



GEOSPHERE ENVIRONMENTAL

BIODIVERSITY NET GAIN FEASIBILITY REPORT

REPORT NUMBER: 7257,EC,AR,BNG,AS,EB,KL,31-07-23,V2

SITE: Hinckley & District Hospital, Mount Road, Hinckley, LE10
1AG

DATE: 31/07/2023



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Please note that the reported surveys were conducted on the date(s) stated in the report and that it represents site conditions at the time of the visit. The findings and recommended mitigation are based upon these conditions. If site conditions change materially after the site survey, the original report cannot be relied upon and will need to be updated. Ecological reports can typically be relied on for 18 to 24 months from the date of survey.

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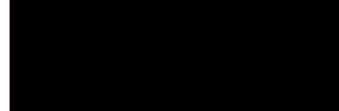


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Version Record:

Version	Date	Document Details	Prepared By	Admin
1	14-07-23	Original Version	AS	CD
2	31-07-23	New Development Plan	TC	HP

Executive Summary

Report description	This biodiversity net gain assessment report has been prepared by Geosphere Environmental Limited for NHS Property Services and relates to the proposed hospital redevelopment of the site at Hinckley & District Hospital, Mount Road, Hinckley, LE10 1AG. The purpose of this report is to carry out a biodiversity net gain assessment using The Small Sites Metric (Biodiversity Metric 4.0) and provide options for onsite compensation that would secure an overall net gain in biodiversity for the scheme.
Outcome of BNG Assessment	The site currently achieves a biodiversity net gain, assuming all areas shown as potential landscaping will be planted as modified grassland targeting good condition. It is important to note this is a more ecologically valuable habitat than flower beds or ornamental shrubs, so if any areas of planting of this type are proposed in future, the overall post-intervention score will decrease. The onsite total net unit change is +0.1330 area habitat units (+11.71% change). There are no trading rule issues as the habitat retention and new habitats to be created satisfy all unit losses when considering onsite proposals alone.
Conclusions	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 a biodiversity net gain will be achieved.

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1. INTRODUCTION

1.1 Purpose

This biodiversity net gain assessment report has been prepared by Geosphere Environmental Limited for NHS Property Services and relates to the proposed hospital redevelopment of the site at Hinckley & District Hospital, Mount Road, Hinckley, LE10 1AG for which detailed planning permission will be sought.

The purpose of this report is to carry out a biodiversity net gain assessment using The Small Sites Metric (Biodiversity Metric 4.0) (ref. **R.1**) and provide options for onsite compensation that would secure an overall net gain in biodiversity for the scheme.

Any limitations and conditions pertaining to the report are stated within Appendix 1, with a full list of technical references provided within Appendix 2.

1.2 Site Description

The site occupies an area of approximately 0.3990 hectares (ha) and is located around National Grid Reference SP429937. The indicative development boundary is shown on Figure 1 below:

