

MELTON BOROUGH COUNCIL

War Memorial Hospital, Melton Mowbray Development Brief



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Introduction

Context

- 1.1 The War Memorial Hospital is owned by the Melton & Rutland Primary Care Trust (the PCT) who also operate the St Mary's Hospital in Melton. The Secretary of State for Health owns Warwick Cottage.
- 1.2 As part of a programme of improvement and rationalisation of health care provision in the town, the PCT intends to close the War Memorial Hospital and transfer services to a new development on the St. Mary's Hospital site. It is therefore intended to release the War Memorial Hospital (from the ownership of the PCT) and Warwick Cottage (from the ownership of the Secretary of State for Health) for development.
- 1.3 The PCT, NHS Estates and Melton Borough Council have co-operated in the preparation of this Development Brief. The Development Brief provides a planning framework within which alternative development proposals for the War Memorial Hospital and Warwick Cottage can be considered.
- 1.4 This Development Brief has been prepared following consultation with local people, local groups and organisations. A Statement which sets out the steps that were taken to publicise the Development Brief and the arrangements that were made to give the local community and any other interested parties an opportunity to make comments and to make them aware of that opportunity is available separately. This Statement also sets out Melton Borough Council's consideration of the objections and representations received and the revisions that were made as a result.
- 1.5 This Brief was formally approved by the Borough Council as Supplementary Planning Guidance on 14 September 2004. Consequently, it is an important material consideration in determining future development proposals for the War Memorial Hospital.

Background

- 1.5 The War Memorial Hospital occupies the site of the former Wyndham Lodge. Wyndham Lodge was constructed around 1874 and situated on the hill slope above the River Eye. The grounds belonging to the Lodge included gardens, park and pasture that extended from the river to what is now Warwick Road.
- 1.6 Lt. Col. Richard Dalgleish developed the hospital after World War I. This involved the conversion of the house and the erection of new wards to the south and west of the main building. The hospital was opened in 1922.
- 1.7 The hospital was extended during the 1950/60s to provide additional wards on the western side of the Lodge and nurses accommodation to the east. These buildings are now largely vacant.
- 1.8 The Melton & Rutland Primary Care Trust (the PCT) has undertaken a detailed review of the health care needs in Melton Mowbray and the surrounding area. This has involved consultations with Melton Borough Council, Community Health Council, representatives of the local General Practitioners, Leicestershire, Northamptonshire & Rutland Strategic Health Authority (the SHA) and NHS Estates. The results of this review are: -
- Health care provision in the town is to be concentrated at the St Mary's Hospital site.
 - The existing health care services at the War Memorial Hospital will be transferred into modern, purpose built accommodation on the St Mary's Hospital site in early Spring 2005.
 - As the health care services at the War Memorial Hospital are relocated, the site, together with Warwick Cottage, will be released for sale and development.
- 1.9 The Full Business Case for the provision of modern purpose built facilities on the St Mary's site was approved in 2001, and the new facility will open early in 2005.

Ownership

- 1.10 The Wyndham Lodge and grounds were conveyed to the Cottage Hospital Trustees in 1921 to be used for the purpose of a hospital for the treatment and relief of persons in the Urban and Rural District of Melton Mowbray who were suffering from sickness or accident or other

injuries, and unable to provide adequate medical attendance and nursing in their own homes. The conveyance stated that the Trustees had the power to sell the land or any part of it.

- 1.11 Following the establishment of the National Health Service (the NHS) the property became vested in the Secretary of State for Health by virtue of Section 6 of the National Health Service Act 1946. The property was transferred to the PCT in 2001.
- 1.12 The National Health Service and Community Care Act 1990 provides that National Health Service Trusts have power to do anything which appears to be necessary or expedient for the purpose of, or in connection with, the discharge of their functions. In particular, there is a specific power to acquire and dispose of property. The PCT therefore has full power to sell the War Memorial Hospital.
- 1.13 The Secretary of State for Health purchased Warwick Cottage in 1994. The property will be sold at the same time as the War Memorial Hospital.

Key Issues to be Addressed

- 1.14 The War Memorial Hospital incorporates a number of historic buildings. Some of these buildings are already in a state of disrepair and are likely to deteriorate further if they are left empty or under-used. The best way of securing the upkeep of these buildings is to keep them in active use.
- 1.15 The War Memorial Hospital is set in landscaped grounds that were laid out to complement the main building. It is important that the grounds and the important trees on the site are conserved and enhanced, particularly on the northern side of Wyndham Lodge.
- 1.16 The re-use of the War Memorial Hospital site could have a significant effect on the quality and character of the area. It is important that the appearance of any development proposal and its relationship with its surroundings does not harm and, where possible, benefits the area.
- 1.17 The re-use of the site could have an effect on the level of traffic on the surrounding road network, car parking and the level of congestion in the area.
- 1.18 Sustainable development seeks to deliver the objective of achieving, now and in the future, economic development to secure higher living standards while protecting and enhancing the

environment. The re-use of this site can contribute to this objective by helping to create vitality and diversity and reduce the need to travel.

- 1.19 The above key issues are examined in detail later in this Development Brief.

Purpose of Development Brief

- 1.20 The use of the War Memorial Hospital site as a hospital can be lawfully continued by any new occupier and any buildings can lawfully be retained. Indeed, the mere re-use of the buildings by a new occupier may not in itself require planning permission provided that it is within the same use class. The hospital falls within Class C2 (Residential Institutions) of the Use Classes Order 1987. Other uses that fall within the same use class include residential schools and colleges, and convalescent and nursing homes. Where the existing use is to be significantly intensified or materially changed, planning permission will be required in the ordinary way.
- 1.21 Warwick Cottage can continue to be used as a single dwelling without further planning permission.
- 1.22 This Development Brief will ensure, as far as possible, that the future use of the War Memorial Hospital site will be in accordance with the current planning and environmental policies for the area.
- 1.23 The War Memorial Hospital Development Brief will, once finalised, be a summary statement of Melton Borough Council's planning policy position relating to the site and premises. The Brief states the kind of development that is likely to be permitted, together with known constraints for the guidance of prospective developers, occupiers and other interested parties.

Status of Development Brief

- 1.24 Although this Development Brief has been the subject of public consultation, it does not have the same special status as the Structure or Local Plan (see paragraphs 3.9 -3.19). Nevertheless, the Development Brief has been approved by Melton Borough Council as Supplementary Planning Guidance and it is a material consideration in the determination of planning applications.

Site and Surroundings

Melton Mowbray

- 2.1 Melton Mowbray is the largest settlement in Melton Borough with a population of 25,554 persons (Census 2001).
- 2.2 The town is a major source of employment in the area and provides a wide range of shopping, community and other facilities for the surrounding rural area. There are a range of bus and rail links from the town centre to the nearby centres of population, such as Leicester and Nottingham.
- 2.3 The War Memorial Hospital is situated within the built-up area of the town in the region of 0.5km to the south of the town centre [see Plan 1].

