

Camden Lock Village

Health Impact Assessment



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1 INTRODUCTION

- 1.1 The Health Impact Assessment (HIA) has been prepared and submitted by Quod, on behalf of Stanley Sidings Limited (the “Applicant”), to support an outline planning application for Camden Lock Village. A previous Application for the Site was refused permission in May 2012. This revised Application is for a significantly improved Development which has been redesigned in response to the reasons for refusal.
- 1.2 The Development would be a vibrant, mixed-use scheme that provides new residential units, including affordable housing and commercial space for a range of businesses, including start-up and Small and Medium Enterprises (SME) and businesses from the creative industries sector.
- 1.3 This HIA sets out a overarching perspective on the health issues surrounding Camden Lock Village (‘the Site’) which is located in Camden Town with Primrose Hill ward of the London Borough of Camden (LBC).
- 1.4 Health and well-being are influenced by a combination of biological and environmental factors. Biological factors are largely inherent however environmental factors can be influenced to minimise the impact on health. These are recognised as the wider determinants of health and include:
 - General socio-economic, cultural and environmental conditions;
 - Living and working conditions;
 - Social and community influences; and
 - Individual lifestyle factors.
- 1.5 Development and planning can play a role within these wider determinants of health. This assessment seeks to outline the key areas where the Development may impact on health and identify the areas where negative impacts require mitigation and health related benefits are maximised.
- 1.6 The assessment contains a detailed baseline study of the population of LBC and Camden Town with Primrose Hill ward, in particular. This chapter draws on a wide range of local statistical

indicators built up around the NHS Healthy Urban Development Unit guidance, *Watch Out for Health*, a checklist for assessing the health impact of planning proposals to establish a socio-economic and public health profile of the population. This guidance sets out a range of area where development can have a direct and indirect impact on health and well-being, including:

- Housing;
- Access to Public Service;
- Opportunities for Physical Activity;
- Air Quality, Noise & Neighbourhood Amenity;
- Accessibility and Transport;
- Crime and Reduction of Community Safety;
- Access to Healthy Food;
- Access to Work;
- Social Cohesion and Social Capital;
- Resource Minimisation; and
- Climate Change

1.7 Using this checklist the following sections address the potential impact that Camden Lock Village would have on this local health baseline and the potential mitigation measures that could reasonably be undertaken to ensure that any adverse impacts of the Development are minimised and opportunities for the development to contribute to improvements in local health are maximised.

1.8 Significant improvements have been made to the design of the proposals and the Development is assessed as having an overall beneficial impact on health and well-being through the provision of housing and employment within a high quality and well-designed masterplan. Mitigation measures would be employed where any potentially negative impacts may arise. A summary of the health related impacts related to the Development can be found in Table 6.

1.9 Throughout this HIA reference is made to a number of key guidance documents and research papers, collectively providing a 'best practice' framework.

2 TERMS OF REFERENCE & METHODOLOGY

Terms of Reference

2.1 The factors that can influence a community's health are wide-ranging and include: where people live and work; the services and facilities they receive and have access to and the relationships they form within the community. All of these can influence a person's health and sense of well-being. Establishing definitions of "health" and an understanding of what is meant by health impacts is the first stage in the HIA framework.

2.2 The following definitions of key terms are considered applicable to this assessment. Health is defined by the World Health Organisation (WHO) as:

"A state of complete physical, mental and social well-being and not merely the absence of disease or infirmity...a resource for everyday life, not the object of living. It is a positive concept emphasising the social and personal resources as well as physical capabilities."

2.3 With reference to the impacts of development of public health, the London Health Strategy states:

"Health and regeneration are inextricably linked, and must be pursued together."

2.4 The World Health Organisation European Centre for Health Policy defines Health Impact Assessment as:

"...a combination of procedures, methods and tools that systematically judges the potential and sometimes unintended effects of a policy, plan, programme or project as the effects it may have on the health of a population and the distribution of those effects within the population. HIA identifies appropriate actions to manage those effects."

2.5 The Health Development Agency (now under NICE) and the NHS (UK) further note that "the purpose of HIA is to:

"Identify the potential health consequences of a proposal on a given population; and Maximise the positive health benefits and minimise the potential adverse effects on health and inequalities."

