

The Forum
Marlowes
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Hertfordshire
HP1 1DN

15th December 2025


<https://hertsandwestessex.icb.nhs.uk>


Claire Westwood
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
WD3 1RL

Dear Claire,

Re: Planning Application Consultation: 24/2073/OUT – up to 600 dwellings and mixed-use local centre including a medical facility
Location: Land north of Little Green Lane, Croxley Green

Thank you for consulting the Hertfordshire and West Essex Integrated Care Board (HWE ICB) on the above-mentioned planning application. Please accept this letter as the HWE ICB's updated position on primary and community and mental healthcare capacity and need arising from this planning application and the health infrastructure and financial contributions sought if the Council is minded to grant planning permission.

The HWE ICB, as the health commissioner responsible for delivering health and social health care to a population of c1.5m, works closely with all 13 Local Planning Authorities within Hertfordshire and west Essex to ensure patients have access to good health infrastructure, for both existing and new residents.

Dr Jane Halpin, Chief Executive

Rt. Hon. Paul Burstow, Chair

This proposed scheme is expected to deliver 600 homes, which based on an average occupancy of 2.4 will create circa **1,440 new patients**. These new residents will impact on Grand Union PCN, which is formed of two GP practices. New Road Surgery in Croxley Green with its two branch surgeries forms a part of Grand Union PCN together with Garston Medical Centre and its branch surgery in Garston Clinic. The latter two are based in Garston, i.e. on the opposite side of Watford town, thus sharing capacity and resources is not always practical.

New Road Surgery, including its branch surgeries and Garston Medical Centre are already constrained and their ability to accept additional patients is limited. The closest practice to the proposed development is New Road Surgery and its branch on Baldwins Lane. Both surgeries are operating out of converted residential buildings which do not meet the needs of modern General Practice or NHS building guidelines.

The HWE ICB fully recognises, substantiated by a primary care capacity assessment, that there is a clear need to address primary healthcare provision in Croxley Green. A new medical facility, within this development would allow the co-location of New Road, Baldwins Lane and Sarratt branch surgery to a new, purpose-built premises in line with the needs of a modern General Practice.

The HWE ICB can therefore confirm its support 'in principle' to a new medical centre at land north of Little Green Lane, Croxley Green, subject to the approval of a full business case by the HWE ICB's Primary Care Commissioning Committee (PCCC).

To confirm, the developer Richborough Estates has agreed to build the 'shell' of the medical facility on the ground floor of a residential building, with the 'fit out' funded by a combination of a financial contribution from the developer of **£1.85m** and CIL (Community Infrastructure Levy) of **£850k**. For your information, the HWE ICB will be submitting a CIL bid to the Council in January 2026 for its consideration.

In the new year the HWE ICB will continue to liaise closely with New Road Surgery and the developer, but in the meantime requests our immediate engagement in the draft Section 106 Agreement/ Heads of Terms.

As per the HWE ICB's consultation response dated 18th February 2025, the HWE ICB is also seeking financial contributions for community and mental healthcare. Based on recent cost impact forecasting calculations, the cost impact on community and mental healthcare is as follows:

Mental Health costs:

600 dwellings x £338.92 per dwelling = £203,352

Community Healthcare costs:

600 dwellings x £352.68 per dwelling = £211,608

Section 106 contributions towards these services, which will support the Croxley Green area, will be focused on the proposed integrated Health Hub at Watford Town Hall Quarter, which is planned to include re-provision of the Avenue Clinic (current building is to be demolished). Contributions would be allocated to the Community Services provider Hertfordshire Community NHS Trust and the Mental Health Services provider Hertfordshire Partnership NHS Foundation Trust.

The HWE ICB therefore requests that these sums are secured through a planning obligation attached to any grant of planning permission.

A trigger point of payment on occupancy of the 50th Dwelling is requested for GMS and community and mental healthcare planning obligations. Please note, the developer contribution figure(s) referred to in this response are a calculation only and that the final payment will be based on the actual dwelling unit mix and the inclusion of indexation.

Subject to securing the healthcare infrastructure and the developer contributions, as set out above, to mitigate the health service impacts arising from this development, the HWE ICB does not raise an objection to the proposed development.

Yours sincerely,



Rachael Donovan
Town Planning Policy Manager
NHS Hertfordshire & West Essex ICB