

CAMDEN GOODS YARD

A stylized illustration of a building facade, likely representing the Camden Goods Yard. It features two rows of arches. The top row consists of five arches of varying sizes, and the bottom row consists of five larger arches. The arches are rendered in a light red color with a darker red outline, set against a solid red background.

CAMDEN GOODS YARD HEALTH IMPACT ASSESSMENT ADDENDUM

March 2025

Camden Goods Yard

Health Impact Assessment Addendum

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Introduction

1. This document has been prepared by Turley Economics on behalf of St George West London Limited ('the Applicant'), to assess the health impacts of the proposed s73 application to vary the extant planning permission for the Camden Goods Yard project. The Planning Statement provides the full description of the proposal.
2. This s73 application comprises the proposed amendments in respect of Blocks C, D, E1, E2 and F of the Main Site Parcel, identified in the detail within the accompanying Planning Statement and DAS Addendum and identified here for ease of reference:
 - Insertion of secondary stairs to Blocks C, E1 and F in accordance with fire safety guidelines for residential buildings
 - Reduction of affordable housing from 38% to 15% by habitable room (from 203 to 83 homes)
 - Minor tenure and unit mix changes to approved plans
 - Marginal increase to footprint of Block E1 (0.5m on the east, west and north elevations) to accommodate a secondary staircase
 - Minor reduction in heights of Blocks C, D, E1, E2 and F.
3. A Health Impact Assessment (HIA) was submitted as part of the original 2017 planning application for the redevelopment of Camden Goods Yard. Permission was granted in 15 June 2018 and subsequently amended by a number of S73 variations. A HIA Addendum was prepared by Turley Economics in support of the December 2020 s73 application, which provided an updated consideration of health impacts in the context of the application's amendments to the scheme focused on the Main Site¹.
4. This new S73 application is to be submitted by the Applicant in March 2025 reflecting the above updates to the scheme's design and parameters ('the Proposed Development').

¹ It should be noted that a HIA Addendum was not prepared for the March 2023 s73 application, as the nature of scheme changes (to the Site's petrol filling station) were not considered to be of an extent that there would be perceptible health impacts.

5. This Addendum assesses the health impacts of the proposed s73 application to vary the extant planning permission. This Addendum therefore provides an updated assessment of the project's health impacts in the context of the Proposed Development, in line with LB Camden Council's (LBC) Local Plan Policy C1 ('Health and Wellbeing').

HIA Addendum

6. The following changes to the scheme associated with the Proposed Development are potentially of relevance to the HIA's consideration of health impacts:
 - Reduction of affordable housing from 38% to 15% by habitable room (from 203 to 83 homes); and
 - Minor tenure and unit mix changes to approved plans.
7. It is considered that the other changes proposed by the Proposed Development's s73 application (detailed in the Planning Statement) will not alter other previous conclusions of the health impacts that would be associated with the delivery of the scheme, which therefore remain valid.
8. The reduction in provision of affordable housing is likely to deliver slightly reduced beneficial health outcomes than that which would be supported by the extant planning permission (given the importance of housing affordability as a determinant of human health).
9. Similarly, the small overall reduction in overall number of homes by 7 (with provision being made for 637 homes) and minor alterations to the tenure and unit mix at the Proposed Development in comparison to the extant scheme (which made provision for 644 homes) would generate slightly reduced beneficial impacts in terms of accommodating residents in high-quality and health-promoting new homes.
10. Based on the application of the Greater London Authority's (GLA) Population Yield Calculatorⁱ to the respective accommodation schedules, it is estimated that the Proposed Development could accommodate slightly fewer number of residents overall (c. 1,235) than the extant scheme (c. 1,330).
11. However, notwithstanding the above, it is clear that the Proposed Development's provision of a notable number of high-quality, health-promoting new homes in a sustainable location – a proportion of which will be affordable – should continue to be considered as having an important positive health impact. Other changes associated with the Proposed Development will not have an impact on this effect. Additionally, no change is proposed to the PFS Parcel, and therefore no further assessment is required in that respect.
12. Overall, it is, therefore, considered that the 2020 s73 applications HIA's overarching conclusion of a positive health impact as a result of the delivery of new homes (including a mix of sizes, types and tenures) remains valid.
13. Furthermore, analysis indicates that this slightly reduced level of demand generated by new residents for social infrastructure (e.g. education and healthcare facilities) will continue to be able to be accommodated within existing supply, as was previously concluded by the 2020 s73 application's HIA.

14. The latest available data on education provision in Primary School Planning Area (SPA) 3 and borough-wide for secondary schoolsⁱⁱ respectively indicates current capacity of 262 primary school places and 1,133 secondary school places. LBC forecastsⁱⁱⁱ ongoing surplus of education places: for primary SPA 3, spare capacity is forecast to grow to 634 surplus places by 2033/34, whilst the borough's secondary schools are anticipated to have 2,135 surplus places by 2033/34. This could therefore accommodate the new demand for c. 40 primary school places and c. 15 secondary school places that could be generated by the Proposed Development.
15. There also remains indicative capacity across healthcare provision (GPs, hospitals, pharmacies and dentists) local to the Site. There is an average of c. 1,700 patients per Full Time Equivalent (FTE) GP at surgeries within 1 mile of the site^{iv}, which, whilst higher than the Camden-wide average (1,470) remains lower than the guideline of 1 FTE GP per 1,800 patients advised as appropriate by the Royal College of GPs^v. Based on this ratio, GP surgeries within 1 mile of the application Site would have indicative available capacity to accommodate c. 4,480 additional patients. The four dental surgeries identified as those closest to the Site^{vi} are registered as accepting new patients at NHS rates^{vii}, indicating capacity within this type of provision, and there are a range of pharmacies, opticians and hospitals within proximity to the Site. It is therefore considered that existing provision could therefore accommodate the new demand for healthcare facilities generated by the c. 1,235 residents of the Proposed Development.

Conclusion

16. Therefore, notwithstanding the changes as a result of the Proposed Development, this Addendum confirms that the nature of impacts reported in the 2017 HIA and 2020 HIA Addendum continue to remain an appropriate basis for the consideration of the health impacts of the delivery of the Camden Goods Yard project.

March 2025

ⁱ Greater London Authority (2019) GLA Population Yield Calculator v3.2

ⁱⁱ Department for Education (2025) 'Get Information About Schools' [Online]: Accessed 5th February 2025. Available at: <https://www.get-information-schools.service.gov.uk/>

ⁱⁱⁱ LB Camden Council (2024) School Place Planning Report: Appendix B: Primary Forecast

^{iv} NHS Digital (2025) General Practice Workforce: December 2024

^v NHS Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

^{vi} Parkway Dental Care; Ivy House Dental Practice; Albany Dental Practice; and Michael Wieder's Dental Surgery.

^{vii} NHS Digital (2025) 'Find a Dentist' [Online]: Accessed 5th February 2025. Available at: <https://www.nhs.uk/service-search/find-a-dentist/>