War Memorial Hospital Site

- 2.4 The War Memorial Hospital site (including Warwick Cottage) is bounded to the east by Ankle Hill and Burton End Bridge and to the south by the former Warwick Lodge. To the west the site is bounded by residential properties along Dalby Road and to the north by the River Eye.
- 2.5 The site (including Warwick Cottage) extends to approximately 6.0ha and comprises the operational hospital with substantial, undeveloped grounds. In general terms the site can be divided into three parts, as illustrated on Plan 1.

The Hospital Complex

- 2.6 The hospital complex is located in the centre of the site. It is focused around a large Victorian

house, a former hunting lodge, that is listed as being of special architectural or historic interest (Grade II). The former stable block, which is now vacant, is located to the east of the house and fronts onto Ankle Hill. The stable block together with the adjoining stone walls are also listed Grade II. The listed buildings and structures are identified on Plan 2.

- 2.7 To the west and south of the main building are one and two storey post-war extensions that provide the majority of the hospital accommodation. On the southern side of the complex is a substantial block of woodland that separates the hospital from the grounds to the south.
- 2.8 Vehicular access into the hospital is gained from Ankle Hill where there are two entrances. Both entrances are to the north of the hospital complex and are only 25 metres apart. Between these entrances, fronting Ankle Hill, are two semi-detached houses. The area between the two access roads is grassed with a substantial number of trees. The access roads converge in front of the main hospital building where there is staff and visitor car parking.

The Parkland

- 2.9 The hospital complex lies within some 4.3ha of parkland [see Plan 1]. The land slopes gently down towards the River Eye which forms the northern boundary of the site. The parkland wraps around the western side of the hospital complex to include land between the hospital and the former Warwick Lodge. The parkland comprises un-managed grassland with a significant number of mature trees.
- 2.10 There is a substantial belt of planting alongside the river together with large groups of trees adjacent to Ankle Hill and the main hospital complex. There is a group of mature trees along the southern boundary and a line of trees along the frontage to Ankle Hill. The majority of the trees within the parkland are protected by a Tree Preservation Order [see Plan 3].
- 2.11 The only public right of way across the site is Footpath E15 which runs along the southern boundary, linking Dalby Road and Ankle Hill [see Plan 2].

Warwick Cottage

- 2.12 Warwick Cottage lies adjacent to the southern boundary of the War Memorial Hospital. It is a 2-storey house constructed from red brick with a plain tile roof. It is set within a garden extending to some 0.1ha.

Planning Policy Context

Introduction

- 3.1 In preparing this Development Brief particular regard has been given to the planning framework created by:
- Government’s objectives of ensuring that development and growth are sustainable, and its Planning Policy Guidance notes (PPGs) which set out its policies on different aspects of national planning guidance;
 - The Government’s Regional Planning Guidance for the East Midlands Region (RPG8);
 - The Leicestershire Structure Plan; and
 - The Melton Local Plan.

Sustainable Development

- 3.2 The Government is committed to the principles of sustainable development set out in ‘Sustainable Development: The UK Strategy’. The Strategy recognises the important role of the planning system in regulating the development and use of land in the public interest. The Government’s PPGs set out the policy framework within which local planning authorities are required to draw up their development plans and take decisions on individual applications to secure these principles.

National Planning Policy Guidance

Planning Policy Guidance: General Policy and Principles (PPG1 (Revised))

- 3.3 The Government, in PPG1 wishes to concentrate development that generates a large number of trips in places well served by public transport, rather than in out-of-centre locations. It also prefers the development of land within urban areas, particularly on previously developed sites, before considering the development of greenfield sites.

Planning Policy Guidance: Housing (PPG3)

- 3.4 PPG3, published in March 2000, introduces a new approach to planning for housing. It encourages local planning authorities to provide sufficient housing land but gives priority to re-using previously developed land and converting existing buildings, in preference to the development of greenfield sites. Local planning authorities should create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education, shopping, leisure and local services.
- 3.5 Annex C of PPG3 defines previously-developed land as that which is or was occupied by a permanent structure, and associated fixed surface infrastructure. The definition covers the curtilage of the development. However, this does not mean that the whole area of the curtilage should therefore be developed. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (as is the case with the War Memorial Hospital) the whole site should not normally be developed to the boundary of the curtilage.

Planning Policy Guidance: Planning and the Historic Environment (PPG15)

- 3.6 The Planning (Listed Buildings & Conservation Areas) Act 1990 requires local planning authorities to pay special regard to the desirability of preserving the setting of listed buildings. The setting is often an essential part of a building's character, especially if the garden or grounds have been laid out to compliment its design or function.

Planning Policy Guidance: Planning and Archaeology (PPG16)

- 3.7 PPG16 identifies the importance of archaeological remains as irreplaceable evidence of the

development of our civilization. It sets out the Government's policy on archaeological remains on land and how they should be preserved or recorded. The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.

Planning Policy Guidance: Sport and Recreation (PPG17)

- 3.8 PPG17 places importance on public and private open space of public value. Local planning authorities are required to take into account the value of open space not only as an amenity, but also as a contribution to the conservation of the natural and built heritage of the area.

Regional Planning Guidance for the East Midlands

- 3.9 The Regional Planning Guidance (RPG) sets out proposals for the sustainable development of the region's economy, infrastructure, housing and land uses. The guiding principle is a sequential approach to finding land for most kinds of development.

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Leicestershire Structure Plan

- 3.10 The Leicestershire Structure Plan was adopted in 1994.
- 3.11 The Structure Plan's overall strategy aims to ensure that most new development is located where a realistic choice of transport is or will be made available (Strategic Policy 1). In Melton Borough, the main centre for new housing, employment, services and leisure development is Melton Mowbray (Strategic Policy 2). Where compatible with other policies, the Structure Plan encourages the fullest use of derelict, vacant and underused land and buildings for development to minimise the quantity of undeveloped land taken for development (Environment Policy 13).
- 3.12 The Structure Plan, in Environment Policy 1, indicates that measures will be taken to protect open land that is important to the form and character of the built environment from development and ensure additional open spaces are reserved and provided in new development. The Explanatory Memorandum makes it clear that this protection will apply to private as well as public land.

