

From:Smith, Ian
Sent:Wed, 4 Mar 2020 12:00:00 +0000
To:Development Control
Subject:FW: 19/03072/FULM planning application

Please can you upload the email below to Idox as a consultee response. The Consultee is NHS Property Services.

Many Thanks

Ian Smith

*Principal Planning Officer
Development Management
London Borough of Bexley*

Civic Offices, 2 Watling Street, Bexleyheath, Kent. DA6 7AT

*Direct Dial 0203 045 3775
ian.smith@bexley.gov.uk*



Any advice follows an initial officer assessment of the information you have provided. Every formal application is subject to a statutory assessment process and it is only then that a full assessment of all the material planning considerations can be made in the context of relevant development plan policies. Some important considerations may only arise or become apparent during this formal process, which includes consultation with residents and other third parties affected by the development. This officer advice is therefore given for your general guidance in the preparation of a future planning application or proposal. The advice does not prejudice the Council's consideration or decision on any future application that may be submitted.

From: Mary Manuel <Mary.Manuel@hudu.org.uk>
Sent: 02 March 2020 16:10
To: Smith, Ian <Ian.Smith@bexley.gov.uk>
Cc: 'sarah.birch2@nhs.net' <sarah.birch2@nhs.net>
Subject: RE: 19/03072/FULM planning application

Dear Ian,

I've just tried calling you again but realise that you're very busy and often in meetings. I'm sorry we haven't been able to discuss the planning application 19/03072/FULM however, given your timescales I wanted to put some comments in writing. As you know I am supporting the CCG in responding and have copied Sarah Birch at the CCG into this email for information.

Address: 2, 4, 6 And 8 Danson Road Bexleyheath Kent

Proposal: Demolition of the existing dwellings and erection of a part 1/2/3 storey building to provide a 70 bedroom nursing home, with associated access alterations, car and cycle parking, landscaping and amenity space.

I've had a look at the planning application and supporting evidence (including the demographic need analysis). However, I was keen to talk to you about the assumption regarding where the new residents will be coming from and any work the Council has undertaken on need and population flows. While the Council and the NHS are working to support people to remain in their own homes as much as possible there will be some need for nursing homes. The applicants show demand from outside the borough, and therefore we have used the HUDU Planning Obligations Model on the basis that up to 72% of the population could be new. This includes where local residents move into the nursing home and their home becomes available for new residents to the borough.

The London NHS Healthy Urban Development Unit's Model is used to calculate the cost of mitigating the impact of proposed developments by calculating the likely direct impact of the proposed development on the local health infrastructure. This indicates existing local infrastructure would need to increase its capacity to meet the additional demand arising from the development. Calculated at 2019/20 prices the capital mitigation cost is estimated at around £163,698. There will also be a revenue impact that Bexley Clinical Commissioning Group and its partners will be required to address. I can send you information on how the HUDU Model works and can provide a licence to local authorities' planning and public health teams to use the Model.

The Mayor's 'Intent to Publish London Plan' paragraph 11.1.37 states "Boroughs should use the London Healthy Urban Development Unit Planning Contributions Model (HUDU Model) to calculate the capital cost of the additional health facilities required to meet the increased demand."

We would ask the Council to seek an agreement with the developer to make a capital contribution to mitigate the impact of the development and enable sufficient infrastructure to be provided to meet these needs and for detailed discussions with the CCG regarding the wording of any agreement to help ensure that the infrastructure is delivered in line with the delivery of the development.

Please let me know if you'd like to discuss or if you require comments in a formal letter.

Kind regards,

Mary

Mary Manuel

Head of the NHS London Healthy Urban Development Unit

169 Union Street

London SE1 0LL

Tel 07950 882562

From: Mary Manuel
Sent: 27 February 2020 14:10
To: Smith, Ian <lan.Smith@bexley.gov.uk>
Subject: RE: 19/03072/FULM planning application

Hi Ian,

It would be good to catch up this week if we can. I've just tried calling but didn't leave a message this time. I'm around until about 3.45 when I have a meeting and should be able to talk up until although travelling for part of it. I can also talk tomorrow 8.30 – 10 and after about 12.15.

Hope to speak soon,

Many thanks,

Mary

Mary Manuel
Head of the NHS London Healthy Urban Development Unit
169 Union Street
London SE1 0LL
Tel 07950 882562

From: Smith, Ian <Ian.Smith@bexley.gov.uk>
Sent: 24 February 2020 15:58
To: Mary Manuel <Mary.Manuel@hudu.org.uk>
Subject: RE: 19/03072/FULM planning application

Mary,

Following our emails below, are you available tomorrow for a chat?

