

East & North Herts CCG  
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Website [www.enhertsccg.nhs.uk](http://www.enhertsccg.nhs.uk)

20 February 2015

Welwyn Hatfield Borough Council  
Planning Department  
*[Sent by email]*

Dear Sir / Madam,

**Re: Application ID: N6/2015/0034/MA**

**Mr T Allington Application Owner: Welwyn & Hatfield Borough Council  
(Development Management Officer)  
Applicant: Woods Hardwick Planning Ltd  
Location: 43, Broadwater Road, Welwyn Garden City AL7 3AX -  
Deadline Date: 20/02/2015 00:00:00  
Description: Erection of 23 dwellings with associated access, landscaping and  
ancillary works**

Thank you for sharing this planning application with East and North Hertfordshire Clinical Commissioning Group, we very much welcome the opportunity to comment.

East and North Herts CCG is responsible for commissioning hospital and community services as well as those in addition to core GP services from general practice, all of which are impacted on as a result of additional residential developments.

The application is for the erection of 23 residential dwellings. We do not know the exact increase in population that this development would create as the number of residents per dwelling is not known nor the extent to which this would be actual growth. It is estimated that the increase in population size could be around 55 residents. Whilst this number may be relatively small it is to a background of other planned local substantial developments and will add to the pressure on healthcare infrastructure arising from these.

When assessing healthcare needs, the age profile is important as people at both ends of the age spectrum consume a disproportionately large quantity of healthcare services and resource. Combined with the wider forecast growth in Welwyn Garden City, there will need to be consideration given to how these additional patients are provided for. We would wish to work with the council regarding S106 and CIL contributions. Based on the calculations that have previously been shared by the CCG with Welwyn Hatfield Borough Council, actual S106 costs that we would request if this development were to go ahead are outlined below:

Mental Health costs:  
23 dwellings x £201.75 = £4,640.25

Acute costs:  
23 dwellings x 2609.58 = £60,020.34

Community healthcare costs:  
23 dwellings x £272.30 = £6,262.90

**Total S106 amount requested as a result of additional health infrastructure required = £70,923.49**

A key enabler to meeting these healthcare demands will be working more jointly with the NHS Area Team around some of our primary care commissioning functions. The CCG would very much like to engage further with the local planning authority and NHS England (Central Midlands Sub Region) to assist with the mapping of the additional health infrastructure required as a consequence of these plans.

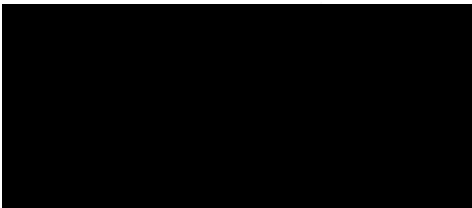
NHS England (Central Midlands Sub Region) is expected to respond separately to the consultation from the perspective of commissioning core GP, pharmacy, dental and optometry services. Their response will be very important in understanding the full impact on demand for these services and in planning to meet the additional need.

The CCG is in the final stages of developing its five year primary care strategy. This will guide the transformational change which is needed to deliver higher quality and more accessible care for local people. Part of the change will be greater integration of services for example community and primary care services. The availability of fit-for-purpose easily accessible premises will of course be required for new service models and the requirements will be dictated in part by the scale of services needed.

We wish to seek an assurance that the views of the local Health and Wellbeing Board and Director of Public Health have also been sought, as part of Welwyn Hatfield Borough Council's consideration of this planning application.

Thank you for inviting East and North Hertfordshire CCG to respond to the consultation and we look forward to working with you and other partners in establishing the future healthcare infrastructure resource requirements pertaining to this development.

Yours sincerely,



James Gleed  
Associate Director Commissioning Primary Care Projects