

David Elmore

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**From:** ADDISON, Sheila (NHS EAST AND NORTH HERTFORDSHIRE CCG)  
<sheila.addison@nhs.net>  
**Sent:** 04 November 2020 16:52  
**To:** David Elmore  
**Cc:** ROBINSON, Annely (NHS HERTS VALLEYS CCG)  
**Subject:** RE: Consultation on planning application at Roundhouse Farm Bullens Green Lane Colney Heath. 6/2020/2248/OUTLINE

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Dear David,  
Yes I can confirm that my/East & North Herts CCG's response would be identical. Many thanks

**Kind regards**

**Sheila Addison**

**Premises and Estates Support Manager**

**NHS East and North Hertfordshire Clinical Commissioning Group**

Charter House | Parkway | Welwyn Garden City | Hertfordshire | AL8 6JL

Mob: 07778 686493

[sheila.addison@nhs.net](mailto:sheila.addison@nhs.net)

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**From:** David Elmore [mailto:d.elmore@welhat.gov.uk]

**Sent:** 04 November 2020 16:48

**To:** ADDISON, Sheila (NHS EAST AND NORTH HERTFORDSHIRE CCG)

**Cc:** ROBINSON, Annely (NHS HERTS VALLEYS CCG)

**Subject:** Consultation on planning application at Roundhouse Farm Bullens Green Lane Colney Heath. 6/2020/2248/OUTLINE

Dear Sheila

The Planning Team at Welwyn Hatfield Borough Council have today consulted your team for this application. We are dealing with the exact same application because the site almost equally covers the boroughs of both St Albans and Welwyn Hatfield.

I see that you and Annely have provided comments to St Albans Council and I trust your response to Welwyn Hatfield would be the same. Could you please confirm by email response?

David Elmore

Senior Development Management Officer

Welwyn Hatfield Borough Council

Tel: 01707 357221

Email: d.elmore@welhat.gov.uk

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**From:** Ruth Ambrose [mailto:Ruth.Ambrose@stalbans.gov.uk]

**Sent:** 23 October 2020 12:33

**To:** sheila.addison@nhs.net; ROBINSON, Annely (NHS HERTS VALLEYS CCG)

**Cc:** David Elmore

**Subject:** RE: Consultation 5/2020/1992 at Roundhouse Farm Bullens Green Lane Colney Heath St Albans AL4 0FU - FAO Ruth Ambrose

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attachments or clicking links \*\*

Hi Sheila and Annelly

Thank you for your responses.

Annelly's email referred to a previous pre application response to SADC. I just wanted to point out that the pre application response (PRE/2019/0075) was in respect of a different site, further to the north.

I have attached the site location plan for this particular application (5/2020/1992) - you will see that it is south of Roestock Gardens and is cross boundary with WHBC (I have copied their case officer). It is for standard housing, not retirement housing.

Can you confirm whether your responses require amendment as a result? Please could you confirm either way and no later than Friday 30<sup>th</sup> October.

Thank you

Ruth

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**From:** Dominic Bateman

**Sent:** 21 October 2020 13:14

**To:** Ruth Ambrose

**Subject:** FW: Consultation 5/2020/1992 at Roundhouse Farm Bullens Green Lane Colney Heath St Albans AL4 0FU - FAO Ruth Ambrose

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**From:** ADDISON, Sheila (NHS EAST AND NORTH HERTFORDSHIRE CCG)

[<mailto:sheila.addison@nhs.net>]

**Sent:** 20 October 2020 13:58

**To:** ROBINSON, Annely (NHS HERTS VALLEYS CCG) <[annely.robinson@nhs.net](mailto:annely.robinson@nhs.net)>; Dominic Bateman <[Dominic.Bateman@stalbans.gov.uk](mailto:Dominic.Bateman@stalbans.gov.uk)>; Planning Applications <[Planning.Applications@stalbans.gov.uk](mailto:Planning.Applications@stalbans.gov.uk)>

**Subject:** RE: Consultation 5/2020/1992 at Roundhouse Farm Bullens Green Lane Colney Heath St Albans AL4 0FU - FAO Ruth Ambrose

Dear Ruth,

As per Annelly's email East & North Herts CCG seek:

GMS contribution:

