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8th October 2024

Christopher Brown
Planning and Building Control
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Dear Mr Brown

We have recently been approached by Savills, who are working on behalf of David Wilson homes (DWH) who are seeking planning permission and propose a residential development of 200 plus houses on the land north of Barlestone Road, Newbold Verdon, directly opposite from the Medical Practice. DWH are suggesting they gift the land for a nominal fee of £1, which apparently wont lead to any implications regarding S106 funding in the future.

Newbold Verdon Medical Practice was built 1997 and currently supports 11,648 patients (this excludes the recently approved residential scheme off Brascote Lane for 239 dwellings). To accommodate our existing patients as well as those from the Brascote Lane development and the proposed DWH development, the safeguarding land being proposed by DWH would potentially enable a new Practice to be built which would be sufficient to accommodate the needs of our patients.

Whilst the Partners of the medical practice may be keen to explore this venture and engage with DWH, they are not prepared to invest financially into the new property. This therefore leads to unanswered questions mainly,

1. Who will fund the new build, including fixtures & fixings?
2. What would happen to the current property owned by the Partnership?
3. As well as DWH we would expect the council to support conditions on any planning permission with appropriate S106 contributions

In summary, DWH's offer of safeguarding land for the relocation of Newbold Verdon Medical Practice is in principle supported by the practice and its partners. Ultimately, however, our main priority is to continue to meet the needs of our

patient population and provide an excellent service despite the limited space we currently find ourselves working in.

Yours sincerely

K A Spaul

Dr Spaul

Signed on behalf of the GP Partners of Newbold Verdon Medical Practice