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Leicestershire, Leicester & Rutland Structure Plan

- 3.13 The Leicestershire, Leicester and Rutland Structure Plan (1996-2016) was placed ‘on-deposit’ in May 2000 and an Examination in Public was held in June 2001. The new Structure Plan will replace the Leicestershire Structure Plan upon adoption. The Structure Plan was to be adopted in August 2003, however the Secretary of State requested modifications, which meant that the plan could not be adopted as intended.
- 3.14 The Structure Plan establishes a sequential approach to the selection of land for development. Priority is given to previously developed land and buildings within the main towns, including Melton Mowbray (Strategy Policy 3A). It outlines the criteria to be taken into account in assessing the suitability of land for development, including: the accessibility of sites by non-car modes; the capacity of existing public transport and infrastructure; the physical constraints on land; the impact on natural resources, environmental and cultural assets; the viability of development; and, the need to secure a balance of land uses within the area (Strategy Policy 3B).
- 3.15 A full range of environmental policies is included within the Plan that seek to protect areas and features of historic, ecological or landscape importance including listed buildings, trees and woodlands.

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Melton Local Plan

- 3.16 The Melton Local Plan was adopted in June 1999. The Local Plan sets out detailed policies and specific proposals for the development and use of land which guide most day-to-day planning decisions.
- 3.17 The War Memorial Hospital lies wholly within the Melton Mowbray Town Envelope where development will normally be permitted [Policy OS1]. The principle of developing the site for a variety of land uses is acceptable, subject to the detailed criteria contained in the policy.
- 3.18 The Local Plan identifies the Parkland to the north of the hospital buildings as a Protected Open Area [Policy BE12]. This policy restricts built development unless it is associated with an existing use and would not harm the intrinsic character of the land. The land covered by this policy is illustrated on Plan 2.
- 3.19 The land adjacent to the River Eye is subject to flooding and consequently identified as part

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of the Essential Washland of the river [Policy UT3]. This policy restricts built development that could exacerbate flooding [see Plan 2].

3.20 The Listed Buildings on the site, and their setting, are protected by Policies BE5 to BE8.

Melton Local Development Framework

3.21 The Melton Local Plan is now becoming out of date, so the Council has decided to review it. The Government is replacing structure plans and local plans with local development frameworks. Therefore the new plan for Melton will be in a different format and prepared under new legislation. In preparing the new local development framework for Melton we are currently consulting local people and businesses on how they would like the borough to be developed. At the moment, the Melton Local Development Framework is at the very early stages of preparation and does not influence the contents of this Brief.

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Planning History

3.22 The planning history of the site is limited because much of the Hospital was built before the need for planning permission, and some development has benefited from Crown immunity from planning control.

Planning Reference:	Description	Borough Council Decision	Date
76/0679	PROPOSED HEALTH CLINIC	NO OBJECTION	24-2-77
81/0124	PROPOSED HEALTH CLINIC.	NO OBJECTION	10-06-81
90/0039	PROPOSED NEW HEADQUARTERS FOR SCOUT GROUP AND NEW WATER PARK.	REFUSED	1-10-90

Source: Melton Borough Council

- 3.23 Planning applications 76/0679 and 81/0124 were submitted for consultation under Crown exemption procedures and were for the construction of a health clinic within the grounds to the north of the hospital.
- 3.24 Planning application 90/0039 proposed the conversion of an existing railway building on the northern bank of the River Eye as a new scout headquarters. On the southern bank of the river, in the grounds of the hospital, it was proposed to construct a marina for rowing boats and canoes, a café, boathouse and car park. A bridge over the river and riverside walk was also included in the scheme. The Council refused the proposals because of the adverse impact on the parkland and the setting of the conservation area (the War Memorial Hospital itself does not lie in a conservation area).

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Development Constraints

Introduction

- 4.1 The aim of this Brief is to ensure, as far as possible, that the future use of the War Memorial Hospital site (including Warwick Cottage) will be in accordance with the current planning and environmental policies for the area. To ensure that a sustainable form of development takes place on the War Memorial Hospital the character of the site should be protected and the existing features of importance retained. This section identifies the main constraints on future development.

Listed Buildings

- 4.2 The former Wyndham Lodge is a Grade II listed building [see Plan 2]. It is described in the statutory list as:

Formerly Wyndham Lodge. Documentary sources say erected 1867 on site of old Wyndham Lodge but date stone 1874 on end chimney. Gabled C17 style. Coursed sandstone with double string course at 1st floor still and 1 above second floor. Triple gabled facade. 2 storeys and with attic light in outer gables. Centre has plaque in tympanum. Balustraded steps up to entrance, arched door with rusticated treatment, carved impost bands and band of low relief carving above entrance. 5 windows to centre part with mullions and transoms. West side ground floor has square bay with canted frieze above. East side recessed part has 2 windows, then further 3. West side has 1 window then modern additions.

- 4.3 The stable courtyard, fronting Ankle Hill, is also a Grade II listed building [see Plan 2]. It is described in the statutory list as:

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Later C19. Formerly stable courtyard to Wyndham Lodge. Coursed sandstone with slate roof. Entrance through arch under dripstone mould with blank plaque above and finial. 2 storey hipped western end wing. Gothic arched window with mullion. 1 storey wings flank gateway. Inside western wing of 2 storeys with bracketed eaves, slightly advanced centre gable, moulded stone stringcourse at 1st floor. 5 windows in all and loft door. 3 ground floor doors. Keystones. Late C19 glazing with adapted opening top lights.

- 4.4 The steps and balustrade in front of the main hospital entrance and the former garden walls to the east are also Grade II listed [see Plan 2].
- 4.5 These listed buildings are an important part of the heritage of Melton Mowbray and make a significant contribution to the character of the area. Any redevelopment scheme for the hospital will be expected to include proposals for the retention and re-use of these buildings. A building appraisal will be required to be undertaken to inform proposals for the re-use, alteration or demolition of listed and sensitive buildings on the site. Dependant on the details of the proposal there may be a need for additional recording.
- 4.6 It should be noted that all the listed buildings on the site are in a fairly poor condition and would benefit from a comprehensive repair and refurbishment programme. The stables in particular have suffered. One of the single storey wings was demolished in 1976 and the remaining building is now vacant and dilapidated. The steps and balustrade are suffering from dilapidation and parts of the boundary walls are suffering from erosion.
- 4.7 Local authorities have powers to take action where a historic building has deteriorated to the extent that its preservation may be at risk. The Council is keen to ensure that the listed buildings on the site do not continue to suffer dilapidation and erosion because of neglect and will use its powers to ensure their preservation.
- 4.8 The hospital building itself, former stable block, steps and balustrades and boundary walls all form an important group. The re-use of the buildings should not split the curtilage into smaller parcels in a way that would have an adverse effect on the overall complex.
- 4.9 Any proposed development will also need to ensure that the setting of these buildings is protected and enhanced.

