

Your Ref: Brentwood Local Plan 2013-2033  
Our Ref: Brentwood Local Plan 2013- 2033

24 March 2016

Development Management  
Brentwood Borough Council  
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Dear Sir / Madam

**Brentwood Borough Council**  
**Brentwood Borough Local Plan 2013-2033**

**1.0 Introduction**

- 1.1 Thank you for consulting NHS England on the above emerging Local Development Plan (LDP) Document.
- 1.2 In reviewing the context, content and recommendations of the LDP Document and its current phase of progression, the following comments are with regard to the Healthcare provision on behalf of NHS England – Midlands & East (NHSE) and NHS Property Services (NHSPS).

**2.0 Existing Healthcare Position in the Emerging Plan Area**

- 2.1 The LDP Document covers the administrative area of Brentwood.
- 2.2 Currently, within the administrative area, healthcare provision incorporates a total of 9 GP Practices, 13 pharmacists, 10 dental surgeries, a community clinic and 2 community hospitals.
- 2.3 These are the healthcare services available that this Local Development Plan must take into account in formulating future strategies.
- 2.4 Growth, in terms of housing and employment, is proposed across a wide area and would likely have an impact on future service provision. Existing GP practices do not have capacity to accommodate significant growth.
- 2.5 In terms of optimal space requirements to encourage a full range of services to be

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delivered within the community there is an overall capacity deficit, based on weighted patient list sizes, within the 8 GP Practices providing services in the area.

- 2.6 Of the 8 Practices in the area 2 currently have the capacity for growth and development
- 2.7 Optimal space standards are set for planning purposes only. This allows us to review the space we have available and identify the impact development growth will have in terms of capacity and service delivery. Space capacity deficit does not prevent a practice from increasing its list size, however it may impact on the level and type of services the practice is able to deliver.
- 2.8 NHS England and the Basildon & Brentwood CCG (CCG) are currently working together to help plan and develop new ways of working within our primary care facilities, in line with the Five Year Forward View, to increase capacity in ways other than increasing physical space. We also endeavour to develop sustainable solutions through a proactive coordinated care approach, including hubs, not individual replacement of surgeries. With focus on premises for training and increasing capacity through technology. The CCG's emerging Strategic Estates Plan will contain further detail on this and the 3 year Primary Care Transformation Funding programme, due to commence in April 2016, will help to provide funding solutions for existing capacity issues.
- 2.9 Existing health infrastructure will require further investment and improvement in order to meet the needs of the planned growth shown in this LDP document. The developments contained within would have an impact on healthcare provision in the area and its implications, if unmitigated, would; be unsustainable.
- 2.8 It should be noted that the CCG are currently working with stakeholders to assess utilisation at Brentwood Community Hospital in order to establish future plans for the facility to ensure appropriate and effective utilisation.

### **3.0 Identification and Assessment of Policies and Strategies that have Healthcare Implications**

- 3.1 In progressing the Brentwood Local Development Plan, care should be taken to ensure that emerging policies will not have an adverse impact on healthcare provision within the plan area and over the plan period.
- 3.2 In instances where major policies involve the provision of development in locations where healthcare service capacity is insufficient to meet the augmented needs appropriate mitigation will need to be sought.
- 3.3 Policies should be explicit in that contributions towards healthcare provision will be obtained and the Local Planning Authority will consider a development's sustainability with regard to effective healthcare provision.
- 3.4 The exact nature and scale of the contribution and the subsequent expenditure by NHS England will be calculated at an appropriate time as and if schemes come forward over the plan period to realise the objectives of the LDP.
- 3.5 Before further progression and amendment of policies are undertaken, the Local Planning Authority should have reference to the most up-to-date strategy documents from NHS England which currently constitute The Five Year Forward View and the Emerging CCG Strategic Estates Plan & Primary Care Plan.