- to be made in favour of a relocation project which is being progressed to relocate Northdown Road Surgery (branch of the Wrafton House practice in Hatfield town centre) to the area known as Highview in Hatfield upon which regeneration works have I believe not long started but will not be completed until 2033 (The GP practice is planned for the final Phase, Phase 3). This is to allow the practice to almost double in size & be DDA compliant amongst other things. Northdown is currently based in a converted 1970's semi detached house which has no ability to expand and is not fit for purpose by any means under current standards. It has an elderly patient demographic which exacerbates the fact it is not DDA compliant in any sense. If the development postcode of AL4 0FU is input into the search for a GP on NHS choices Northdown comes up as the practice that is nearest at 0.8 miles from the development.
- As an alternative for it to be made in favour of an extension to Burvill House in the centre of Hatfield with significant and worsening constraint issues and is one of if not the most constrained practices in the East & North Herts patch. This has already been high level costed by the practice. Burvill House is the next nearest practice to the development according to NHS Choices at 1.7 miles away. The need for "HOT" and "COLD" management of patients and those shielding under COVID is presenting practices with additional and significant challenges in terms of separate access and the advent of separate patient "Zones" in already constrained premises.

It would be requested that both of these projects be named as benefactors to allow the CCG flex and that a clause that contributions would be a on retrospective basis if necessary to effectively refund any upfront monies invested by East & North Herts CCG.

In respect of Community Services at £182.03 per dwelling the request would equate to £18,203.00 be made in favour of Hertfordshire Community Trust to be invested in their Queensway Health Centre in Hatfield town centre which is imminently due to be refurbished throughout due to expansion of services onto the 1<sup>st</sup> floor and the addition of an external lift.

In regard to Mental Health at £201.38 per dwelling the request would equate to £20,138 to be made in favour of Hertfordshire Partnership Foundation Trust to again be invested on a co location basis at

Queensway with an additional request that Roseanne House in Welwyn Garden City also be named where expansion is also planned.

A request for a retrospective funding clause is also made in respect of Community Services and Mental Health for the same reason as aforementioned.

In this particular case there is no application for Acute funding.

Please let me know if I can assist any further.

**Kind regards**

**Sheila Addison**

**Premises and Estates Support Manager**

**NHS East and North Hertfordshire Clinical Commissioning Group**

Charter House | Parkway | Welwyn Garden City | Hertfordshire | AL8 6JL

Mob: 07778 686493

[sheila.addison@nhs.net](mailto:sheila.addison@nhs.net)

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**From:** ROBINSON, Annely (NHS HERTS VALLEYS CCG)

**Sent:** 20 October 2020 12:49

**To:** Dominic Bateman; [planning@stalbans.gov.uk](mailto:planning@stalbans.gov.uk)

**Cc:** ADDISON, Sheila (NHS EAST AND NORTH HERTFORDSHIRE CCG)

**Subject:** RE: Consultation 5/2020/1992 at Roundhouse Farm Bullens Green Lane Colney Heath St Albans AL4 0FU - FAO Ruth Ambrose

Dear Ruth

Thank you for your consultation email in relation to the above planning application.

This development of 100 dwellings would result in approximately 240 additional residents.

As per our previous correspondence at the pre-app stage in June 2019 – copy attached – this proposed development will have an impact on several GP practices, which are either at capacity or operating in cramped conditions and therefore their ability to absorb any increase in patient population is very limited.

For this reason a contribution would be sought to make this scheme favourable to the NHS services commissioner and we would like to propose that a charge is applied per dwelling towards providing additional GP facilities in the area.

I have included my colleague Sheila Addison from East and North Herts CCG in this email as the surgeries affected are located in ENHCCG rather than HVCCG.

Below is our calculation based on the number of dwellings proposed and recently updated build costs (until September 2020 we have been using 2011 build costs and thus grossly underestimating the actual impact):

100 dwellings x 2.4 = 240 new patients

240 / 2,000 = 0.12 GP (based on ratio of 2,000 patients per 1 GP and 199m<sup>2</sup> as set out in the NHS England “Premises Principles of Best Practice Part 1 Procurement & Development”)

0.12 x 199m<sup>2</sup> = 23.88m<sup>2</sup> additional space required

23.88 x £5,410 (build costs including land, fit out and fees) = £129,190.8

£129,190.8 / 93 = £1,291.908 ~ **£1,290 per dwelling**

These calculations above are based on the impact of this development only, on the number of dwellings proposed.

