Leicestershire County and Rutland Community Health Services

Facilities Management Services
25 Warren Park Way
Enderby
Leicester
LE19 4SA

Hinckley and Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

DEVELOPMENT SERVICES
15 JUN 2010
15 JUN 2010
RECEIVED

11th June 2010

FAO Mr Richard Wright

Dear Richard

APPLICATION FOR S106 HEALTHCARE CONTRIBUTION
APPLICATION REF: 10/00381/OUT
PROPOSAL: PROPOSED DEVELOPMENT OF 62 NEW DWELLINGS
LOCATION: LAND SOUTH OF 26 – 28 BRITANNIA ROAD, BURBAGE

Thank you for your notification letter dated 28th May 2010 regarding this resubmitted application. Our requirements for a healthcare contribution have not changed since the last application (09/00915/OUT) but I have reiterated them in this letter. I am now able to provide an actual contribution figure as the developer has now provided housing mix information and I enclose this towards the end of this letter.

The role of the Leicestershire County and Rutland Primary Care Trust (the Trust) is to ensure high quality, effective and appropriate health services are delivered, to improve the public health of Hinckley and the surrounding area.

The population of Leicestershire and Rutland experience above national average health, with a few areas which could be described as seriously disadvantaged. However, detailed "health needs" analysis shows significant differences across Leicestershire and Rutland. Set out below is some of the ways in which the Trust provides healthcare;-

Providing community services ourselves, through

Community hospitals
Health centres
Health visiting, therapy and community nursing
Minor injury units and a NHS Walk-in Centre

Contracting with independent primary care contractors

GPs, dentists, pharmacists and optometrists

Contracting specialist healthcare services

Acute hospital care,
Mental health and learning disabilities services
Ambulance services

The Trust is responsible for a population of 677,900 who live mainly in the geographical area represented by Leicestershire and Rutland County Councils. While the population as a whole is set to increase by 2.5% by 2012, the number of people aged 65 and over is set to increase by 12.9%. As the population gets older there will inevitably be a rise in the number of people suffering from age-related conditions who need greater health and social care requirements.

Between 2008 and 2012 the number of people suffering from common, long-term conditions is predicted to rise as follows: coronary heart disease (8.25%), stroke (8.77%), chronic obstructive pulmonary disease (8.29%), dementia (9.9%) and cancer (8.29%).

For a development to be successful and sustainable, health is one of the important considerations, not just the provision of healthcare but the environment of the development, the facilities available, employment opportunities etc, and these things are considered where a health care contribution is being requested.

In view of the above statistics, and the increased population this development will inevitably bring about, the Trust operationally is currently re-aligning its service delivery objectives to meet the government's targets and developers aspirations of a significant increase in new residential developments across Leicestershire. The Trust to meet these initiatives within this area, of which this development forms part, continues to re-align its objectives and service delivery programmes at all of the care environments in and around the Hinckley area.

The proposed planning application of sixty two dwellings will clearly have an impact on local health services

The Trust is committed to improving local GP services by responding to the requirements of all local GP's. Burbage does have a GP Practice on Tilton Road, Burbage. As this practice is relatively close to the proposed development it is likely residents will seek to register at this practice. This area of Burbage does fall within the catchment area of the practice.

The Trust in this instance, would seek to secure a capital contribution from this development and ensure the money is directed towards the above practice or other local Hinckley practices if further development of the Burbage practice was not possible. In so doing the Trust seeks to meet the objectives stated above to continue to provide a quality health care environment for the local community. The NHS is encouraged to offer appropriate choices to patient groups where possible locally.

In this case I would apply a "per dwelling" contribution based on the below figures.

One and Two bedroom properties - £583 / dwelling
Three and Four bedroom properties - £1167 / dwelling
Five bedroom plus properties - £1750 / dwelling

The amounts requested for the different housing types were calculated on a cost basis reflecting the need to increase the size of healthcare accommodation periodically to cope with increased populations and/or re model existing layouts. The "per dwelling" contribution itself has been widely accepted with developers and local authorities over the past couple of years. The amounts have been adopted and are published in the Leicestershire County Council document titled "The Statement of Requirements for Developer Contributions in Leicestershire" pages 35 – 37.

Although this is an outline application the developer has provided the housing mix information. Therefore I can confirm the Trust seek a healthcare contribution of £64,178 based on the housing mix submitted. Should this mix alter in the future the Trust reserve the right to recalculate our requested contribution accordingly.

The Trust will in addition continue to work with all local care providers within the immediate vicinity of the development to ensure the provision of health related services are delivered to the local residents of this proposal.

Yours sincerely,



Steve Woodier
Property Surveyor