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Your Ref: 17/00906/OUT

Our Ref: NHSE/HUNT/17/00906/KH

Planning Services  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon, PE29 3TN

17 January 2018

Dear Sirs,

**Outline planning application for residential development of up to 135 dwellings and additional parking for St. Helen's Primary School, including vehicular access, public open space, pedestrian links, car parking, drainage, and other associated works.  
Land West of Longacres, Colne Road, Bluntisham.**

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the Primary Healthcare provision on behalf of NHS England Midlands and East (East) (NHSE), incorporating Cambridgeshire and Peterborough Clinical Commissioning Group (CCG).

### **Background**

2. The proposal comprises a development of up to 135 residential dwellings, which is likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

### **Review of Planning Application**

3. There is 1 GP branch surgery within a 2km radius of the proposed development, Church Street Health Centre (Bluntisham Branch). The GP practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

## **Healthcare Impact Assessment**

4. The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
5. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore a proportion of the required funding for the provision of increased capacity, in line with CCG estates strategy, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.
6. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to increase capacity and range of services at the existing facility. Should the level of growth in this area prove this to be unviable, options of relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

## **Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising**

7. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
8. Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development.
9. NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Huntingdonshire District Council.

NHS England and the CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully



**Kerry Harding**  
Head of Estates