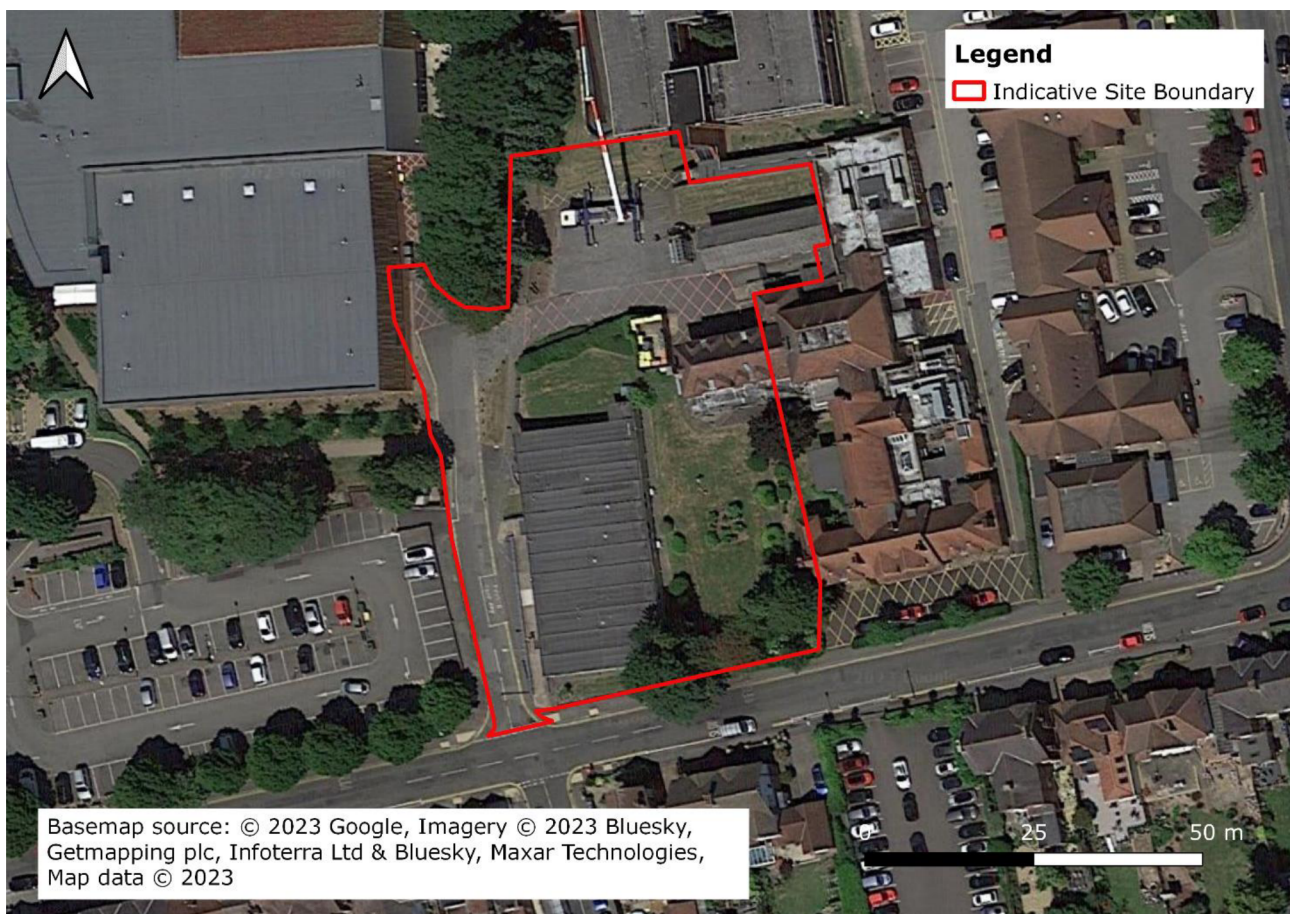


Figure 1 - Indicative Site Boundary

1.3 Proposed Development

The report relates to proposed hospital redevelopment of the site as shown in the Outline Landscaping Plan, Drawing ref. 1782-DBC-ZZ-00-DR-A-0100 P06 included within Appendix 3.

The development involves the demolition of existing buildings for reconstruction of a new hospital building and car park.

2. LEGISLATIVE AND POLICY CONTEXT

2.1 Current UK Legislation

The Environment Act 2021 Act became law on 9 November 2021 and introduces a framework to improve and protect the natural environment, overseen by the newly created Office for Environmental Protection. The Act introduces new statutory requirements, including the duty for local authorities to create new local nature recovery strategies. The Act also introduces a new mandatory requirement for developments to achieve measurable biodiversity net gain. A two-year transition period for this requirement is included in the Act, with provision for secondary legislation to set a date for the requirement to come into force. It is likely this will be late 2023 or later. Once in force, all planning permissions in England (subject to exemptions) must be granted subject to a new general pre-commencement condition that requires approval of a biodiversity gain plan. The planning authority would only approve the biodiversity gain plan if the biodiversity value attributable to a development exceeds the pre-development biodiversity value of the onsite habitat by 10%.

The reader is referred to the original legislation for definitive interpretation.

2.2 Planning Policy

The recommendations of this report are in line with the key principles of the Ministry of Housing, Communities and Local Government (MHCLG) (2021) National Planning Policy Framework (NPPF) (ref. **R.2**) and Government Circular 05/06: Biodiversity and Geological Conservation (ref. **R.3**).

The Hinckley & Bosworth Local Plan (ref. **0**) outlines Development Management Policy 6, which necessitates the Enhancement of Biodiversity and Geological Interest. This policy states:

"Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.

Major developments in particular 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."

It is unclear what percentage of biodiversity net gain is required during the transition period, but this will be 10% once the transition is ended, therefore this should be targeted. It is likely if a net gain is achievable onsite and this is less than 10%, if an application is made during the transition period, negotiations with the Council may allow this to be agreed.

3. METHODOLOGY

3.1 Technical Approach

This report is prepared in accordance with the best practice guidelines set out by CIEEM, CIRIA, IEMA and BSI (refs. **R.5** and **R.6**). The conclusions and recommendations for further works are in accordance with current legislation and guidance.

