Steve Atkinson MA(Oxon) MBA MioD FRSA
Chief Executive

Please Ask For: Tracy Miller
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Your Ref:
Our Ref: 11/00029/OUT
Date: 10 June 2013

Hinckley & Bosworth Borough Council

A Borough to be proud of

Ms R Astle
Chairperson
Desford Medical Centre PPG
(Friends of Desford Surgery)
DESFORD
Leicestershire, LE9 9GS

Dear Ms Astle

RE: Healthcare provision for Desford, Bellways Development

Further to your letter dated 23 May 2013, I have been requested by Bill Cullen, Chief Executive of Community Services to provide you with the rationale as to why the request for financial contributions towards health care did not meet the CIL compliance tests and for clarity over the reporting of the request.

In order for requests for financial contributions to be applied to developments they must meet with the requirements laid down in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL). The 3 tests within Regulation 122 are:

(a) necessary to make the development acceptable in planning terms;
(b) directly related to the development; and
(c) fairly and reasonably related in scale and kind to the development.

In respect of the request received it was considered for the following reasons that tests a) and c) were not met:

a) The PCT has rated the Desford practice premises GREEN, reflecting the fact that it is a recent development with a good standard of accommodation. They stated that there are 3500 registered patients. The proposal is for 135 houses. It is not clear how many additional patients would be created as a result of the development or how many would fall off the register as a result of moving away or dying. The response was a fairly generalised appraisal of the impact of development and did not include specific details of estimated impact of this development. Furthermore it did not identify proposals to deal with any impact. As such it is considered that the request did not demonstrate that it was necessary to make the development acceptable in planning terms.

From Monday 17 June 2013 our new address will be: **The Hinckley Hub • Rugby Road • Hinckley • Leics LE10 0FR**

c) It is difficult to say whether the contribution amount requested is fair and reasonable without some detail of the anticipated impact. As such it is considered that the request did not demonstrate that it fairly and reasonably related in scale and kind to the development.

In terms of the reporting of the PCT comments, the application was reported to planning committee on 21 June 2011. The PCT comments were received by the Authority on 2 August 2011 and therefore too late to be reported initially. When the application went back to committee on 16 August the comments were reported and Members were advised they were not CIL compliant.

I trust this information is of assistance to you.

Yours sincerely



Tracy Miller
Development Control Manager