Other Buildings of Interest

- 4.10 The main wards of the hospital, on the western side of the former Wyndham Lodge, are good examples of inter-war architecture. They are constructed from red brick with steeply sloping

plain tiled roofs. The structures are sympathetic to the listed buildings in terms of their siting, scale and design.

- 4.11 The Council considers that the buildings have potential for re-use and should be retained as part of any development scheme. Their removal as part of a wider scheme to enhance the setting of the former lodge may be acceptable but it should not be assumed that consent would necessarily be granted for new buildings of similar site coverage, scale and materials
- 4.12 The demolition of the modern structures between the main hospital building and the former stable block could enhance the setting of the listed buildings, but it is unlikely that redevelopment could be accommodated satisfactorily.

Landscape

- 4.13 A crucial part of the character of the site is the parkland landscape that surrounds the hospital complex. The combination of the sloping land and mature trees provide an important setting for the listed buildings within the hospital complex. In addition, the landscape contributes to the character of this section of the River Eye and the wider townscape.
- 4.14 Built development within the parkland would be likely to damage the special character of this area. Indeed the area to the north of the main hospital building is designated as a Protected Open Area in the Melton Local Plan, where policy BE5 applies [see Plan 2]. Any development proposals for the site should secure the long-term maintenance of this land and facilitate public access to the riverside in accordance with Policy R8 of the Local Plan. Any access paths adjacent to the watercourse should preferably be outside an 8m buffer of natural marginal and bankside habitat.

Important Tree Groups

- 4.15 The significant amount of mature trees within, and on the edge of the hospital site provide an attractive feature in this densely developed part of the town. The importance of the existing trees on this site cannot be over-emphasised, with many fine individual specimen trees and groups blending to create the overall landscape effect. A number of trees could be classified as Veterans and others are of impressive proportions. The main tree groups are:
- The belt of trees along the southern bank of the River Eye.

- The groups of trees in the parkland to the north of the hospital complex.
- The block of woodland to the south of the main hospital complex.
- The avenue of trees along the Ankle Hill road frontage.
- The avenue of trees along the footpath linking Ankle Hill and Dalby Road.

These trees are subject to a Tree Preservation Order and are illustrated on Plan 3.

- 4.16 In 1996 a comprehensive survey of the trees was undertaken on behalf of Melton Borough Council. The majority of trees at that time required certain works to be undertaken to improve their condition. It is likely that some have deteriorated since then and may require works as a matter of urgency.
- 4.17 Any development proposals should, as far as possible, retain trees in Category 1, 2 and 3 of the 1996 survey. Where the removal of trees is unavoidable replacement planting should be incorporated into the proposals. Replacement planting needs to be of native species, commonly occurring in the vicinity and of suitable characteristics to blend with and complement the existing species.
- 4.18 The process of developing such an important site needs to comply rigidly with the British Standard 5837:1991 Guide for Trees in relation to construction or any subsequent revision.

Ecology

- 4.19 The site is not subject to any ecological designations. However, it is important that any development proposals respect the wildlife interest of the site. In particular, there is a possible conflict between the use of the parkland as public open space and the continuity of the ecological value of the trees.
- 4.20 It is recommended that the new owners of the site devise and implement a management plan encompassing the needs of the public while not conflicting with the natural interest of the parkland. Guidelines are available from English Heritage on the methods of conserving ancient trees in sites open to the public.
- 4.21 A survey for bats and nesting birds in the roof spaces of all existing buildings and any tree to receive works should be undertaken.

Archaeology

- 4.22 The Leicestershire Sites and Monuments Record only identifies one known site in the area covered by this Brief: the foundations of the former bridge crossing the river west of the present Burton End Bridge. However, there is a high but un-clarified archaeological potential in the remainder of the site. Amongst others, there is potential for a) important buried remains associated with the possible former developments along the presumed early communication route southwards from the former bridge; b) highly important organic remains and palaeoenvironmental evidence along the entire northern edge along the flood-plain of the river; and c) other possible settlement or field system remains.
- 4.23 Where ground disturbance is unavoidable and assessment has revealed the presence of archaeological remains, any proposals should be accompanied by an appropriate scheme of archaeological investigation and recording, including provision for interpretation, conservation and storage of the archaeological archive.
- 4.24 To identify and clarify the archaeological potential of any development area, an archaeological assessment, comprising desk based assessment and if necessary trial trenching, should be carried out in accordance with the guidance given in Planning Policy Guidance Note 16: Archaeology and Planning.

Adjacent Land Uses

- 4.25 There are residential properties to the east and west of the site with a residential care home to the south. Any development proposals will need to respect the character of the adjoining area and safeguard the amenities of these properties.

Flood Risk and Surface Water Drainage

- 4.26 There must be no interruption to the surface water drainage system of the surrounding land as a result of operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively, and that riparian owners upstream and downstream of the site are not adversely affected.

- 4.27 There should be no discharge of foul or contaminated water from the site into either the groundwater system or any surface waters. Foul and contaminated water should be directed into the main foul sewerage system provided that adequate capacity for such additional flows is available.
- 4.28 Land adjacent to the river is identified as Essential Washland in the Melton Local Plan where Policy U2 applies. Re-development of the site should utilise sustainable urban drainage techniques in accordance with the requirements of PPG25. Such techniques should be used to ensure that the quantity and quality of run-off is controlled, both to prevent an increase in flood risk and a reduction in water quality.
- 4.29 Under the terms of the Water Resources Act 1991 and the Land Drainage Bylaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8m of the top of the bank of the river. It should be noted that the floodplain extends further than 8m from the top of the channel bank.

Section

5

Development Guidelines

Introduction

- 5.1 This section provides guidance on the appropriate type and form of development that could be accommodated on the site.

Land Use Principles

- 5.2 The use of the War Memorial Hospital site as a hospital can be lawfully continued by any new occupier. Indeed, the re-use of the buildings by a new occupier will not require planning permission provided that the use is within Class C2 (Residential Institutions) of the Use Classes Order 1987. Other uses that fall within the same use class include residential schools and colleges, and convalescent and nursing homes. Where the existing use is to be significantly intensified or materially changed, planning permission will be required in the ordinary way.
- 5.3 Warwick Cottage can be used as a single dwelling without further planning permission.
- 5.4 A wide range of alternative land uses would be acceptable on the site in land use planning terms. The following are examples:
- Office and Business uses [Classes A2 & B1];
 - Hotels and Hostels [Class C1];
 - Dwelling houses [Class C3];
 - Non-residential Institutions [ClassD1]; and
 - Public Open Space.

