

From: Philip Elliott
Sent: 06 July 2023 15:41
To: Philip Elliott
Subject: FW: Haringey Applications

HUDU Response to Haringey Planning Applications

Thank you for the opportunity to comment on these planning applications. The first few paragraphs of this response apply to all three planning applications and then each application is considered in terms of the S106 contribution sought to mitigate the impact of development and enable the NHS to increase capacity in parallel with the arrival of the new population.

Haringey GPs are under substantial pressure with limited space and recruiting additional clinicians, e.g., pharmacists and physiotherapists, to provide enhanced services to local people. To meet the health needs of the new residents of the proposed schemes, and to limit adverse impacts on existing residents, developments need to provide financial contributions via the relevant S106 agreement for the expansion of health infrastructure serving the locality.

The NHS Long Term Plan (2019) and the Fuller Stocktake Report (2022) re-emphasise the importance of providing care close to the community and to provide services on a neighbourhood basis where possible. This means in addition to increasing and improving primary capacity NHS Trusts are seeking to provide increased facilities and services locally where appropriate.

The HUDU Planning Contributions Model, as set out in the 2021 London Plan, has been used to calculate the cost of mitigation for health. Please note that the HUDU Model does not currently incorporate the impact on Accident and Emergency and outpatient infrastructure nor the impact on the London Ambulance Service and therefore underestimates the cost of mitigation to the NHS.

Omega Works A HGY/2023/0570

This scheme comprises 76 units and 8 warehouse units (with 55 bedrooms and 67 beds)

We have run the HUDU Model for this scheme based on 150 additional residents which assumes that a proportion of the people will move locally. The final summary information from the HUDU Model is set out below. This shows an overall capital cost of £260,923 with a further revenue cost of £242,025. Discussions with the NHS Trusts and the ICB indicate that expansion of existing sites should be possible and therefore we have reduced the capital cost of mitigation to £169,599. At this stage we are not asking developers to cover the additional revenue costs, however, they should be made aware that there are significant pressures and costs on the NHS of development.

The request is the Council to secure **£169,599** within the S106 agreement to be paid on commencement, and indexed linked to building costs.

Final Summary	
Total Capital Cost	£260,923
Total Revenue Cost	£242,025
Combined Cost	£502,948
Total Number of Housing Units	143
Capital Cost Requirement Per Unit	£1,825

Omega Works B HGY/2022/4310

This scheme comprises 36 units

We have run the HUDU Model for this scheme based on 54 additional residents which assumes that a proportion of the people will move locally. The final summary information from the HUDU Model is set out below. This shows an overall capital cost of £204,697 with a further revenue cost of ££174,167. Discussions with the NHS Trusts and the ICB indicate that expansion of existing sites should be possible and therefore we have reduced the capital cost of mitigation to £133,053. At this stage we are not asking developers to cover the additional revenue costs, however, they should be made aware that there are significant pressures and costs on the NHS of development.

The request is the Council to secure **£133,053** within the S106 agreement to be paid on commencement and indexed linked to building costs.

Final Summary	
Total Capital Cost	£204,697
Total Revenue Cost	£174,167
Combined Cost	£378,864
Total Number of Housing Units	76
Capital Cost Requirement Per Unit	£2,693