Hill Street and Mount Road. A widened access from Mount Road at the eastern edge of the site will be available for emergency access and ambulance access, northbound inbound only.

- 2.4.8. A Transport Statement prepared by Markides accompanies this application. The total proposed car park spaces for the scheme will result in 18 new spaces. 22 covered cycle parking spaces will be provided to the north of the site

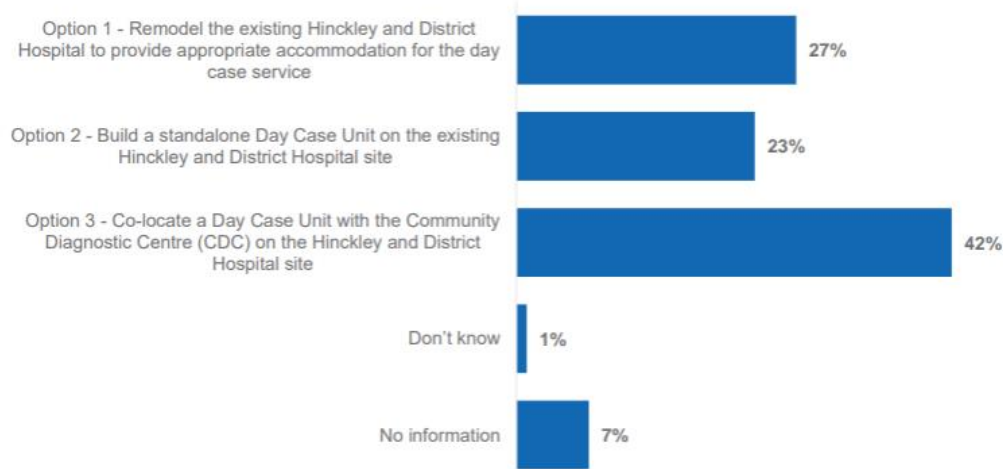
2.5 Pre-application Discussions

- 2.5.1 The proposed scheme has been guided by Pre-application advice in October 2024 with Hinckley and Bosworth Borough Council.
- 2.5.2 Pre-application discussions noted that the site is located in a sustainable location within the Hinckley Town Centre boundary, the principle of development is likely to be acceptable in accordance with Policy DM25, however enhancements would be required to the scheme's design. A list of documents required to support a planning application were set out and these have been submitted as part of this application.

2.6 Community Engagement

- 2.6.1 NHS Leicester, Leicestershire and Rutland Integrated Care Board (ICB) undertook 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 full planning application.
- 2.6.2 Consultees were asked for their opinion on the below three options:
- 1) Option 1 – Remodel the existing Hinckley & District Hospital to provide appropriate accommodation for the Day Case Unit
 - 2) Option 2 – Build a standalone Day Case Unit on the existing Hinckley and District Hospital site
 - 3) Option 3 – Co-locate a Day Case Unit with the Community Diagnostics Centre (CDC) on the Hinckley & District Hospital site
- 2.6.3 In total, and across all of the different ways of participating in the engagement, 2,004 usable responses have been included in the overall analysis. The significant majority (42%) of respondents selected option 3 which is proposed in this planning application. The CDC was consented in February 2024 and is currently nearing completion. The results are shown in the below table:

OVERALL RESULTS (all responses: n=2,004).



Source: Consultation Report: Improving Hinckley Community Health Services – Leicester, Leicestershire and Rutland

2.6.4 A drop-in session for residents was held on Wednesday 11th October, 2pm – 7pm 2023 at the Green Rooms, on St Mary's Road, Hinckley. Representatives from the local NHS were present. The NHS team provided indicative visuals of the proposed development for the Day Case Building.

2.6.5 A drop-in session for residents was also held on Wednesday 12th February 2025, between 2pm – 7pm at the Green Rooms, on St Mary's Road, Hinckley. The NHS project team, clinicians, representative of the local Patient Participation Group (PPG), architects and designers of the new site were present. The event was aimed at informing local people of plans and engaging with them on the proposals for a Day Case Unit. The Hinckley drop-in event was attended by approximately 100.

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 (2024)
- 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

Hinckley and Bosworth Borough Council are working on a new Local Plan. The Local Plan Regulation 18 Consultation has now closed (31st July to 27th September 2024). The most recent Local Development Scheme (Feb 2024) is set out here: https://www.hinckleybosworth.gov.uk/downloads/file/8200/local_development_scheme_february_2024.