- 5.5 This list is not intended to be exhaustive and other land uses that respect the character of the site and the surrounding uses will be considered on their merits. Indeed, it is difficult to encompass all of the options that could sustain the long-term use and preservation of this historic group of buildings.
- 5.6 Notwithstanding the above, the following uses are unlikely to be acceptable:
- Shop [Class A1]: The site is unlikely to satisfy the Government’s sequential approach to selecting sites for new retail development as set out in Planning Policy Guidance on Town Centres and Retail Development (PPG6).
 - General Industry [Class B2], Distribution or Warehousing [Class B8]: Industrial activity is unlikely to be compatible with the surrounding uses and the local road network is unsuitable for heavy goods vehicles.
- 5.7 Whilst details of ownership are not expressly a planning matter, it is preferable for the whole complex to remain in single ownership. It is considered that this will benefit the future maintenance of the buildings and parkland and is therefore highly recommended. It is also recommended that an acceptable use is found which is capable of sustaining itself without the need for potentially damaging new development. The visual appearance of the site is likely to be detrimentally affected by physical subdivision by, for example, walls and fences. Any proposals which involve sub-division will only be acceptable where absolutely necessary and if this is to be the case it would have to be justified as part of any application.
- 5.8 Wyndham Lodge is a high quality building that is capable of accommodating a prestige hotel or headquarters office use. It also has potential for conversion to flats or a non-residential institution. The Stable Courtyard has potential for conversion for residential purposes, office accommodation or for a non-residential institution, such as a museum. However, proposals for redevelopment will not be accepted if they seek to significantly alter the fabric of these buildings.
- 5.9 The parkland area is not suitable for development. The land should be made available for informal recreation.
- 5.10 Warwick Cottage should be brought back into residential use. There may be potential for the erection of an additional dwelling on the site.

Highways

- 5.11 In conjunction with an appropriate planning application for the redevelopment of the site the applicants will be required to submit a traffic/transport assessment to identify the impact that a development might have on the local road network. Particular attention should be paid to the junctions of Ankle Hill with Burton Road, Warwick Road, Sandy Lane and Dalby Road.
- 5.12 If the levels of traffic generation by the development of the site will not be significantly greater than the existing use, there should not be any requirement for off-site highway works. However, any increase in traffic generation may give rise to the need for highway improvements.
- 5.13 Access to the site will be taken from Ankle Hill and must be designed and implemented in accordance with guidance provided by Leicestershire County Council. As far as is practicably possible and subject to appropriate improvements, the existing northern access should continue to be used and the southern access will need to be permanently closed to vehicular traffic.
- 5.14 Consideration should be given to the layout of new and improvement of existing access roads within the site in accordance with guidance provided by Leicestershire County Council. Where roads are proposed which are acceptable in terms of highway safety but do not meet Leicestershire County Council adoption standards, a management plan should be devised and implemented by the new owners which secures their continued maintenance. The design and layout of the roads will incorporate measures to calm traffic speeds and should be implemented in a way that should not put existing trees at risk.
- 5.15 The existing Warwick Cottage access is suitable for the re-use and limited development of this site.
- 5.16 Access for Fire Service vehicles must be maintained in accordance with Building Regulation Document B5.

Car Parking

- 5.17 Adequate space should be provided within the site to enable all vehicles to park and safely manoeuvre off the public highway and other communal roadways.

- 5.18 The site currently has 30-40 car parking spaces, which are located in front of the main hospital buildings.
- 5.19 In considering planning applications for the development of the site, Melton Borough Council will wish to ensure that car parking provision is made in accordance with its current car parking standards (see Appendix 1). The existing car park arrangements may not have sufficient capacity to accommodate the entire requirement associated with a new use(s).
- 5.20 Proposals for the site are expected to accommodate the car parking required in association with redevelopment within the existing built area. Wherever possible the parkland should not be used to provide additional parking capacity.
- 5.21 Developers should consider the safety and security of car parking areas and are referred to the Secured Car Parks Scheme, details of which are available through Leicestershire Constabulary's Architectural Liaison Officer.

Other Links

- 5.22 The existing public right of way along the southern boundary will be retained. Links from this footpath will be created in order to facilitate pedestrian access into the remainder of the site.
- 5.23 There is currently informal use of the parkland area by local residents. As part of the development of the site, additional pedestrian links will be provided alongside the River Eye and within the grounds. The proposed footpaths will be designed to enable disabled access into the site and should be routed clear of trees. This will not only avoid the risk of root damage but also provide users with a better appreciation of the landscape. It should be noted that there is a consented combined sewer outflow to the river in the vicinity of the proposed riverside walk.
- 5.24 The site may also make an important contribution to the National Cycle Network (route 64: Lincoln to Northampton). The route of a cycle-path across the parkland, linking the public right of way along the southern site boundary to the river, should be protected.

Amenity

- 5.25 The layout of the development on the site should ensure that the amenities of the existing residents are protected. Significant problems of overlooking or loss of privacy are not expected from the redevelopment of the hospital complex as there is a reasonable area of separation between existing dwellings and any buildings on the site that are likely to be redeveloped for housing.
- 5.26 A mixed-use development of the site will need to ensure a satisfactory standard of amenity for the future residents. Care will be required with layout of the development to ensure a satisfactory standard of daylight and privacy. In addition, the orientation of the buildings should take advantage of the high quality landscape creating an interesting outlook for the future occupants.

Security

- 5.27 It is widely acknowledged that the built environment can influence criminal behaviour with many committed offences being aided or occurring through designs that create opportunities for crime. By carefully considering the development at an early stage in its creation, the potential for unlawful activity can be reduced.
- 5.28 Planning applications will be assessed in order to determine a scheme's ability to reduce the risk of criminal activity, trespass, vandalism and litter through the adoption of appropriate measures at the design stage. Any new development should be designed to maximise this potential through appropriate layout design, boundary features and means of enclosure and to minimise detrimental effects on adjoining land or existing development.
- 5.29 Development will not be permitted which includes layout, design and landscape features that would make crimes easier to commit. Developers are advised to contact Leicestershire Constabulary's Architectural Liaison Officer.

Light Pollution

- 5.30 Lighting is needed for the safety of staff and visitors and for the security of the site. However, unsuitable lighting can cause problems of shadowing and intrusion by glare and dazzle.

5.31 Artificial light is not classed as ‘development’ and therefore does not require planning permission. However, the structures that contain the lights may require planning permission and therefore some limited control can be provided over new installations. By applying the following principles to such applications, it will be possible to achieve an attractive and safe night-time environment that minimises light pollution:

- All lighting should be the minimum necessary to be effective;
- Energy-efficient installations should be used wherever possible, with consideration given to the colour of this lighting. High-pressure sodium lights that generate a white light will be preferable to low-pressure sodium (orange) lights;
- Lighting should be designed to limit spillage above the horizontal plane and should be at a low height wherever possible;
- Floodlights should be directed downwards onto the target, rather than upwards towards the sky; and
- Baffles and shields should be installed to protect nearby residential properties from glare and dazzle.