3.2 Personnel

This report was produced by Ariana Segura BSc (Hons) MSc (Graduate Ecologist), who is experienced in ecological consultancy including biodiversity net gain assessments. This report was reviewed by Eleanor Baker BSc (Hons) MSc (Graduate Ecologist) and Alanna Cooper BSc (Hons) CEnv CSci C.WEM MCIEEM MCIWEM who is highly experienced in biodiversity net gain assessments and biodiversity net gain plans. This report was approved by Katie Linehan BSc (Hons) MSc PIEMA MCIEEM, who is experienced in ecological consultancy including the production of detailed ecological impact assessments and habitat enhancement and management strategies.

3.3 Habitat Survey and Condition Assessment

The Preliminary Ecological Appraisal (ref. **R.7**) identified the habitats present onsite. Habitats were assessed in accordance with the UK Habitats Classification (ref. **R.8**) to be used within the Small Sites Metric (Biodiversity Metric 4.0).

As the site area totals less than 1ha (3990m²), it qualifies for the use of the Small Sites Metric Tool (Biodiversity Metric 4.0) (ref. **R.9**). As such, baseline conditions of the habitats were automatically assigned by the calculation tool.

3.4 Biodiversity Net Gain Assessment

3.4.1 Baseline Habitats

Classification of area habitats and linear habitats was carried out in accordance with the methodology outlined in the guidance based upon the UK Habitat Classification descriptions of habitats (ref. **R.8**). The results of this and the habitat mapping using the GIS software were input into the Biodiversity Metric 4.0 Small Sites calculation tool, submitted alongside this report.

3.4.2 Proposed Habitats

The habitats within the proposed development are shown on the Outline Landscaping Plan, Drawing ref. 1782-DBC-ZZ-00-DR-A-0100 P06 included within Appendix 3.

The areas of the habitats were calculated by georeferencing this plan and digitising estimated habitats using QGIS software. Most of the habitat categories were assigned to the most rational category based upon The Biodiversity Metric (ref. **R.1**).

Where relevant to the Small Sites Metric, future conditions of habitats were assumed based upon professional judgement using the criteria for assessing condition as included in the technical supplement for the main metric, the Biodiversity Metric 4.0 (ref. **R.10**). Recommendations to achieve the targeted condition presented within this report are based on this guidance.

3.5 Limitations

No outstanding limitations of the survey were identified.

4. BIODIVERSITY NET GAIN ASSESSMENT

4.1 Baseline Habitats

The habitats recorded within the survey area include:

- Modified grassland
- Introduced shrub
- Developed land; sealed surface
- Trees

Figure 2 below shows the extent of habitats encountered during the site visit.

