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Palmer, Karen

From: Aarti O'Leary [REDACTED]
Sent: 18 June 2010 17:06
To: Planning.Helpdesk
Cc: James Lawson; Talbott Stephen (5PT) Suffolk PCT
Subject: FAO: Rona Hopkinson RE: Consultation Response of Suffolk Primary Care NHS Trust to application ref: SE/09/1283

Application Reference SE/09/1283 – Land at North West Haverhill – Application for Mixed Use Development including Residential, Primary School, Local Centre, etc

FAO Rona Hopkinson

We act for Suffolk Primary Care NHS Trust (The Trust) who have previously been consulted on this application for major housing development.

From an initial review of Section 16 of the applicant's Environmental Impact Assessment (EIA) concerning 'socio economic issues', it is evident that the likely impact of the projected population increase (2,714 persons) upon health care infrastructure and funding has not been adequately assessed. The findings of the EIA which suggest that the development would have a 'negligible impact' upon health care service provision is therefore unfounded as the methodology used is both invalid and ineffective.

The Trust therefore raise a '**HOLDING OBJECTION**' to the proposal on the grounds that the likely impact upon health care infrastructure and funding has not been assessed, and the level of mitigation in the form of necessary capital and revenue funding to be secured through a Section 106 planning obligation cannot yet be determined. The proposals are therefore considered to conflict with development plan provisions as the proposal has not proven that the proposals deliver sustainable development.

The Trust have been liaising with the applicant and note that there are concerns over the approach taken to calculate the potential developer contribution for health care, which previously employed a methodology developed by the Healthy Urban Development Unit (HUDU). In the light of this the Trust are content to adopt an alternative approach based on the identification of an appropriate health catchment area and associated GP capacity, along with an indication of the likely funding required to mitigate the cost of any new GP floor space required and the cost of the new patient registrations arising. Once a Health Impact Assessment has been prepared it will be circulated as part of a further consultation response on the application, and would form the basis of further discussions with the applicant.

We look forward to working with the Council and applicant in order to secure an appropriate financial contribution to reasonably mitigate the impact of the development (through a Section 106 obligation), at which time the objection would be withdrawn.

Your acknowledgement of this email would be appreciated.

Yours sincerely

Aarti O'Leary BA (Hons), MA (Merit)
Lawson Planning Partnership
884 The Crescent
Colchester Business Park
Colchester
CO4 9YQ

[REDACTED]

21/06/2010