3.2.2 National Planning legislation/policies and guidance:

- National Planning Policy Framework (2024) (NPPF)

- Planning Practice Guidance
- National Design Guide
- Planning (Listed Buildings and Conservation Areas) Act 1990

4.0 PLANNING POLICY ASSESSMENT

4.0.1. The proposal is to develop a Day Case Surgery Unit.

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

- Principle of Development
- Design, Scale, Layout and Appearance
- 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 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).
- 4.1.2 Paragraph 98 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.
- 4.1.3 Paragraph 101 of the NPPF states that to ensure faster delivery of other public service infrastructure such as health and blue light, 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. This Paragraph further states that, “*Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.*”
- 4.1.4 Paragraph 11 of the NPPF and Policy DM1 (*Presumption in Favour of Sustainable Development*) of the SADMP set out a presumption in favour of sustainable development and

states that planning applications that accord with an up-to-date development plan will be approved unless other material considerations indicate otherwise.

- 4.1.5 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.
- 4.1.6 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.
- 4.1.7 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.*”
- 4.1.8 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 site.
- 4.1.9 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.*”
- 4.1.10 The proposed development comprises demolition of former Cottage Hospital and development of new day case building with associated landscaping and parking, within the existing Hinckley & District Hospital site. The existing Hospital buildings were previously occupied by endoscopy, xray and day case surgery services. The endoscopy and xray facilities will be reprovided in the new Community Diagnostics Centre (CDC). Outline planning permission has been granted (Ref no. [23/00851/OUT](#)) for the erection of the new Community Diagnostics Centre (CDC) and Endoscopy building. Subsequently a Reserved Matters application ([24/00277/REM](#)) was approved in July 2024.

- 4.1.11 The proposed development will enable the provision of improved facilities for the day case services that occupied the existing Cottage Hospital building. The proposed development will provide up to 33 full time employees and seeks to double the capacity for day case activity at Hinckley to circa 2,000 procedures each year. The proposed development thus meets criteria (a) of Policy DM25.

4.2 Design, Scale, Layout and Appearance

- 4.2.1 Paragraph 131 of the NPPF, states that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 4.2.2 Paragraph 135 of the NPPF specifies the six national policy requirements of development to ensure achieving well-designed places.
- 4.2.3 Policy DM10 (*Development and Design*) of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 4.2.4 The proposal for the healthcare development of the site involves demolition of the Cottage Hospital and development to provide a new day case surgery building with associated landscaping and parking. A Design and Access Statement accompanies the full planning application.
- 4.2.5 In general terms, the scale and massing of the development will respect the prevailing scale of the surrounding area. The proposed day case building will be 1-2 storeys and has been designed to reflect its local context, including the adjacent CDC building and nearby leisure centre. The site is approximately 0.46 ha, which is sufficient to accommodate the amount of development proposed.
- 4.2.6 The general scale, massing and height of the proposed 1-2 storey day case building would be proportionate to the existing plot size. The distance between the residential properties, on the opposite side of Mount Road to the south, would not result in adverse impacts on the amenities of these neighbouring occupiers in terms of outlook or privacy, loss of daylight or sunlight.
- 4.2.7 We 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.

- 4.2.8 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 its setting..
- 4.2.9 The proposed building has been carefully orientated to ensure both functionality and sensitivity to its surroundings and use. Positioning the entrance adjacent to the car park will allow for a safe and convenient drop-off and pick up area. The proposed entrance will be discreet for those having treatment at the day case and will align with the overall approach and design of the adjacent CDC, maintaining a cohesive visual connection. The proposed orientation of the building will also respect and retain the Memorial Tree on-site, preserving its significance while thoughtfully integrating it into the landscape design. Additionally, the layout will maximise available parking, ensuring ease of access and user experience.
- 4.2.10 The importance of the site frontage has been fully acknowledged in the design approach, recognising its role in contributing to the street scene. The proposed front elevation has been carefully articulated to create visual interest consisting of materials, which will assimilate with the adjacent CDC building and the wider health complex, with a canopy and varied fenestration. There will be removal of hard landscaped areas and introduction of soft landscaping, which will complement the existing trees that will be retained to the site's frontage. The landscaping proposed (as shown on Proposed Landscaping Plan Drawing No. DG-02-XX-DR- A-1402 P6) includes the additional planting of 11 trees on site, which will enhance the appearance of the site.
- 4.2.11 The use of reclaimed bricks of the former hospital building in the Mount Road elevation is being explored as part of the external materials palette. The scheme will also incorporate a commemorative area within the building to reflect the site's importance in providing healthcare for the people of Hinckley and the surrounding areas for more than a century.
- 4.2.12 The proposed development would integrate in its surrounds and would not result in an incongruous form of development that would be significantly harmful to the character of the site and surrounding area. It therefore complies with Policy DM10 (a-e) of the SADMP.

