
From: ROBINSON, Annely (NHS HERTS VALLEYS CCG) [mailto:annely.robinson@nhs.net]
Sent: 20 October 2020 12:49
To: Dominic Bateman <Dominic.Bateman@stalbans.gov.uk>; Planning Applications <Planning.Applications@stalbans.gov.uk>
Cc: ADDISON, Sheila (NHS EAST AND NORTH HERTFORDSHIRE CCG) <sheila.addison@nhs.net>
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 199m² as set out in the NHS England “Premises Principles of Best Practice Part 1 Procurement & Development”)
0.12 x 199m² = 23.88m² additional space required
23.88 x Â£5,410 (build costs including land, fit out and fees) = Â£129,190.8
Â£129,190.8 / 93 = Â£1,291.908 ~ **Â£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	Â£2,187.69

Mental Health	Â£201.38
Community Services	Â£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,

Annelly 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@stalbens.gov.uk]

Sent: 25 September 2020 15:41

To: 'planning@welhat.gov.uk'; 'HNLsustainablePlaces@environment-agency.gov.uk'; 'ecology@hertfordshire.gov.uk'; 'devcon.team@thameswater.co.uk'; 'ASTData@affinitywater.co.uk'; 'growth@hertfordshire.gov.uk'; 'planning@hmwat.org'; 'kealey5rq@btinternet.com'; 'escritt@waitrose.com'; 'julian.thornton@hertfordshire.gov.uk'; 'FRMConsultations@hertfordshire.gov.uk'; 'cpds@herts.pnn.police.uk'; ROBINSON, Annelly (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@stalbens.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@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 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

Your vote matters; don't lose it

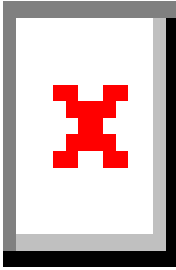
The annual household registration canvass commences in July and every property within the district will receive an email or letter. If you're asked to respond, please do so as soon as possible. Details of how to do this will be provided.

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

Do you have a 'MyStAlbans' District Account?

To register, just go to www.stalbans.gov.uk/mystalbandsdistrictaccount to access a personalised online account that gives you instant access to lots of useful council services, wherever you live in the District.



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For more information and to find out how you can switch,
<https://portal.nhs.net/help/joiningnhsmail>