Co-ordination

5.32 Once the hospital has been declared surplus to health care requirements, the site will be released for re-use. It is possible that it will be made available during April 2005. The parkland area will be made available for recreation as part of the re-use of the main complex.

5.33 Planning applications may be received for the whole site, or for individual buildings. In any event, Melton Borough Council will wish to ensure that the requirements of this Brief are met. In particular, if applications are received for individual buildings it will wish to ensure that the uses of the buildings are compatible and that the historic and architectural integrity of the listed buildings are maintained.

Other Considerations

5.34 The development of the main complex will facilitate the release of the parkland for recreation purposes. The PCT is prepared to transfer the ownership of this land to the Council, or other public body, as part of the redevelopment of the hospital complex. It is anticipated that a legal agreement for the transfer and subsequent maintenance of this land will accompany any grant of planning permission for the development of the hospital.

Section

6

Services

Water

- 6.1 Please contact Severn Trent Water.
- 6.2 Water supplies for fire-fighting purposes must be maintained/extended in accordance with Leicestershire Fire and Rescue Service Fire Prevention Advice Note FP/54.

Foul Drainage

- 6.3 Please contact Severn Trent Water.

Electricity

- 6.4 East Midlands Electricity advise that proposals to re-use the site may give rise to the need to improve the electricity supply infrastructure through the provision of a new substation.

Gas

- 6.5 Please contact Transco.

Telecommunications

- 6.6 British Telecom advises that there should be no serious problems in providing telecommunications services to any development on site.

Section

7

Other Information

Contacts

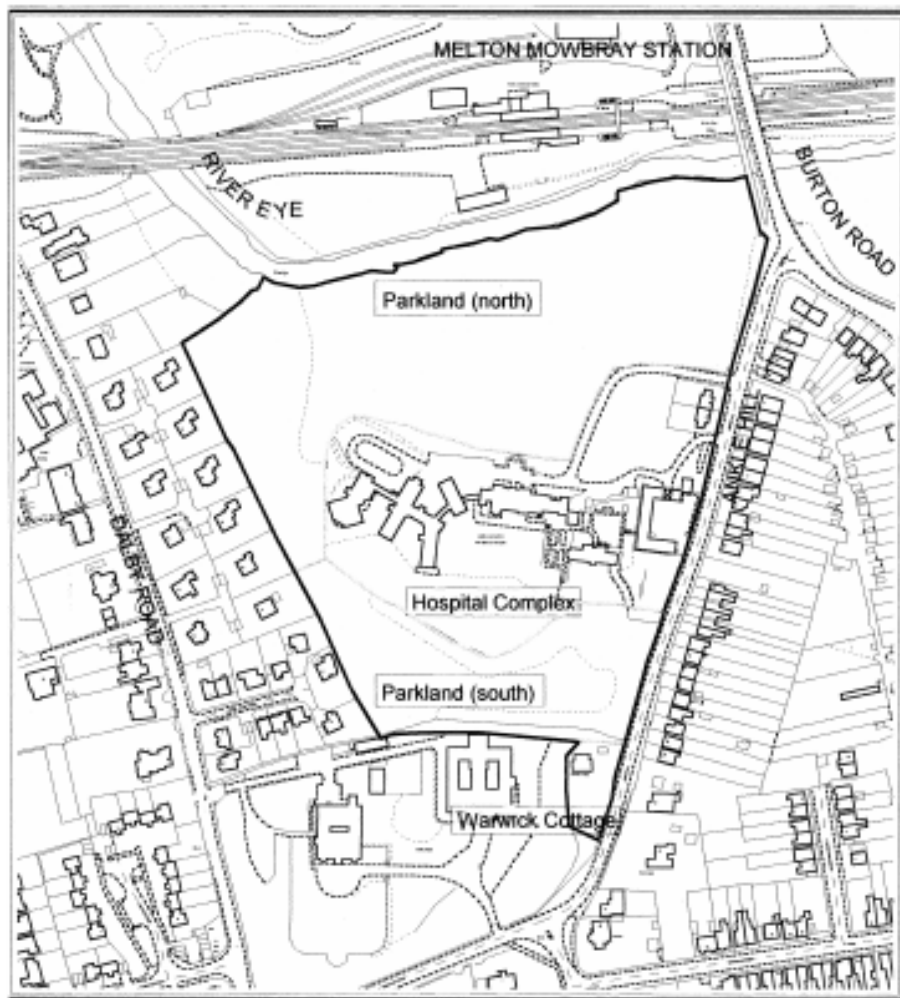
<p>Melton Borough Council Colin Wilkinson Head of Policy and Performance Melton Borough Council Council Offices Nottingham Road Melton Mowbray LE13 OUL Telephone 01644 502380</p>	<p>Melton & Rutland PCT Lynda Cox Capital & Commissioning Manager Melton & Rutland PCT St Mary's Hospital Thorpe Road Melton Mowbray LE13 1SJ Telephone 01644 843330</p>	<p>Michael Courcier & Partners Michael Watts Director Abbey House 32 Booth Street Manchester M2 4QP Telephone 0161 237 7385</p>	<p>Leicestershire County Council-Ecology Unit Jane McPhail Project Officer, Natural Life Holly Hayes Environmental Resources Centre 216 Birstall Road Leicester LE4 4DG Telephone: 0116 267 1950</p>
<p>Leicestershire County Council - Archaeology Diane Walls Senior Archaeologist Heritage Services Leicestershire County Council Suite 4, Bridge Park Plaza Bridge Park Road Thurmaston LE4 8BL Telephone 0116 2645813</p>	<p>Leicestershire Fire and Rescue Service ADO K Pearson Commander Operations Fire and Rescue Service Headquarters Anstey Frith Leicester Road Glenfield Leicester LE3 8HD Telephone: 0116 287 2241</p>	<p>Leicestershire Constabulary Stewart H Bradshaw Force Architectural Liaison Officer Leicestershire Constabulary Police HQ St. Johns Narborough Leicester LE9 5BX Telephone: 0116 222 2222</p>	<p>Environment Agency Erica Marshall Area Customers Service Manager Lower Trent Area Trentside Offices Scarrington Road West Bridgford Nottingham NG2 5FA Telephone 0115 945 5722</p>
<p>British Telecom PJ Thorpe Access Forecasting Manager PP L3D Cardinal ATE 32-34 Humberstone Road Leicester LE5 0AQ Telephone: 0116 238 2828</p>	<p>East Midlands Electricity Mike Ward Network Business East Midlands Electricity Tritton Road Lincoln LN6 7RS Telephone 0845 303 3070</p>	<p>Severn Trent Water Ltd David Allin Severn Trent Water Ltd Gorse Hill Anstey Leicester LE7 7GU Telephone: 0116 234 0340</p>	<p>Transco John Vogt Transco Belvoir District PO Box 563 Aylestone Road Leicester LE2 7YP Telephone: 0116 223 3132</p>