4.3 Heritage

- 4.3.1. The site does not contain any statutory listed buildings and does not fall within a conservation area (although Hinckley Town Centre Conservation Area falls to the west). A prior approval application (Ref. 23/01155/DGDO) for the demolition of the 1920s/30s extensions of the Cottage Hospital confirmed that prior approval was not required. The 1920s/30s extensions have now been demolished.

- 4.3.2. Paragraph 215 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.”*
- 4.3.3. Paragraph 216 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.”*
- 4.3.4. Policy DM11 (*Protecting and Enhancing the Historic Environment*) and Policy DM12 (*Heritage Assets*) of the SADMP seek to protect and enhance the historic environment and heritage assets. Policy DM11 (*Protecting and Enhancing the Historic Environment*) states, *“All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate:*
- a) An understanding of the significance of the heritage asset and its setting; and*
 - b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and*
 - c) How the benefits of the proposal will outweigh any harm caused; and*
 - d) Any impact on archaeology in line with Policy DM13.”*
- 4.3.5. A Heritage Impact Assessment has been submitted as part of this application and states that, *“The Cottage Hospital is not listed and is not presently locally listed, though it is understood that it is proposed for inclusion on the local list. Its heritage value as a heritage asset is low as it is not designated and does not meet the criteria to be designated. The demolition of the Cottage Hospital will result in the loss of a heritage asset of low importance. This impact should be placed in the balanced judgement as per the provisions of paragraph 216 of the NPPF 2024 alongside other effects and public benefits.”*
- 4.3.6. The Heritage Impact Assessment further states that, *“the replacement of the current Cottage Hospital with the proposed two storey Day Case building will bring about change to both the streetscene bordering the Conservation Area and its experience. The new building represents an increase in both height and scale on the extant, though it has been designed at two storeys and will sit at the same height as the CDC/Endoscopy Unit on the Mount Road frontage. In scale, bulk and form, it will be on a par with the Leisure Centre and proposed adjacent CDC/Endoscopy building. It will also be similar in character and articulation to the medical buildings within the wider area of the hospital adjoining the Site (e.g. Health Centre to the north). The proposed materials palette will assimilate with the wider hospital complex and the adjacent*

new buildings, with a combination of buff and red brick with cream panels and dark grey accents in windows and other features. The addition of a cladded articulated canopy will add interest and amenity to the street elevation which will reference the design of the adjacent CDC building but also the accents of cream and white render in the wider streetscene. In this sense, there will be no real change to the extant character of the hospital complex as a whole assemblage, as an element of the setting of the Conservation Area."

- 4.3.7. The Heritage Impact Assessment concludes, *"The assessment has concluded through analysis of 'what matters and why' in terms of setting that the loss of the Cottage Hospital building and the proposed new Day Case building will not affect the significance of the nearby Scheduled motte and bailey castle or Listed war memorials. The removal of the Cottage Hospital building will result in a small level of harm to the significance of the Conservation Area through the loss of some physical evidence of the town's recent history in terms of its healthcare provision. The new building will alter the streetscene on Mount Road but will assimilate well with the character of the Leisure Centre and wider healthcare complex which addresses Mount Road here. As such, the proposed new building is not anticipated to be harmful to the significance of the Conservation Area through being an element of its setting. The small level of harm to the special interest of the Conservation Area resulting from the removal of the Cottage Hospital is less than substantial, low end, and should be placed in the planning balance as per the provisions of paragraph 215 of the NPPF 2024 which include the public benefits of the scheme."*
- 4.3.8. Although the original Cottage Hospital building is not statutorily listed and has been substantially extended since its original development, we do recognise that it has served the local community for c. 125 years and that it will hold important memories for local people who may have been treated in, worked in or visited the Hospital. We have therefore carefully considered options to retain the original building, either as part of the proposed day case scheme, or for alternative use. Our conclusion is that the retention of the original Hospital building is not feasible and that the benefits of the new Day Case unit being provided in a modern, purpose built, energy efficient building in this central, accessible location in Hinckley outweigh the loss of the existing building.
- 4.3.9. The option appraisal accompanies this application. The appraisal considers seven design options.

