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Dear Mr Quaille

Re: Planning Application Consultation 6/2017/0550/MAJ

Proposed development at: Plot 6000 Land adjacent to Porsche Garage Hatfield Avenue Hatfield Business Park Hatfield AL10 9UA

Proposal: Erection of a 75 bed elderly care home development (C2) with 20 parking bays and associated landscaping.

NHS England and East & North Herts Clinical Commissioning Group have now had an opportunity to review the impact of this proposed development on local health provision.

Should this development of up to 75 bed elderly care home go ahead, it will create circa 75 new patient registrations.

Despite premises constraints GP Practices are not allowed to close their lists to new registrations without consultation with, and permission from, the Commissioning Team of NHS England. Even when surgeries are significantly constrained NHS England would not wish an individual patient to be denied access to their nearest GP surgery. Patient lists are therefore only closed in exceptional circumstances.

However, when a large number of new dwellings and registrations is planned the preferred option is to try and find a way to absorb those significant demands upon surgeries by providing additional resources, e.g. re-configuring, extending or relocating the practice to provide sufficient space to increase clinical human resources and clinical services and thus keeping the patient lists open. A developer contribution under these circumstances is considered fair and reasonable.

'Constrained' means a practice working to over-capacity for the size of their premises and the clinical space available to provide the required services to their patients. A Practice in this situation would usually need to be re-configured, extended or even relocated to absorb a significant number of new registrations.

Patients are at liberty to choose which GP practice to register with as long as they live within the practice boundary and NHS England cannot prescribe which surgery patients should attend. However the majority of patients choose to register with the surgery closest and/or most easily accessible to their home for the following reasons; quickest journey, non-car dependent (public transport or walking distance), parking provision if a car journey is necessary, easy access during surgery hours, especially for families with young children and for older adults.

For the above reasons a S106 contribution is requested to make this scheme favourable to NHS England.

Please note that our calculations below are based purely on the impact of this development, based on the number of dwellings proposed and do not take into account other development proposals in the area. These figures do not take into account the fact that patient in a care home tend to be high users of healthcare services, due to their age and likelihood and multiple long term conditions.

Below is the calculation of the contribution sought based on the number of dwellings proposed, for GMS provision:

75 beds at £621 per dwelling =£46,575

As well as the importance of a 106 contribution for GMS, it is also vital to consider the impact of developments and additional residents on community, mental and acute healthcare.

Based on recent cost impact forecasting calculations, the potential cost impact of these developments going ahead on community and mental healthcare could be as follows

Mental Health costs:

75 beds x £194.46 = £14,584.50

Acute costs:

75 beds x £2214.46 = £166,084.50

Community healthcare costs:

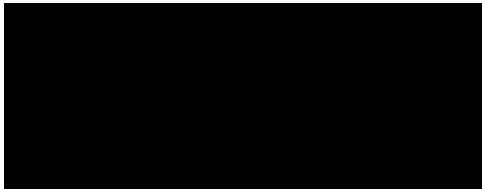
75 beds x £182.03 = £13,652.25

Total mental health, acute and community costs requested for development = £194,321.25

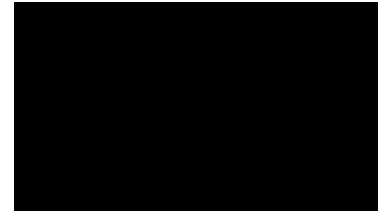
Practices in Hatfield have raised concerns about the high numbers of residential care and nursing homes in Hatfield and the consequent impact on their workload. They are concerned about their ability to take on additional ward rounds and meet the needs of these new patients without jeopardising the care of existing patients.

The CCG and NHSE are keen to work with the developer to ensure that local healthcare services have sufficient investment to meet these additional needs of existing patients.

Yours sincerely



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(Please note that I work three days each week,
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