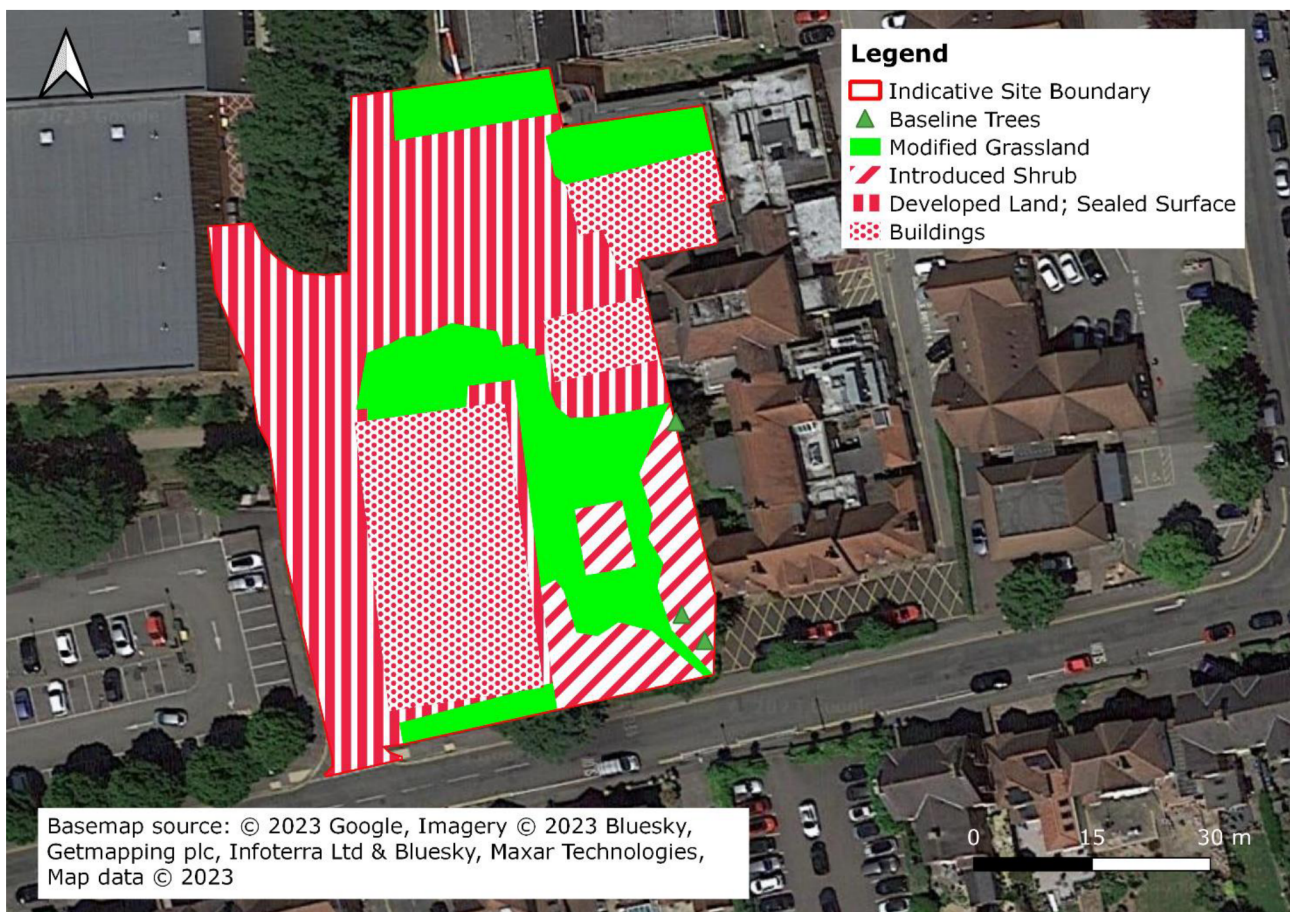


Figure 2 - Baseline Onsite Habitats for Biodiversity Net Gain Assessment

Habitats outside of the site boundary are not affected by this Net Gain assessment, and therefore are not considered further in this report.

4.1.1 Baseline Ecological Value

A summary of the baseline biodiversity units provided by the habitats are provided in Table 1 below:

Table 1 – Baseline Biodiversity Units			
Habitat	Area/Length	Condition	Biodiversity Units
Area-based Habitat	Area (ha)		
Modified grassland	0.0877	Moderate	0.35
Developed land; sealed surface	0.2744	N/A	0.00
Introduced shrub	0.0369	N/A	0.07
Individual trees	0.0773	Moderate	0.7113
Total Area-based Habitats (area shown excludes trees)	0.3990		1.1359 (accounting for rounding)

4.2 Proposed Habitats

The habitats within the proposed development are shown on the proposed landscaping plan, Drawing ref. 1782-DBC-ZZ-00-DR-A-0100 P06, included within Appendix 3. The outline plan does not show details of planting in areas of landscaping, instead showing this as “Areas for Potential Landscaping” on the plan. In this instance, to maximise the potential for onsite biodiversity, whilst being practical about the types of habitats possible, it was assumed that the future habitat for all areas shown as “Areas for Potential Landscaping” would be modified grassland in good condition. To use the Small Sites Metric, rationale needs to be provided to target good condition habitats, and this is provided in section 5.3 below, where criteria for the created modified grassland are presented that must be met in order for it to achieve good condition. For this site, provided there is a landscape maintenance regime put in place to manage the grassland positively, good condition is achievable. It is important to note that modified grassland in good condition is a more ecologically valuable habitat than flower beds or ornamental shrubs, so if any areas of planting of this type are proposed in future, the overall post-intervention score will decrease.

Figure 3 overleaf shows the extent of habitats digitised by geopositioning the proposed development plan and assigning habitats to the most rational category based upon The Biodiversity Metric.