In summary:

- the existing hospital buildings are outdated and no longer suitable for modern healthcare;
- the option to adapt and refurbish the original Cottage Hospital building to provide improved Day Case facilities would result in a sub optimal environment from which to deliver the services and would be more costly;

- there is inadequate space on site to accommodate the retention of the existing hospital building for alternative uses and to develop a new Day Case Unit on the site; and
- the retention of the original Cottage Hospital building would adversely impact the access arrangements.

4.3.10. The proposed development is designed to offer improved and enhanced day case services on site, meet the latest modern healthcare requirements and improve patient access. The options appraisal for the proposed day case unit at the Hinckley & District Hospital outlines the challenges for the building to be converted and adapted to facilitate the day case function to modern health standards.

4.3.1 The use of reclaimed bricks of the former hospital building is being explored to be re-purposed or reflected upon and the inclusion of a commemorative area to reflect the site's importance in providing healthcare for the people of Hinckley and the surrounding areas for more than a century.

4.3.11. The proposed development represents a substantial public benefit that outweighs the impact of the loss of the existing hospital building that is no longer suitable for modern healthcare, thus is in accordance with Paragraph 215 of the NPPF and Policy DM11 of the SADMP.

4.4 Access/Highway Safety

4.4.1 Paragraph 110 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 Paragraph 115 of the NPPF requires that in assessing specific applications for development: sustainable transport modes are prioritised and can be or have been taken account for the vision for the site, the type of development and its location; safe and suitable access to the site can be achieved for all users; the design of parking areas, other transport elements and content of associated standards reflect current national guidance, including the National Design Guide and the National Model Design Code, and any significant impacts from the development on the transport can be cost effectively mitigated.

4.4.3 Paragraph 116 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, following mitigation, would be severe, taking into account all reasonable future scenarios."*

- 4.4.4 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.
- 4.4.5 Policy DM25 (*Community Facilities*) of the SADMP states that *"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."*
- 4.4.6 The proposed development would 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.
- 4.4.7 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."*

The proposed development seeks to expand on the site access and car parking from the CDC development. Access is proposed to be achieved via Argents Mead, Hill Street and Mount Road. A widened access from Mount Road at the eastern edge of the site will be available for emergency access and ambulance access, northbound inbound only. An additional 18 parking bays will be provided.

- 4.4.8 The car parking proposed will be to the north of the proposed day case building and will therefore, be in close walking distance to the entrance, allowing for a safe and convenient drop-off and pick up area. In such context, easy and immediate access from parking spaces will be essential for patient care and comfort.
- 4.4.9 Pedestrian access to the site will be via Hill Street, which benefits from an existing footpath. As part of the proposed works, a drop kerb will be introduced to improve accessibility for all users, including those with limited mobility. In addition, yellow ground markings are currently existing on site to guide pedestrians to and from the building entrance. Pedestrian access to the site will also be available from the south, via Mount Road, where a 2-metre-wide footpath will provide continuous pedestrian route to the site.

- 4.4.10 A Transport Statement accompanies the planning application for the proposed development, concludes that, *“this assessment has demonstrated that the level of impact on the local highway, the public transport network, and the active travel network would not result in significant impact as per the test defined in the NPPF.”*

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 (PEA) 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 Preliminary Roost Assessment (PRA) has been prepared by Tetra Tech, which concludes that the former Hospital building was identified as offering low bat roost suitability for summer roosting and negligible suitability for hibernation, therefore a single dusk emergence survey is required to determine presence/likely absence of roosting bats in order to comply with legislation.
- 4.5.4 An Emergence Survey is being prepared to accompany this full planning application and will be submitted prior to determination.
- 4.5.5 Biodiversity Net Gain (BNG) Planning Stage Report has been prepared by Geosphere Environmental Limited, which concludes that, *“provided the recommendations within this report are followed and the mitigation hierarchy of avoidance, mitigation, compensation, and enhancement is implemented throughout the detailed design process, potential negative effects*

from development on important ecological features will be negligible and the scheme will achieve a significant net gain biodiversity.”

