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Friday, 09 June 2023

Dear Mr Hunter,

**REF: APP/X2410/W/23/3316574 - EVIDENCE IN SUPPORT OF PREVIOUS CONTRIBUTION REQUEST**

In response to your letter dated 27<sup>th</sup> May 2023 regarding the above, and the subsequent email from Sarah Shuttlewood on 2<sup>nd</sup> June, please find comments below.

Firstly I would wish to say that you sent the proof of evidence at a very late stage meaning that resources have been stretched in responding to the appeal against the contribution mitigating the detrimental impact that this proposed development will create on the local health services.

Our further submission, 'Rebuttal Proof of Evidence' was sent to the Planning Inspector via email on 2<sup>nd</sup> June 2023 (copied to Liam Ward, Charnwood Borough Council.) I would assume that you would have been sent the document by Liam Ward, and that it will, in part, answer the questions you raised.

*Qi. Do you assume that 100% of the residents that you expect to be located on the development site will utilise one of the two closest GP Surgeries closest to the development site (The County Practice, and The Jubilee Medical Practice);*

A. Please see 'Rebuttal Proof of Evidence'

*Qii. You state that the current medical centres are "up to their capacity" but do not provide any detail to back up this assertion. Are you able to provide any data that proves this statement?*

A. Please see 'Rebuttal Proof of Evidence'

*Qiii Where is the planning obligation requested to be allocated? The most recent drafting of the Section 106 seen by the Appellant does not include a specific scheme with which the funding will be utilised, which makes establishing whether the funding will be directly related to the development site difficult to prove;*

A. Please see Section 106 Schedule 2 – this is contained in the latest draft of the S106.

*Qiv. How big are the current facilities and by how much are you planning to expand either of them;*

- A. The practices are both located in the Syston Health Centre, which is approximately 1,000sqm. The practice each occupy approximately 350-400sqm. Extra space to be created by way of an extension or reconfiguration of the existing premises in accordance with the space needed (as demonstrated in the responses from the ICB) arising from the proposed development.

*Qvi. The Inspector of the neighbouring Sileby Appeal (APP/X2410/W/21/3287864) found planning obligations towards additional Healthcare provision did not meet the tests of CIL Regulation 122 (2). Can you confirm what makes this application different from the Sileby development?*

- A. The ICB has provided further evidence on the points that the Inspector considered that the request was not CIL compliant. The additional patients generated by this proposed development will create significant impact on the already stretched health care services in this local area. As explained in the Rebuttal Proof of Evidence the extended hours are already implemented and the capacity to cater for the additional patients arising from this development is by way of additional consultation space by refiguring the space available or extending the existing premises and this is reflected in s106 agreement.

I trust this is of use to you,

Yours sincerely



Lorna Simpson,  
Head of Strategic Estates