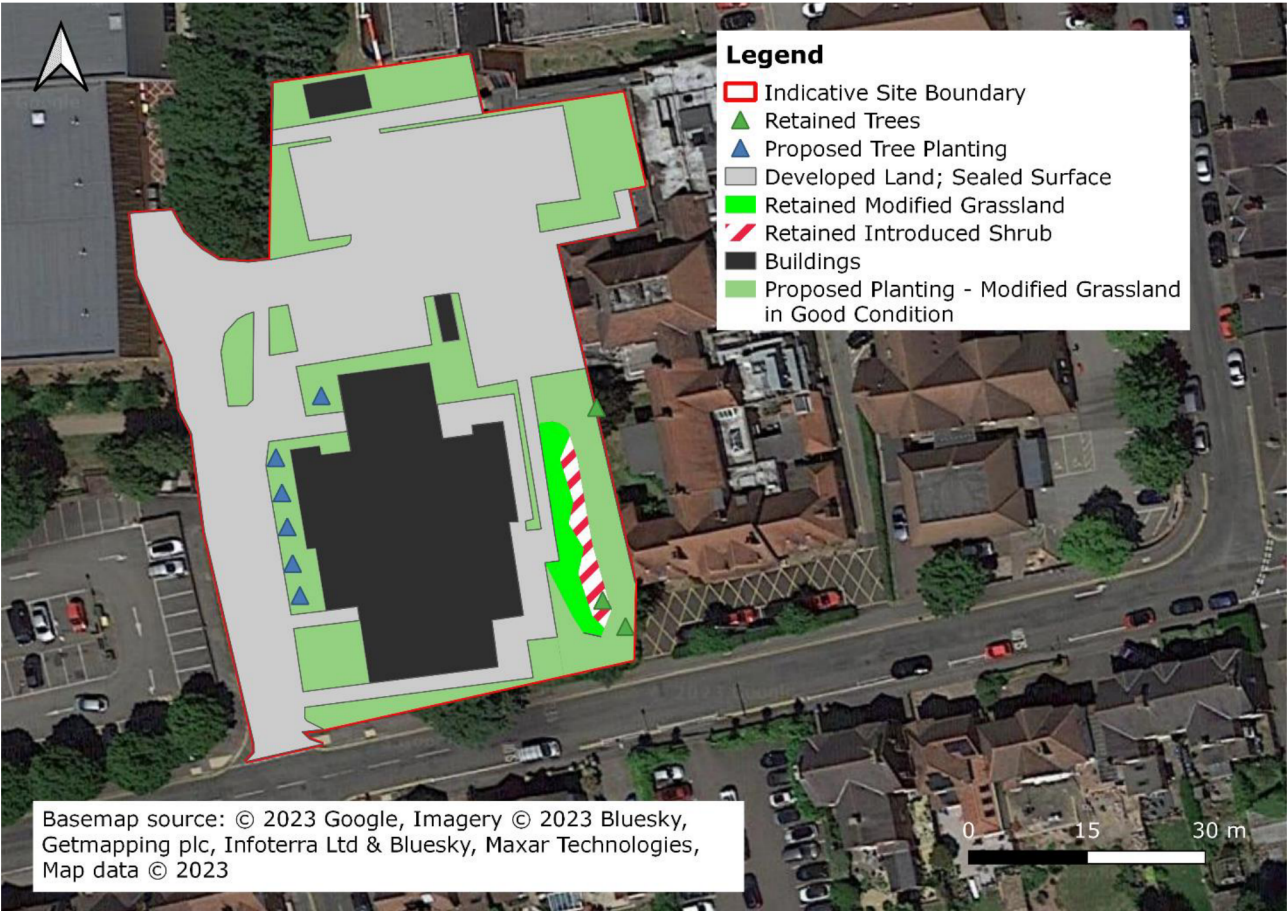


Figure 3 - Proposed Onsite Habitats for Biodiversity Net Gain Assessment

The Small Sites Metric (Biodiversity Metric 4.0) habitats for the proposed development are summarised in Table 2 overleaf:

Table 2 – Area-based Habitats Within Proposed Development

Habitat	Area (ha)	Condition	Biodiversity Units
Retained (no change) area			
Individual trees	0.0773	Moderate	0.7113
Modified grassland	0.0077	Moderate	0.0308
Introduced shrub	0.0047	N/A	0.0094
Total retained (no change) habitat (area shown excludes trees)	0.0124		0.7515 (accounting for rounding)
Created area			
Developed land; sealed surface	0.2919	N/A	0.00
Modified grassland	0.0947	Good	0.4428
Individual trees	0.0244	Moderate	0.0746
Total created habitat (area shown excludes trees)	0.3866		0.5175 (accounting for rounding)
Total created and retained habitats (area shown excludes trees)	0.3990		1.2690

4.3 Biodiversity Net Gain Assessment

The biodiversity metric calculation tool (.xlsm spreadsheet) has been submitted alongside this report and is available upon request for review as required.

