**This is a summary of the Trust’s consultation response to the planning application ref: 21/01830/FUL in relation to the construction of Land West Of Hither Green Lane Redditch Worcestershire B98 9AZ**

**Introduction**

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The creation and maintenance of healthy communities is an essential component of sustainability as articulated in the Government’s National Planning Policy Framework, which is a significant material consideration. Development plans have to be in conformity with the NPPF and less weight should be given to policies that are not consistent with the NPPF. Consequently, local planning policies along with development management decisions also have to be formulated with a view to securing sustainable healthy communities. Access to health services is a fundamental part of a sustainable healthy community.

**Worcestershire Acute Hospitals Trust**

As the attached document demonstrates, Worcestershire Acute Hospitals NHS Trust (the Trust) is currently operating at full capacity in the provision of acute and planned healthcare.

It is further demonstrated that this development will create a potentially long-term impact on the Trust’s ability to provide services as required.

The Trust’s funding is based on the previous year’s activity it has delivered subject to satisfying the quality requirements set down in the NHS Standard Contract. Quality requirements are linked to the on-time delivery of care and intervention and are evidenced by best clinical practice to ensure optimal outcomes for patients.

The contract is agreed annually based on previous year’s activity. The Trust is unable to take into consideration the Council’s housing land supply, potential new developments and housing trajectories when the contracts are negotiated. Further, the following year’s contract does not pay previous year’s deficit retrospectively. This development creates an impact on the Trust’s ability to provide the services required due to the funding gap it creates. The contribution sought is to mitigate this direct impact.

**CIL Regulation 122**

The Trust considers that the request made is in accordance with Regulation 122:

*“(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—*

*(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.”*

**S 106**

S 106 of the Town and Country Planning Act 1990 (as amended) allows the Local Planning Authority to request that a developer contribute towards the impact that a development creates on the services. The contribution in the amount of £153,253.44**,** sought will go towards the gap in funding created by each potential patient from this development. The detailed explanation and calculations are provided within the attached document.

Without the requested contribution, access to adequate health services is rendered vulnerable thereby undermining the sustainability credentials of the proposed development due to conflict with NPPF and Local Development Plan policies as explained in the attached document.

**Worcestershire Acute Hospitals NHS Trust**

04 March 2022