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- 3.6 Plans and policies should be revised to ensure that they are specific enough in their aims, but are not in any way prescriptive or binding on NHS England to carry out certain development within a set timeframe, and do not give undue commitment to projects.
- 3.7 Notwithstanding this, there should be a reasonably worded policy with the emerging LDP that indicates a supportive approach from the Local Planning Authority to the improvement, reconfiguration, extension or relocation of existing medical facilities. This positive stance should also be indicated towards assessing those schemes for new bespoke medical facilities where such facilities are agreed to in writing by NHS England. New facilities will only be appropriate where they accord with the latest up-to-date NHS England and CCG strategy documents.
- 3.8 NHS England note the requirement for Brentwood Borough Council to deliver a plan for increased levels of housing growth for their area, resulting in approximately 7,240 new dwellings during the plan period 2013 - 2033 and have identified the anticipated impact on infrastructure arising from these proposals.
- 3.9 As stated above the exact nature and scale of mitigation required to meet augmented needs of proposed developments will be calculated at an appropriate time, as and if schemes come forward over the plan period to realise the objectives of the LDP. Anticipated mitigation for each proposed major site is detailed below, please note this is based on current configuration of health care services and is subject to change:

<b>Proposed site</b>	<b>Anticipated impact</b>
Highwood Close including St Georges Court (52 dwellings)	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, reconfiguration or possible relocation of an existing practice.
<b>Pilgrims Hatch</b> - Ongar Road (37 dwellings)	
Doddinghurst Road (250 dwellings)	
Wates Way Industrial Estate, Ongar Road (80 dwellings)	Contribution towards increasing capacity for local Primary care facilities, by means of extension or possible relocation of an existing practice.
Westbury Road Car Park (22 dwellings)	
Chatham Way (26 dwellings)	
Hunter House, Western Road (22 dwellings)	
Baytree Centre (200 dwellings)	
Victoria Road (40 dwellings)	
Fire Brigade HQ, Rayleigh Road (50 dwellings)	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, reconfiguration or refurbishment.
Priests Lane (130 dwellings)	Contribution towards increasing capacity

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Honeypot lane (250 dwellings)	Contribution towards increasing capacity for local Primary care facilities, by means of extension, reconfiguration or possible relocation of an existing practice.
Nags Head Lane (150 dwellings)	
<b>Warley-</b> Essex Way (50 dwellings)	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, reconfiguration or refurbishment.
<b>Warley-</b> The Drive (68 dwellings)	
<b>West Horndon</b> - West Horndon Industrial Estates Childerditch Lane & Station Road (500 dwellings)	New primary care facility required with potential to expand to accommodate the second phase of the Dunton development, outside of the plan period, as contained within the Basildon Borough Local Development Plan. Should the option of developing a Garden Suburb at the Dunton site, in conjunction with Basildon Borough Council, be the option adopted it would be expected that joint mitigation would deliver infrastructure to accommodate the needs of the whole site and that of West Horndon Industrial Estates, Childerditch Lane and Station Road, phase to meet the housing trajectory for the developments
<b>West Horndon</b> - Dunton Hills Garden Village (2,500 dwellings)	
<b>Ingatstone-</b> Garden Centre, Roman Road (60 dwellings)	Contribution towards increasing capacity for local Primary Care facilities, by means of extension, reconfiguration or refurbishment.
<b>Ingatstone-</b> Land at Bell Mead (16 dwellings)	
<b>Ingatstone-</b> Ingleton House, Stock Lane (10 dwellings)	
<b>Ingatstone-</b> Adjacent to By-pass (42 dwellings)	
<b>Shenfield-</b> Officers Meadow (600 dwellings)	Contribution towards increasing capacity for local Primary care facilities, by means of extension, reconfiguration or possible relocation of an existing practice.

#### 4.0 **Conclusions**

4.1 This response follows a consultation by Brentwood Borough Council on Brentwood Borough Local Plan.

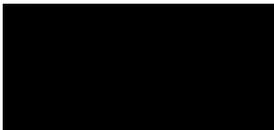
4.2 In its capacity as the healthcare provider, NHS England has requested that the Local

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Planning Authority identifies policies and strategies that are considered to directly or indirectly impact upon healthcare provision and has responded with recommendations as to how policy should be shaped in the future.

- 4.3 Assuming the recommendations are incorporated wholly within the future LDP then NHS England would not wish to raise an objection to the Brentwood Borough Local Plan.
- 4.4 NHS England has identified shortfalls in capacity at existing premises covered by the LDP. Provision needs to be made within the emerging LDP to address the impacts of development on health infrastructure and to ensure timely cost-effective delivery of necessary infrastructure improvements, in the interests of pursuing sustainable development.
- 4.5 The recommendations set out above are those that NHS England deem appropriate having regard to the projected needs arising from the Brentwood Borough Local Plan. However, if the recommendations are not implemented then NHS England reserve the right to make representations about the soundness of the plan at relevant junctures during the adoption process.

Yours faithfully



**Kerry Harding**  
Estates Advisor

CC: Dave Fazey – Basildon & Brentwood CCG  
Sara Lingard– NHS England- Contracts Manager

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