

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE

NHS England/ East & North Herts CCG
Charter House
Parkway
Welwyn Garden City
Hertfordshire, AL8 6JL
01707 361251 / 01707 367237
laura.griggs@hertfordshire.nhs.uk
Secure: laura.griggs@nhs.net
Sue.Fogden@enhertscg.nhs.uk

BY EMAIL

18 October 2016

Dear Mr Windscheffel,

Application Reference: S6/2015/1342/PP

Proposed development at: Land to the north east of, King George V Playing Fields, Northaw Road East, Cuffley, Hertfordshire, EN6 4RD

Proposal: 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. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms

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.

NHS England commented on this application on 16 August 2015, confirm the comments made at that time remain relevant and request they are also taken into account at this consultation phase.

Should this development of up to 121 residential units go ahead it will create circa 290 new patient registrations.

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.

A previous request was made for a contribution of **£75,023.00** to mitigate the impact on General Medical Services (GMS) and enable an increase in clinical space for Cuffley Medical Practice.

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 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.

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

16/00511/FPM – Up to 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"

$0.145 \times 199 = 28.855$ m² additional space required

$28.855 \times \text{£}2,600^* = \text{£}75,023.00^*$ (*Build cost; includes fit out and fees)

$\text{£}75,023.00/121 = 620.03$ (rounded to £621 per dwelling)

Therefore we would be grateful if you would ask for a contribution relative to this development of **£75,023.00 for the primary care GMS element**

As well as the importance of a s106 contribution for the primary care GP provided General Medical Services (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 that have previously been shared by the CCG with Welwyn Hatfield Borough Council, the potential cost impact of these developments going ahead on community, acute and mental healthcare could be as follows:

Mental Health costs:

$121 \text{ dwellings} \times \text{£}201.75 = \text{£}24,411.75$

Acute costs:

121 dwellings x 2609.58 = £315,759.20

Community healthcare costs:

121 dwellings x £272.30 = £32,948.30

Total mental health, acute and community costs requested for development = £373,119.20

Therefore we would be grateful if you would ask for the above GMS, community, mental health and acute contributions relative to this planning application. We trust this information is sufficient for you to proceed.

Yours sincerely



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



Sue Fogden MRICS LLB (Hons)
Assistant Director – Premises
East & North Herts and Herts Valleys
Clinical Commissioning Groups