

GP Premises
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Midlands and East (Central Midlands
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Mr M Peacock
Welhat Borough council

BY EMAIL

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16th August 2015

Dear Mr Peacock,

Re: Planning application S6/2015/1342/PP, at Land to the north east of, King George V Playing Fields, Northaw Road East, Cuffley - Outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field.

The Premises Team have now had an opportunity to review the impact of this proposed development on local general medical services (GMS) provision. It is noted this application follows a pre-application response dated 10th April 2014 and NHS England maintains the position it had at that time.

The current situation in the area is that we have a village surgery in Cuffley and its branch surgery at Goffs Oak that will be affected by the proposed development that, in the opinion of NHS England, do not have the capacity to absorb the additional requirement for general medical services (GMS) should the 121 dwelling application be successful.

Please note, however, that NHS England Premises Team opinion is based solely on GMS current and future capacity in relation to this application. There are other non-GMS health services that operate from the premises of the surgeries, which are the responsibility of the relevant CCG, (East & North Herts CCG) and it is strongly suggested you consult separately with them concerning capacity impact if you have not already done so.

This proposed development, if successful, will result in circa 290 new registrations for primary care. The situation, in more detail, is as follows:

Surgery Name	Main/Branch/Standalone	Distance from development (miles) by road	Practice status
Cuffley Medical Practice	Main Surgery	0.6	Constrained
Valley View Health Centre	Branch	1.8	Some capacity

'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 extended or even relocated to absorb a significant number of new registrations. Clinical space constitutes consulting rooms, treatment rooms, (minor surgery room, if available), screening rooms (e.g. phlebotomy, vaccinations etc.) midwifery and patient counselling rooms. Patient waiting areas are also taken into account. The physical size and layout of the premises in relation to the number of patients also affects a patient's ability to gain access; an appointment within the required time frames.

Patients are at liberty to choose which GP practice to register with and NHS England cannot prescribe which surgery patients should attend. However the majority of patients choose to attend the surgery closest and/or most easily accessible to their home for the following reasons; shortest distance to travel, non-car dependent (public transport or walking distance), easy access during surgery hours, especially for families with young children and for older adults.

The closest surgery to the proposed development is Cuffley Medical Practice. However, it is currently rated as constrained, in excess of 20 patients per m² over the NHS England accepted capacity for Hertfordshire and South Midlands. A significant increase in registration, such as the proposed development would generate, will necessitate an increase in clinical capacity, patient waiting area and staffing to accommodate the additional patients. This will create additional resource needs.

Valley View Health Centre is the branch surgery of Cuffley Medical Practice and is almost 2 miles from the eastern side of the proposed development, requiring a significant number of residents to drive through Cuffley, out of Cuffley and through Goffs Oak to access it, should this development go ahead.

Taking into consideration that patients are able to register with the partnership (operating from both surgeries) and with the most convenient means of accessing their chosen surgery, it is impossible at this stage to estimate how many would agree to be seen at Valley View, rather than exercise their right to attend Cuffley Medical Practice circa half a mile from the development.

For all the above reasons a S106 contribution is requested to support Cuffley Medical Practice to make this scheme favourable to NHS England.

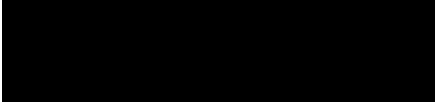
Please note that our calculations below are based purely on the impact of this development, based on the number of dwellings proposed and do not take into account other development proposals in the area.

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

121 dwellings x 2.4 = 290 new patients
290/2000 = 0.145 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"
0.145 x 199 = 28.855 m² additional space required
28.855 x £2,600* = 75,023.00* (*Build cost; includes fit out and fees)
75,023.00/121 = 620.03 (rounded to £621 per dwelling)

Therefore we would be grateful if you would ask for a contribution of £621 per dwelling relative to this planning application. I trust this information is sufficient for you to proceed. However, should you have any questions, please do not hesitate to contact me.

Yours sincerely



**GP Premises Officer
NHS England
Midlands and East (Central Midlands South)**