

Hi Mark,

[REDACTED]

I understand that you've been waiting to hear back on a couple of applications that are going to committee tomorrow – please do accept our delay in responding, we now have the information that was requested and would be grateful if it was possible for this to be considered. Please kindly note that the mental health response below sits true for both 6/2017/0550/MAJ – proposed development at plot 6000 Land adjacent to Porsche Garage Hatfield Avenue Hatfield Business Park - Erection of a 75 bed elderly care home development as well as application 6/2017/1194/MAJ, Proposed development at: 98-102 Great North Road Hatfield AL9 5DB for the erection of 24 retirement living units (category II sheltered housing).

The information that you've requested is below highlighted in **green**.

Many thanks,

Emily

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Working days: 8am – 5pm every Wednesday and Thursday and alternate Mondays and Fridays

From: Mark Peacock [<mailto:m.peacock@welhat.gov.uk>] **On Behalf Of** Planning
Sent: 18 September 2017 17:11
To: Fogden Sue (06K) NHS East and North Hertfordshire CCG
Cc: Hart Maryla (06K) NHS East and North Hertfordshire CCG
Subject: RE: 6/2017/0550/MAJ response

Dear Sue and Maryla

Thank you for your letter dated 12 July 2017 (received 2 August 2017) requesting planning contributions towards primary care, mental health, acute and community healthcare costs. This request has similarities to the 98-102 Great North Road, Hatfield (planning ref: 6/2017/1194/MA), which was the subject of my email earlier today. You will notice that my email below raises similar concerns and request for additional information.

The LPA has considered the evidence provided in justification of the contribution in the context of paragraph 204 of the National Planning Policy Framework and CIL Regulation 123(3)(b)(ii).

Having done so, it is considered that fully justified contributions towards “primary care” and “mental health” may be acceptable in principle, however the request is not supported by enough detail to identify the precise impact of the proposed development on the service or that the contribution would be fairly and directly related to the impact. In this regard, I would be grateful if you could provide the additional information as set out below.

Primary Care

Please can you identify the surgery closest and/or most easily accessible to the site and confirm whether or not this particular surgery is constrained?

If the identified surgery is constrained, please can you provide details of a project for the planning contribution in order to absorb the predicted demands placed upon the surgery as a result of the development?

Your letter includes the following calculation:

$$75 \text{ beds at } \pounds 621 \text{ per dwelling} = \pounds 46,575$$

Please can you explain the how you have arrived at the figure £621 per dwelling?

We have recently discussed & adjusted the calculation for care homes.

$75/2000 = 0.0375$ of a GP *GP based on ratio of 2,000 patients per 1 GP and 199m² as set out in the NHS England "Premises Principles of Best Practice Part 1 Procurement & Development"

$$0.0375 \times 199 = 7.4625 \text{ m}^2 \text{ additional space required}$$

$$7.4625 \times \pounds 2,964^* = \pounds 22,118.85^* \text{ (*Build cost; includes fit out and fees)}$$

$$\pounds 22,118.85/75 = \pounds 294.918 \text{ (rounded to } \pounds 295 \text{ per dwelling)}$$

In the event the rooms are for an occupancy of 2 the calculation would be:

$150/2000 = 0.075$ of a GP *GP based on ratio of 2,000 patients per 1 GP and 199m² as set out in the NHS England "Premises Principles of Best Practice Part 1 Procurement & Development"

$$0.075 \times 199 = 14.925 \text{ m}^2 \text{ additional space required}$$

$$14.925 \times \pounds 2,964^* = \pounds 44,237.70^* \text{ (*Build cost; includes fit out and fees)}$$

$$\pounds 44,237.70/150 = 294.918 \text{ (rounded to } \pounds 295 \text{ per dwelling)}$$

Mental Health

Please can you identify the surgery closest and/or most easily accessible to the site and confirm whether or not this particular surgery is constrained?

Please can you provide details of a project for the planning contribution in order to absorb the predicted demands placed upon the service as a result of the development?

$$75 \text{ beds} \times \pounds 194.46 = \pounds 14,584.50$$

Please can you explain the how you have arrived at the figure £194.46 per dwelling?

Please see below for information from our Mental Health provider (HPFT):

"Both applications (6/2017/0550/MAJ and 6/2017/1194/MAJ) will put pressure on our outpatients facility based at Rosanne House in Welwyn Garden City.

This facility is currently operating at touching 100% capacity already.

We will need to reconfigure rooms on our first floor to create one additional consulting room for each scheme.

ie If both schemes are approved this would require 2 rooms to be created.

The funding for the conversion works is required from the CIL/S106 money as set out in the application."

I have attached the formula that was used to produce the £194.46 figure.

Acute and Community Costs

Whilst the we would clearly like to support the NHS, having regard to the information submitted, the Borough Council as the Local Planning Authority are unable to justify the planning contributions that have been requested by the NHS in respect of acute and community costs as the request does not meet the required tests for planning obligations as set out in paragraph 204 of the National Planning Policy Framework.

I await your response in terms of the additional information sought in respect of primary care and mental health. In the meantime if there are any queries or aspects you would like to discuss please do not hesitate to contact me.

Kind regards

Mark Peacock BA (Hons) MSc
Interim Principal Major Development Officer
Welwyn Hatfield Borough Council

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