

INCOMING EMAIL

From: ROBINSON, Annely (NHS HERTS VALLEYS CCG)
 To: Sarah Smith
 CC: Dominic Bateman
 Date: 09/02/2021 17:02:09
 Subject: RE: Consultation 5/2020/3022 at Burstons Garden Centre North Orbital Road Chiswell Green - FAO Sarah Smith

Dear Sarah

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

Due to its nature, this development of 80 assisted living apartments and 44 bungalows will have a significant impact on our local GP practices, all of 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 in order to provide additional GP services capacity in the area.

Below is our calculation based on the number of dwellings proposed and recently updated build costs.

I acknowledge that the standard occupancy rate of 2.4 does not apply in this case, however, given that these residents are likely to have much higher than average impact on local NHS services, I would suggest that the same rate is maintained.

124 dwellings x 2.4 = 297.6 new patients
 $297.6 / 2,000 = 0.1488$ 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)
 $0.1488 \times 199\text{m}^2 = 29.6112$ m² additional space required
 $29.6112 \times \text{£}5,410$ (build costs including land, fit out and fees) = $\text{£}160,196.592$
 $\text{£}160,196.592 / 124 = \text{£}1,291.908 \sim \text{£}1,290 \text{ per dwelling}$

These calculations above are based on the impact of this development only, on the number of dwellings proposed and do not take into account any existing deficiencies or shortfalls.

In addition to the above, we would like you to consider that there will also be an impact on NHS community, mental health and acute care services. I have summarised the relevant cost impact per dwelling in table below:

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

However, in I am not in a position to comment on behalf of these services and will therefore not be seeking these contributions. It is merely to bring your attention to the fact that the actual impact is greater than £1,290 per dwelling requested above.

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

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.

From: Dominic Bateman [mailto:Domini.Bateman@stalbans.gov.uk]

Sent: 26 January 2021 11:37

To: 'ecology@hertfordshire.gov.uk'; 'planning@hmt.org'; 'julian.thornton@hertfordshire.gov.uk'; 'growth@hertfordshire.gov.uk'; 'FRMConsultations@hertfordshire.gov.uk'; ROBINSON, Annely (NHS HERTS VALLEYS CCG); 'planning@affinitywater.co.uk'; 'devcon.team@thameswater.co.uk'; 'cpds@herts.pnn.police.uk'; Planning.Enquiries (NHS HERTS VALLEYS CCG); 'HNL.SustainablePlaces@environment-agency.gov.uk'; 'PlanningSE@highwaysengland.co.uk'; 'e-east@HistoricEngland.org.uk'

Subject: Consultation 5/2020/3022 at Burstons Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire AL2 2DS

ST ALBANS CITY & DISTRICT COUNCIL
PLANNING & BUILDING CONTROL

E-mail: planning@stalbans.gov.uk

Date: 26 January 2021

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990

Planning ref: 5/2020/3022

Case Officer: Please see website

Location: Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire AL2 2DS

Proposal: Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and associated and 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@stalbands.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 27th February 2021.

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

Your vote matters; dont lose it

The annual household registration canvass commences in July and every property within the district will receive an email or letter. If youre asked to respond, please do so as soon as possible. Details of how to do this will be provided.

Anyone who is not yet registered to vote will also need to register individually. Visit www.gov.uk/register-to-vote. Paper application forms will be sent upon request.

For further information visit www.stalbans.gov.uk/voting-and-elections or call 01727 819294

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