Background of HIA

- 2.6 The earliest uses of HIA were as tools to assess the health impacts of policies at European and, subsequently, a national level. This has filtered down through to regional and local authority level in the UK. Increasingly, however, agencies have seen HIA as a tool which is capable of being used on individual development proposals.
- 2.7 The Lalonde Report of 1974¹ is one of the earliest reports which sets out the ways that health is about more than just biological factors. It identified four related influences over health – biology, environment, lifestyle and access to healthcare services. This is important in highlighting that, although biological factors cannot be altered, the influence of changeable factors such as the environment, lifestyle and access to health care services means that the health of a population can be affected by human activity.
- 2.8 It is also important to recognise that these changeable factors are experienced in different ways by different people, as highlighted in the Department of Health report, ‘Tackling Health Inequalities: Ten Years On – A Review of Developments in Tackling Health Inequalities in England Over the Last Ten Years’ (2009)² and the subsequent Marmot Review³.
- 2.9 The London Health Commission (LHC) was established by the Mayor of London in 2000 to prioritise health and to reduce health inequalities through policy and decision making. The LHC recognises the wider determinants of health model developed by Dahlgren and Whitehead. This model identifies four factors in addition to biological determinants. These factors are:
- General socio-economic, cultural and environmental conditions;
 - Living and working conditions;
 - Social and community influences; and
 - Individual lifestyle factors.

¹ Lalonde M (1974) ‘A New Perspective on the Health of Canadians’

² Department of Health (2009) ‘Tackling Health Inequalities: Ten Years On – A Review of Developments in Tackling

² Department of Health (2009) ‘Tackling Health Inequalities: Ten Years On – A Review of Developments in Tackling Health Inequalities in England Over the Last Ten Years.

³ Marmot, M et al (2010) Fair Society, Healthy Lives: The Marmot Review: Strategic Review into Health Inequalities Post-2010.

2.10 In essence HIA attempts to examine the impact of proposals, in this case development proposals, upon these *wider determinants of health*. This influences the format and content of this HIA: the baseline analysis establishes a background context of health, not only through data relating directly to people's health, but to socio-economic factors that can influence health indirectly. When assessing impacts, this HIA looks not only at impacts which can be directly attributed to health, such as demand for healthcare services, but also to those which relate to the wider determinants of the health of the future and existing populations of LBC within the context of the HUDU guidance.

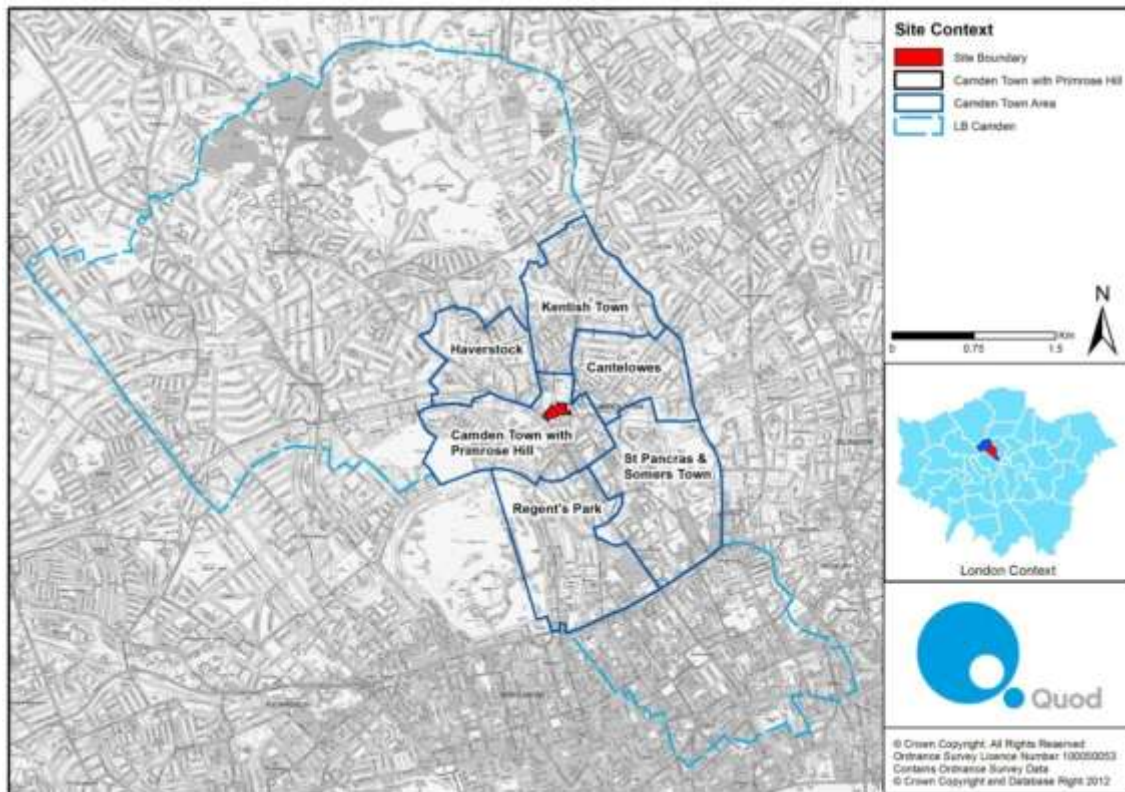
Methodology

2.11 The Development at Camden Lock Village is located in Camden Town with Primrose Hill Ward in the London Borough of Camden (LBC). The wider Camden Town Area, which has been used as the main study area, includes five other wards; Haverstock, Kentish Town, Cantelowes, St Pancras & Somers Town, and Regents Park.