- 4.5.6 An Arboricultural Survey Report and Arboricultural Impact Assessment (AIA) has been prepared by Geosphere Environmental Limited. Two trees and no groups were classed as category ‘A’ trees, which fall outside the application site. A memorial red leaf Maple, located in the centre of the site has been classed as a category ‘B’ tree. The proposal development will retain and preserve the memorial Red Leaf Maple and the natural green barrier between Mount Road and site. The proposed development includes the additional planting of 11 trees on the site to help mitigate any visual impacts and to help reduce carbon footprint of the site.

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 first floor/roof level. A detailed Noise Impact Assessment will be secured by condition and submitted for approval at a later stage of the development process, with mitigation measures implemented where necessary. Details of proposed external lighting will also be conditioned and submitted post-determination.
- 4.6.3. A Phase 1 Ground Investigation Report has been undertaken by Nova Geo Consulting to inform the proposed development, which concludes that the development site is considered to present a low risk to future users from contamination or gas. Please refer to the ground investigation report for the full advised mitigation.

4.7 Residential Amenity

- 4.7.1 Paragraph 135 of the NPPF requires that planning policies and decisions should ensure that developments create places that are safe, inclusive, and accessible, which promote health and wellbeing, and a high standard of amenity for existing and future users.
- 4.7.2 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.
- 4.7.3 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. 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.

- 4.7.4 The proposed development will be open between the hours of 7:45am until 7:00pm Monday to Friday to start with. The NHS will then look to open 7 days a week in the long term. The hours of operation will be during daytime hours, thus minimises impact on the surrounding area.
- 4.7.5 A Construction Environmental Management Plan (CEMP) accompanies this application and details proposals to control dust, vibration and lighting during the construction phase. A logistics plan and route for construction traffic is also provided. Welfare facilities together with a wheel wash station will be utilised as necessary. The CEMP demonstrates the methods to be used to minimise disruption to the neighbouring residents.
- 4.7.6 A detailed Noise Impact Assessment will be secured by condition and submitted for approval, with mitigation measures implemented where necessary, to ensure the amenity of residents will not be impacted by the proposed development.

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 full planning application for the proposed development.

4.9 Sustainability

- 4.9.1. Policy 24 (*Sustainability Design and Technology*) of the Core Strategy (2009) states hospitals should 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. The proposed development is designed with sustainable materials and modern methods of construction. Additionally, the proposed development incorporates additional planting as part of the landscape proposal.
- 4.9.4. A Sustainability & Energy Statement is being prepared to accompany this full planning application and will be submitted prior to determination. The proposed development is being constructed to achieve BREEAM 'Excellent'.

5.0 CONCLUSION

- 5.0.1 The proposed development seeks demolition of the former Cottage Hospital and development of new day case surgery building with associated landscaping and parking at Hinckley & District Hospital, Mount Rd, Hinckley, LE10 1AG. 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.
- 5.0.2 An options appraisal for the proposed Day Case Unit sets out why it is challenging for the building to be converted and adapted to facilitate the day case function to modern health standards.
- 5.0.3 The proposed development has been sensitively designed to respond to its prominent role within the street scene, creating visual interest through the use of an articulated canopy and varied fenestration alongside additional new soft landscaping to Mount Road.
- 5.0.4 Operationally, the proposed building has been planned to ensure a functional environment for patients, while minimising any impact on the surrounding areas. The proposed development incorporates 11 new trees across the site and explores the reuse of bricks from the former Hospital building where possible. Key areas of the proposed development will be shaped to acknowledge the site's longstanding role in continuing to provide valued health services to the community of Hinckley.
- 5.0.5 It is considered that the demolition of the existing Hospital, which is past its useful economic life and no longer suitable for the provision of healthcare, is justified by the significant public benefits offered by the proposed development of an improved and enhanced facility on the same site. It is considered that the proposed development represents a substantial public benefit that outweighs the impact of the loss of the existing building, thus is in accordance with paragraph 215 and 216 of the NPPF and Policy DM11 of the SADMP.

- 5.0.6 Overall, the proposed development provides an opportunity to optimise the use of this previously developed land as well as making a clear contribution to the healthcare sector and quality of services provided to patients at the Hinckley & District Hospital site.