Plan

1

**Location Plan showing site
Components**

**WAR MEMORIAL HOSPITAL, MELTON MOWBRAY
ADOPTED DEVELOPMENT BRIEF**



PLAN 1: Site Plan showing site components

Scale 1:2500

Site Boundary ————

Site Components ————



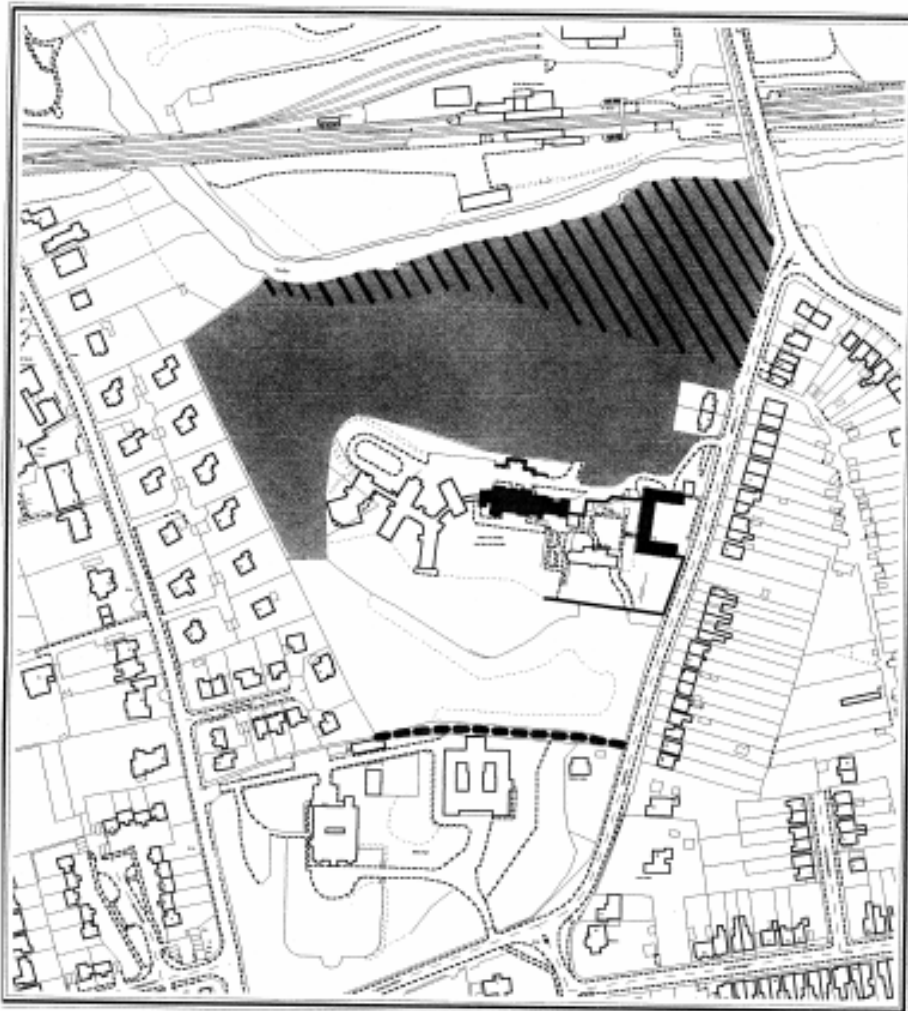
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Plan

2

**Listed Buildings,
Protected Open Area and
Essential Washland**

**WAR MEMORIAL HOSPITAL, MELTON MOWBRAY
ADOPTED DEVELOPMENT BRIEF**



**PLAN 2: Listed Buildings, Protected Open Area
and Essential Washland**

Scale 1:2500

Protected Open Area



Listed Buildings



**Melton
Borough
Council**

Essential Washland



Footpath, E15



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**WAR MEMORIAL HOSPITAL, MELTON MOWBRAY
ADOPTED DEVELOPMENT BRIEF**

Plan

3


**Trees Protected by a
Tree Preservation Order**

**WAR MEMORIAL HOSPITAL, MELTON MOWBRAY
ADOPTED DEVELOPMENT BRIEF**



PLAN 3: Tree Preservation Order

Scale 1:2500

Position of Trees 



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Appendix

1

Extract from Melton Borough Council's Revised Parking Standards*

The Parking Standards

The principal aim of the Council's Parking Standards is to provide for sufficient on-site car parking that is consistent with the need to achieve a reduction in the use of the private motor car in accordance with Government advice. The Standards are therefore designed to control the amount of on-site car parking for most new development and to make development sites more accessible to visitors using alternative modes of transport. The Council's approach involves a combination of:-

- reduced on-site car parking requirements (as measured against a Full Car Parking Standard); and
- the provision of new or improved facilities for alternative modes of transport that are financed mainly through developer contributions.

The mix of on-site parking provision and developer contributions for each site will be determined by the application of land use related minimum and maximum parking levels. A developer's contribution will be calculated on the difference between the number of approved on-site car parking spaces, and the number normally required by the Full Car Parking Standard shown in the centre column of the Table of Standards.

The availability of public transport and facilities for alternative modes of transport to the private car vary considerably throughout the Borough so that uniform car parking levels are not appropriate. Four concentric zones have been identified in the Borough where different minimum and maximum car parking levels will apply according to the "transport accessibility" of each zone.

The War Memorial Hospital lies in Zone 2 where developers are required to provide between 50% and 90% of the Full Car Parking Standard as shown in the Table of Standards below.

Provision will not be less than the maximum levels where a development could endanger highway safety, adversely affect traffic management or generate on-street parking to the detriment of visual amenity.

Developer Contributions

The principle of developer contributions forms an important part of the Standards. The contributions will be required for the improvement of public transport services and facilities, new and improved cycling and walking facilities and other ways of improving access to the development site.

The Council will prepare a local transport plan to include a programme of works to improve facilities for alternative modes of transport in the Borough. These facilities will vary in type, cost and programming and will not necessarily be linked specifically to a development site.

A developer's contribution will normally be calculated on the difference between the number of on-site car parking spaces approved by the Council and the number required by the Full Car Parking Standard at the rate of £1,384 per parking space. This contribution is based on the cost of a countywide, any-time bus pass for a two-year period. This figure will be subject to review.

The Council may consider developer contributions in the form of works to improve facilities for other modes of transport to a site or the provision of subsidised transport at a cost that is no less than the contribution calculated by the Standard.