In addition to the above, we would like you to consider the impact on NHS community, mental health and acute care services. Detailed calculations of the capital impact can be provided and I have summarised the cost per dwelling based on 2.4 occupancy below:

	Cost per dwelling
Acute Care	£2,187.69
Mental Health	£201.38
Community Services	£182.03

I trust this information is sufficient for you to proceed, however, should you have any questions, please do not hesitate to contact me.

Kind regards,

Kind regards,

**Annely Robinson**

**Premises and Estates Support Manager**

**Herts Valleys Clinical Commissioning Group**

The Forum, Marlowes, Hemel Hempstead, HP1 1DN

Email: [annely.robinson@nhs.net](mailto:annely.robinson@nhs.net)

Telephone: 07900 161 827

**Working days: Monday-Friday**

Herts Valleys CCG is located at The Forum, Marlowes, Hemel Hempstead HP1 1DN. Our offices at The Forum in Hemel Hempstead are currently closed until further notice. This is in line with recent government guidance. Our phone numbers remain the same.'

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**From:** Dominic Bateman [<mailto:Dominic.Bateman@stalbans.gov.uk>]

**Sent:** 25 September 2020 15:41

**To:** 'planning@welhat.gov.uk'; 'HNL Sustainable Places@environment-agency.gov.uk'; 'ecology@hertfordshire.gov.uk'; 'devcon.team@thameswater.co.uk'; 'ASTData@affinitywater.co.uk'; 'growth@hertfordshire.gov.uk'; 'planning@hmwt.org'; 'kealey5rq@btinternet.com'; 'escritt@waitrose.com'; 'julian.thornton@hertfordshire.gov.uk'; 'FRMConsultations@hertfordshire.gov.uk'; 'cpds@herts.pnn.police.uk'; ROBINSON, Annely (NHS HERTS VALLEYS CCG); Planning.Enquiries (NHS HERTS VALLEYS CCG); 'M25Planning@highwaysengland.co.uk'

**Subject:** Consultation 5/2020/1992 at Roundhouse Farm Bullens Green Lane Colney Heath St Albans AL4 0FU

**ST ALBANS CITY & DISTRICT COUNCIL**

**PLANNING & BUILDING CONTROL**

E-mail: [planning@stalbans.gov.uk](mailto:planning@stalbans.gov.uk)

Date: 25 September 2020

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990**

Planning ref: 5/2020/1992

Case Officer: Please see website

Location: Roundhouse Farm Bullens Green Lane Colney Heath St Albans AL4 0FU

Proposal: Outline application (access sought) - Construction of up to 100 dwellings together with all ancillary works

We have received an application for the above proposal and would welcome any comments you may have. You may view the application details via our website. Please use the following link:

<https://planningapplications.stalbans.gov.uk/planning>

Click on the Documents tab and you will be able to view the plans and other supporting material. You may submit your comments online via our website by clicking on the Comment tab or alternatively by email to [planning@stalbans.gov.uk](mailto:planning@stalbans.gov.uk).

Please note that the Council has a statutory duty to determine all applications within 8/13 weeks and unless we receive your response within the next 21 days we may assume you have no objections to the proposal and will proceed to a determination on this basis. The final date for receipt of all consultations is Saturday 24th October 2020.

Please try and restrict your comments/advice to no more than half a side of A4, including a clear recommendation (unless you have no objections). Suggested conditions/reasons for refusal can be additional to the comments. By suggesting conditions/reasons for refusal you are committing your service to enforcing them on behalf of/supporting them at appeal for the Local Planning Authority.

Yours sincerely,

Tracy Harvey

Head of Planning & Building Control

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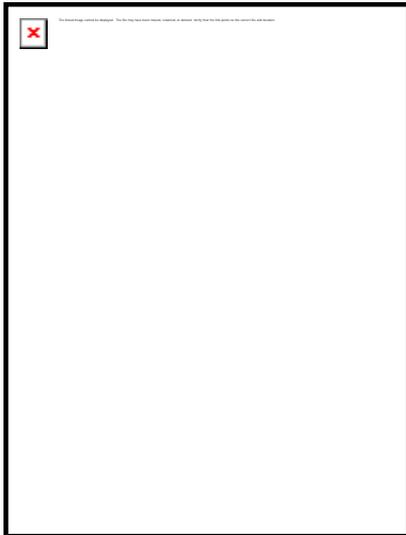
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**Your vote matters; don't lose it**

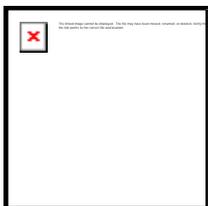
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