Table 3 below, shows the headline results of the biodiversity net gain assessment:

Table 3 – Onsite Biodiversity Net Gain Assessment Summary of Results

Onsite baseline.	Habitat units.	1.1359
Onsite post-intervention.	Habitat units.	1.2690
Onsite total net unit change.	Habitat units.	+0.1330
Onsite net % change.	Habitat units.	+11.71%

The proposed development achieves a net gain of biodiversity. The habitats proposed within the scheme need to be of a sufficient quality to achieve the conditions as assessed within these calculations. Specifications for the creation and management of these features are summarised in section 5.3 below.

A Landscape and Ecological Management Plan (LEMP) should be produced to provide detail of the creation and management of the habitats. It is considered that this should be requested by the Local Planning Authority as an appropriately worded planning condition.

4.3.1 Area-based Habitats

The baseline sum of biodiversity units onsite considering area-based habitats is 1.1359 habitat units. Post-development in the current scenario, the development would provide 1.2690 habitat units, in other words a net gain of 0.1330 habitat units (+11.71%).

5. RECOMMENDATIONS

5.1 Recommendations for Appropriate Compensation

Any habitat the developer creates with the purpose of achieving either no net loss of biodiversity or a biodiversity net gain should be managed for a period of not less than 30 years. A management plan should be provided to the local authority for approval.

The mitigation hierarchy of avoidance, mitigation and compensation must be satisfied before a no net loss of biodiversity can be realised. This includes implementation of any mitigation measures required to ensure there are no significant effects on ecological receptors. Once these key requirements are met, biodiversity net gain can then be considered.

The potential effects identified in the Preliminary Ecological Appraisal report (ref. **R.7**) that may require mitigation. Recommendations provided in the report include:

- Planting of native plant species beneficial to wildlife should be incorporated into the final design. This will provide additional habitat for invertebrates, which will in turn provide a food source for reptiles, birds, bats, and Hedgehog.
- The final development plan should incorporate bat and bird boxes into the scheme. This will provide additional roosting and nesting habitats for bats and birds post-development. Recommendations for specifications for wildlife boxes are included within Preliminary Ecological Appraisal report.
- A sensitive lighting scheme should be designed in coordination between a qualified lighting engineer and a suitably qualified Ecologist. This should ensure that potential roosting and connective commuting habitat (either retained or created within the development) remains as unlit as possible to allow continued and future use by bats.
- Alternatively, should external lighting for the pitches require light spill onto boundary features is increased above current baseline levels, further survey is required to determine a baseline of data to determine the level of importance of the boundary features to foraging and / or commuting bats. Transect and remote monitoring surveys should be carried out to determine the use of the site and the site boundaries by bats (i.e., whether any rare species or a large number of bats forage onsite). This will enable an ecological risk assessment to determine the level of effect, if any, additional artificial lighting will have on foraging and commuting bats, and design mitigation and/or compensation measures that may be necessary to address the effect.

Once a mitigation strategy is agreed, suitable compensation can be considered.

5.2 Achieving Biodiversity Net Gain

Given the measures as assumed in the present biodiversity net gain are followed through, the proposed development already achieves a net gain of biodiversity.

It is important to note that modified grassland in good condition is a more ecologically valuable habitat than flower beds or ornamental shrubs, so if any areas of planting of this type are proposed in future, the overall post-intervention score will decrease.

5.3 Recommendations to Achieve Target Condition of Proposed Onsite Habitats

It is recommended that a Landscape and Ecological Management Plan (LEMP) is produced to ensure the habitats onsite are created managed to the appropriate condition specified within this report, to achieve the condition assumed. It is recommended that the BNG calculations are updated at the same time as the LEMP.

Recommendations to achieve the target condition for proposed retained and / or enhanced habitats are included below.

5.3.1 Developed Land; Sealed Surface

There is no habitat requirement for developed land. Further fauna enhancement can be provided in the form of bird / bat boxes within the buildings. Recommendations for integrated bird / bat boxes are included in the Preliminary Ecological Appraisal report (ref. **R.7**).

5.3.2 Urban Tree

Planted trees within the scheme are proposed to achieve a moderate condition, based upon achieving at least three or four of the six criteria as detailed in Table 4 below.

It will take approximately 27 years to achieve this target condition.