Developer contributions will be subject to a legal agreement under Section 106 of the Town and Country Planning Act 1991.

Car Parking Space Dimensions

5.0m x 2.5m x 2.0m (headroom)

Access aisles shall be 6.0m in width. In a development of 50 or more car spaces the length of spaces may be reduced to 4.0m for 10% of parking bays for small cars only.

Disabled Parking

The following provisions shall be included within any total provision in accordance with the following standards.

Total Spaces	Disabled Provision (Minimum)
10 -20	1 space
21 - 40	2 spaces
41 - 60	3 spaces
61 - 80	4 spaces
81 -100	5 spaces

Thereafter 5% rounded up to the nearest whole number to a maximum of 10 spaces.

Disabled spaces should be as close as possible to any entrance/exit points of buildings and reserved solely for disabled parking. Adequately designed access arrangements should be provided into buildings.

Disabled Parking Space Dimensions

3.6m x 5.0m or of standard size plus a 1.2m strip to one side (can be shared between 2 bays).

Bicycle Parking

In achieving its aim to see a reduction in car use and encourage travel by other more sustainable modes of transport, the Government wishes to promote the use of the bicycle for short trips.

PPG13 "A Guide to Better Practice" advises that secure bicycle parking facilities should be included in all new developments at rates that encourage greater use.

The Parking Standards therefore include bicycle parking at a standard rate of 10% for employees plus other visitor parking at rates applicable to particular land uses. The full Bicycle Parking Standard will apply to all zones.

* Extract from Melton Borough Council's Revised Parking Standards amended to relate specifically to the War Memorial Hospital site.

Table of Standards

LAND USE CLASS	FULL CAR PARKING STANDARD	BICYCLE PARKING STANDARD
CLASS 2: FINANCIAL & PROFESSIONAL SERVICES		
100sq m and over	1 space / 35sq m	1 space / 200sq m + 1 space / 10 employees (min 1 space)
CLASS A3: FOOD & DRINK		
Restaurants, Public Houses & Licensed Clubs (Public Area only)	1 space / 4sq m + 1 staff space / 40 seats or 40sq m	1 space / 10 employees (min 1 space)
CLASS B1: BUSINESS		
Offices, R & D, and Light Industry	1 space / 50sq m servicing by agreement	1 space / 200sq m + 1 space / 10 employees (min 1 space)
CLASS C1: HOTELS		
Hotels	1.1 space / bedroom + provision for public bar / restaurant area as Class A3	1 space / 10 employees (min 1 space)
CLASS C2: RESIDENTIAL INSTITUTIONS		
Nursing Homes & Residential Homes for the Elderly	0.25 space / bedroom +1 space / staff member on site	1 space / 10 employees (min 1 space)
CLASS C3: DWELLINGHOUSES		
With 4 or more bedrooms	3 spaces (min)	Nil
With 3 or less bedrooms	2 spaces (min)	Nil
Flats with 2 bedrooms or less with communal parking	1.5 spaces / flat	Nil
Dwellings with off-site warden assistance	1.25 spaces / dwelling	1 space / 10 employees (min 1 space)
(On-site warden controlled dwellings	0.33 spaces / dwelling + 1 space / warden accommodation	1 space / 10 employees (min 1 space)
CLASS D1: NON RESIDENTIAL INSTITUTIONS		
Surgeries & Clinics	1 space / staff member + 2 spaces / consulting room	1 space / 10 employees (min 1 space)
Conference Centres	1 space / 1.5 seats (fixed) or 1 space / 3sq m in other instances	1 space / 40 employees (min 1 space)
Exhibition Halls	1 space / 6sq m	1 space / 40 employees (min 1 space)
Primary Schools	1.33 spaces / staff member	1 space / 20 staff + 1 space / 30 pupils
Secondary Schools	1.33 spaces / staff member	1 space / 20 staff + 1 space / 5 pupils
Day Nurseries	1.33 spaces / staff member	1 space / 10 staff (min 1 space)
CLASS D2: ASSEMBLY & LEISURE		
Places of Assembly	1 space / 10sq m	1 space / 40 seats (min 1 space)

Appendix

2

Extracts from Melton Local Plan

Development within Village and Town Envelopes (Policy OS1)

Planning permission will only be granted for development within the Town and Village Envelopes shown on the Proposals Map where:

- a) The form, character and appearance of the settlement is not adversely affected;
- b) The form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality;
- c) The proposed use would not cause loss of amenity by virtue of noise, smell, dust or other pollution;
- d) The development would not have a significantly adverse effect on any area defined in policy BE12 or other open areas, the historic built environment or buildings and structures of local importance or important landscape or nature conservation features including trees;
- e) The development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity;
- f) Requisite infrastructure, including such facilities as public services, is available or can be provided;
- g) Satisfactory access and parking provision can be made available;
- h) The design, layout and lighting of the development minimises the risk of crime.

Protected Open Areas (Policies BE12)

Planning permission will not be granted for development within any area shown on the Proposals Map as a Protected Open Area except where a proposal is in conjunction or associated with an existing use and the development would not adversely affect the intrinsic character of the area.

Development in Washland Areas (Policy UT2)

Planning permission will not be granted for development within Essential Washland Areas shown on the Proposals Map which could exacerbate flooding.

Total or Partial Demolition of a Listed Building (Policy BE5)

Development involving the total or partial demolition of a Listed Building, including any features of special architectural or historic interest which contribute to the reasons for its listing, will only be permitted if all the following criteria are met:

- a) It is not practicable to continue to use the building for its existing or a previous purpose;
- b) There is no other viable use for the building;
- c) The character and appearance of the Listed Building will be improved by partial demolition or demolition of features within its setting; and
- d) Demolition and the creation of a cleared site will not cause harm to the setting of any other Listed Building, the character of the street scene or the character of a Conservation Area.

If, exceptionally, permission is given to demolish a listed building so that development of the site may take place, permission will be subject to a condition that demolition is not carried out until planning permission has been granted and a contract let to carry out the redevelopment scheme.

Extensions or Alterations to a Listed Building (Policy BE6)

Development involving proposals to extend or alter a Listed Building, or any feature of special architectural or historic interest which contributes to the reasons for its listing will not be permitted unless it would preserve the building, its setting and any features of special architectural or historic interest the building possesses.

Change of Use of a Listed Building (Policy BE7)

A change of use of part, or the whole, of a Listed Building will be granted permission if its character and features of special architectural or historic interest would be preserved or enhanced. Proposals for a change of use should incorporate details of all the intended alterations

to the building and its curtilage, to demonstrate the effect on its appearance, character and setting which should either be preserved or enhanced.

The Setting of a Listed Building (Policy BE8)

Planning permission will not be granted for development which would adversely affect the setting of a Listed Building.

