

From: Philip Elliott
Sent: 03 August 2023 16:25
To: Philip Elliott
Subject: FW: Haringey Applications

HUDU Response to Haringey Planning Application

Thank you for the opportunity to comment on these planning applications.

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.

341A Seven Sisters Road, Tottenham, London, N15 6RD HGY/2023/0728

This scheme comprises 101 bedspaces across two blocks.

We have run the HUDU Model for this scheme based on 69 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 **£117,919** with a further revenue cost of £101,171. 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 £65,761. 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 **£65,761** within the S106 agreement to be paid on commencement and indexed linked to building costs.

Final Summary	
Total Capital Cost	£117,919
Total Revenue Cost	£101,171
Combined Cost	£219,090
Total Number of Housing Units	101
Capital Cost Requirement Per Unit	£1,168

The additional population figures used reflect the different types of accommodation being provided within the schemes and the aim of the Council to meet existing housing need within the borough. The latter assumes that there will be a net lower additional population than for many other schemes.

Please let me know if you require any additional information.

Kind regards,

Mary

Mary Manuel
Head of the NHS London Healthy Urban Development Unit