Table 4 – Urban Tree Condition Assessment Criteria

	Condition Assessment Criteria	How this is Achieved
A	The tree is a native species (or at least 70% within the block are native species).	The trees planted will be native.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	The tree canopy will be managed to ensure a continuous canopy.
C	The tree is mature (or more than 50% within the block are mature).	This may not be possible for this site.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	The trees will be managed and protected from damage.

Table 4 – Urban Tree Condition Assessment Criteria

	Condition Assessment Criteria	How this is Achieved
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	This may not be possible for this site.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	This may not be possible for this site.

5.3.3 Modified Grassland

The modified grassland onsite is targeted to reach moderate condition. To achieve this, four or five of the seven criteria (including essential criterion A) shown in Table 5, should be met:

It will take approximately 4 years to reach this target condition.

Table 5 – Modified Grassland Condition Assessment Criteria

	Condition Assessment Criteria	How this is Achieved
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs.	The grassland will be planted with an appropriate seed mix to ensure that 6-8 species (ideally more) are present.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	This grassland will be planted and managed to ensure a varied sward height.
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Scrub will be removed where necessary.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	The grassland will be managed and protected from damage.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Grassland will be managed to ensure that significant levels of bare ground is not present.
F	Cover of bracken less than 20%.	Grassland will be managed and bracken will be spot removed where necessary.
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	The grassland will be managed to ensure that there is no invasive non-native species present.

5.4 Further Survey and Assessment Required

No further survey or assessment is required to finalise the BNG feasibility assessment. If required as the design progresses, recalculations of possible changes in biodiversity units may be requested to determine the feasibility of achieving biodiversity net gains at the site.

It is recommended that once the design is finalised, the areas of habitats that require removal and habitats that will be retained should be remeasured, and the change in biodiversity units recalculated using the Biodiversity Metric 4.0 (ref. **R.1**). This baseline should be the basis for finalised recommendations for both onsite and offsite compensation that is required.

5.5 Monitoring

The management plan to maintain good condition of the modified grassland and moderate condition of the trees onsite should include a monitoring programme to record condition and implement any interventions that may be necessary to improve condition.

6. CONCLUSIONS

The site currently achieves a biodiversity net gain.

The onsite total net unit change is +0.1330 area habitat units (+11.71% change). There are no trading rule issues as the habitat retention and new habitats to be created satisfy all unit losses when considering onsite proposals alone.

The calculations have been carried out assuming all areas shown as potential landscaping will be planted as modified grassland targeting good condition. It is important to note this is a more ecologically valuable habitat than flower beds or ornamental shrubs, so if any areas of planting of this type are proposed in future, the overall post-intervention score will decrease.

Final calculations of biodiversity units for both onsite and offsite baseline and proposed habitats will be required once detailed proposals are available.

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.

APPENDICES

Appendix 1 – Report Limitations and Conditions

General Limitations and Exceptions

This report was prepared solely for our Client for the stated purposes only and is not intended to be relied on by any other party or for any other use. No extended duty of care to any third party is implied or offered. Third parties should not rely on the facts, matters or opinions set out in this report without the express written permission of Geosphere Environmental Ltd.

Geosphere Environmental Ltd does not purport to provide specialist legal advice.

The Executive Summary, Conclusions and Recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon until considered in the context of the whole report.

Interpretations and recommendations contained within the report represent our professional opinions, which were arrived at in accordance with currently accepted industry practices at the time of reporting and based upon current legislation in force at that time.

Ecology Limitations and Exceptions

Any limitations associated with the report will be stated. The consequences of any limitations, findings and/or recommendations in the report are made clear in line with CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine, Chartered Institute of Ecology and Environmental Management, Winchester and BSI (2013) BS 42020:2013 Biodiversity – ‘Code of practice for planning and development’.

This report is prepared and written in the context of the proposals stated in the introduction to this report and should not be used in a differing context.

The wildlife and habitats present on any site are subject to change over time. Surveys of this kind can have limited validity, with the possibility of behaviour patterns and territory boundaries varying over time, due to the dynamics of adjacent populations.

New information, improved practices and legislation may necessitate an alteration to the report in whole or in part after its submission. Therefore, with any change in circumstances or after the expiry of one year from the date of the report, the report should be referred to us for re-assessment and, if necessary, re-appraisal.

It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no survey or assessment can ensure the complete characterisation of the natural environment.

Unless stated specifically, drawings and plans are indicative only. As such, the position of features marked on the plans or drawings should not be taken as 100% accurate.