Many Thanks

Ian Smith

*Principal Planning Officer
Development Management
London Borough of Bexley*

Civic Offices, 2 Watling Street, Bexleyheath, Kent. DA6 7AT

*Direct Dial 0203 045 3775
ian.smith@bexley.gov.uk*



Any advice follows an initial officer assessment of the information you have provided. Every formal application is subject to a statutory assessment process and it is only then that a full assessment of all the material planning considerations can be made in the context of relevant development plan policies. Some important considerations may only arise or become apparent during this formal process, which includes consultation with residents and other third parties affected by the development. This officer advice is therefore given for your general guidance in the preparation of a future planning application or proposal. The advice does not prejudice the Council's consideration or decision on any future application that may be submitted.

From: Mary Manuel <Mary.Manuel@hudu.org.uk>
Sent: 14 February 2020 15:24
To: Smith, Ian <lan.Smith@bexley.gov.uk>
Cc: BIRCH, Sarah (NHS BEXLEY CCG) <sarah.birch2@nhs.net>
Subject: RE: 19/03072/FULM planning application

Hi Ian,

Thanks for coming back so quickly. Yes, that would be great.

Have a good week away from the office.

Kind regards,

Mary

From: Smith, Ian <lan.Smith@bexley.gov.uk>
Sent: 14 February 2020 15:21
To: Mary Manuel <Mary.Manuel@hudu.org.uk>
Cc: BIRCH, Sarah (NHS BEXLEY CCG) <sarah.birch2@nhs.net>
Subject: RE: 19/03072/FULM planning application

Good afternoon Mary,

Like yourself I am on leave next week, could we arrange a time to talk over the phone for the week after?

Many Thanks

Ian Smith

*Principal Planning Officer
Development Management
London Borough of Bexley*

Civic Offices, 2 Watling Street, Bexleyheath, Kent. DA6 7AT

*Direct Dial 0203 045 3775
ian.smith@bexley.gov.uk*



Any advice follows an initial officer assessment of the information you have provided. Every formal application is subject to a statutory assessment process and it is only then that a full assessment of all the material planning considerations can be made in the context of relevant development plan policies. Some important considerations may only arise or become apparent during this formal process, which includes consultation with residents and other third parties affected by the development. This officer advice is therefore given for your general guidance in the preparation of a future planning application or proposal. The advice does not prejudice the Council's consideration or decision on any future application that may be submitted.

From: Mary Manuel <Mary.Manuel@hudu.org.uk>
Sent: 14 February 2020 15:17
To: Smith, Ian <ian.Smith@bexley.gov.uk>
Cc: BIRCH, Sarah (NHS BEXLEY CCG) <sarah.birch2@nhs.net>
Subject: 19/03072/FULM planning application

Dear Ian,

Just a quick email to advise that I am responding on behalf of the CCG on planning application 19/03072/FULM , however, I am aware of the 21 days for consultation and would ask for an extension until the end of next week.

One of the issues for the CCG is the increase in demand on health infrastructure. I've read the economic benefits document forming part of the application which indicates that up to 70 family homes could be released for new residents as people move into the care home and the demographic report which suggests a catchment area of around 5 miles extending into adjoining boroughs. However, they suggest that all the residents could be from Bexley ..

We use the NHS HUDU Planning Obligations Model to calculate the impact on the health infrastructure and a key element is the assumption of where residents will move from, and if other residents will move into the area placing a greater demand on health. It would be helpful to know if the Council has undertaken any assessment and assumptions you are looking at.

I am on leave much of next week, however, if you could let me know when you are in the office and contact details I am happy to call you to discuss.

Kind regards,

Mary

Mary Manuel

Head of the NHS London Healthy Urban Development Unit

169 Union Street

London SE1 0LL

Tel 07950 882562

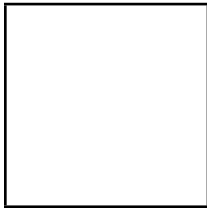
Click [here](#) to report this email as spam.

Our [Privacy Notices](#) detail how the London Borough of Bexley use your personal information.

This Email is confidential and intended solely for the use of the individual to whom it is addressed. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of the email is strictly prohibited.

If you have received this email in error please notify London Borough of Bexley by telephone on +44 (0) 20 8303 7777.

Web Site: <https://www.bexley.gov.uk>



This message has been scanned for malware by Forcepoint. <https://www.forcepoint.com>