If bats or any other European protected species are found to be present onsite and the proposed activities will cause disturbance or destruction of a roost site then this report will only summarise the potential requirements. For works to continue a detailed mitigation plan with appropriate compensation measures would be required and a development licence would need to be sought from Natural England.

This survey does not constitute an invasive species survey and should not be treated as such.

Owing to seasonal variances and prevailing weather, conditions may sometimes be sub-optimal for surveying and this may delay or disrupt planned survey programmes. If applicable, full details are given in the report.

Geosphere Environmental Ltd may not be aware of information that could be held by other organisations or individuals, and it is always possible for features of nature conservation interest to be unrecorded during surveys.

Scientific survey data will be shared with local biological records centre in accordance with the CIEEM professional code of conduct.

Appendix 2 – References

- R.1.** Natural England and other parties (March 2023). Natural England Joint Publication JP040: The Small Sites Metric (Biodiversity Metric 4.0) – User Guide. <https://publications.naturalengland.org.uk/file/6561272464932864>
- R.2.** Ministry of Housing, Communities and Local Government (MHCLG) (2021) National Planning Policy Framework (NPPF).
- R.3.** ODPM (2005) Government Circular: Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system.
- R.4.** Hinckley & Bosworth Borough Council. (July 2016). Local Plan 2006 – 2026: Site Allocations and Development Management Policies DPD. https://www.hinckley-bosworth.gov.uk/downloads/file/5295/site_allocations_and_development_management_policies_dpd_-_adopted_july_2016
- R.5.** CIEEM, CIRIA, IEMA. (2016). Biodiversity net gain. Good practice principles for development. <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>
- R.6.** BSi (2021). Process for designing and implementing Biodiversity Net Gain – Specification. BS 8683:2021.
- R.7.** Geosphere Environmental Limited (June 2023). Preliminary Ecological Appraisal. Report ref. 7257,EC,AR,PEA,TC,KL,07-06-2023,V1
- R.8.** Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020) The UK Habitat Classification user Manual Version 1.1 at <http://www.ukhab.org/>
- R.9.** Natural England. (March 2023). The Small Sites Metric Calculation Tool (Biodiversity Metric 4.0). <https://publications.naturalengland.org.uk/file/4674998191783936>
- R.10.** Natural England and other parties (March 2023). Natural England Joint Publication JP039: The Biodiversity Metric 4.0 – Technical Annex 1 – Condition Assessment Sheets and Methodology. <https://publications.naturalengland.org.uk/file/4593449018589184>

Appendix 3 – Drawings

Outline Development Plan – Drawing ref. 1782-DBC-ZZ-00-DR-A-0100 P06

Site Address

Hinckley and District Hospital
Mount Road
Hinckley
LE10 1AG

N

North

Produced on 27 February 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 42057 791620.44507 791620.44204 791620.44204 791620.44207 791620
Crown copyright and database rights 2023 OS 100054135. Supplied by copula ltd trading as UKPlanningMaps.com a licensed Ordnance Survey
partner OS 100054135.
Data licence expires 27 February 2028. Unique plan reference: wa/914517/1234527

Key

Application Site Area:
4042.89 sq m
0.404 ha

Land owned/controlled by the
trust



Notes:

This drawing is to be read in conjunction with all other consultants engineers and specialist sub contractors drawings.
All items are to be cross referenced throughout design, tender & construction.

Any discrepancies whatsoever discovered must be reported to the Main Contractor or Contract Administrator (CA) as soon as they become apparent.

The Main Contractor is responsible for checking all dimensions prior to commencement of work.

All specified manufacturers are OSA (or similar approved) OEA (or equal approved) whether stated or not. Any equivalent product or manufacturer must be approved in writing by the CA before use.

All structure shown on these drawings is based on structural philosophy & is to be fully designed, detailed & dimensioned by 'Others'. Refer to Structural Engineers plans for current structural design.

All drawings are to be read in conjunction with project specific NBS (national building specification)

P06	12/07/2023	Building layout updated in line with latest plans	BCP
P05	16/05/2023	Updated building shape to reflect current proposal	BCP
P04	12/04/2023	Car park layout updated to factor in refuse lorry swept path analysis	BCP

Rev	Date	Revision Details	Author
S0		Initial Issue	

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Client	NHS Property Services		
Job	Hinckley CDC & Endoscopy		
Title	Proposed Site Plan		
Drawn BCP	Date Feb 2023	Checked MH	Date Feb 2023
Scale:Size	1:500	@	A2
Drawing Number	Revision		
1782-DBC-ZZ-00-DR-A-0100	P06		

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