- Haverstock ward;
- Kentish Town ward;
- Cantelowes ward;
- St Pancras and Somers Town ward; and
- Regents Park ward.

2.12 Where appropriate, London or national averages have been used for comparison purposes. The study area is shown on Figure 1 Site Context.

Figure 1: Site Context



2.13 The format of this HIA is in line with the NHS Healthy Urban Development Unit guidance, *Watch Out for Health*, a checklist for assessing the health impact of planning proposals.⁴ This checklist separates potential health influences into the direct and indirect influences that development proposals may have on local health (which are listed below).

2.14 The assessment of the baseline in this HIA has two main parts: the first is health profile of the local community using statistics from the London Health Observatory, the NHS and LBC; the second is structured around the wider determinants of health, as set out in the HUDU checklist, using the following datasets to establish the profile of the local community:

- **Social Cohesion and Social Capital** – social capital and cohesion can be undermined by poverty, deprivation, poor education and fragmentation of society along lines of age or race. This HIA has established a profile of the local society using a number of demographic data

⁴ NHS Healthy Urban Development Unit, 2009, *Watch Out for Health: a checklist for assessing the health impact of planning proposals*

sources including Census 2011 data, Annual Population Survey Data and the Indices of Multiple Deprivation (2010).

- **Access to Work** – local access to work has been assessed using Claimant Count (Job Seekers' Allowance) data, the Annual Population Survey and Business Register and Employment Survey Data;
- **Housing** – A profile of the local housing market and local housing need, including homelessness, established using the North London Strategic Housing Market Assessment and the Census 2001;
- **Public Services** – an audit of local community facilities has been undertaken via a desk-based study using databases from the London Borough of Camden and NHS business services/NHS Choices;
- **Physical Activity** – an audit of local sports and leisure facilities has been undertaken using data from Sport England and from the London Borough of Camden. A profile of the physical activity of residents in the local area has been established using data from the NHS and North London Strategic Health Authority;
- **Air Quality, Noise and Neighbourhood Amenity** - baseline data for neighbourhood amenity has been taken from the Environmental Impact Assessment for the Development
- **Transport** – transport accessibility for the Site has been mapped according the Public Transport Accessibility Level (PTAL) rating and the Design and Access Statement for the Development;
- **Crime Reduction and Community Safety** – a profile of local crime and community safety has been established using Metropolitan Police Statistics and the crime domain of the Indices of Multiple Deprivation (2010);
- **Healthy Food** - a desk-based study of locally available healthy food has been undertaken; and
- Resource Minimisation & Climate change have not been considered in the baseline profile however these are considered within the impact assessment.

Context within the Planning Application

- 2.15 Health related impacts relate to the environmental impacts of a development, and this HIA has been undertaken in parallel with Environmental Impact Assessment (EIA).
- 2.16 HIA is concerned with the determinants of health and these include both environmental and social determinants, and therefore it looks at the potential effects on health of changes to determinants such as housing, employment, transport and social inequality. As such, this HIA will provide an assessment in line with the HUDU guidance alongside the Environmental Statement (ES), incorporating elements of the Design and Access Statement and Planning Statement and is submitted as part of the suite of planning application documents. Nonetheless, it should be taken into account that there is no legally defined process on how to carry out an HIA.

3 BASELINE PROFILE

3.1 This section sets out the current baseline health conditions in the local area surrounding the Site and the borough as a whole. The baseline profile is comprised of two main parts. Firstly an assessment of the health profile of the local area and considered various health related indicators including life expectancy, infant and child health, chronic disease, mental health, disability and long term limiting illness and substance abuse and smoking. Secondly an assessment of the local areas in relation to the wider determinants of health as set out in the methodology.

Health Profile

3.2 This section sets out a local health profile of LBC and, where local data is available, of Camden Town and Primrose Hill ward. London and England averages have been used for comparison purposes.

Life Expectancy

3.3 Life expectancy is a good proxy for the general health of the population. Women in LBC are expected to live, on average for 83.8 years and men are expected to live for 78.5 years. This compares to London averages of 83.3 and 79.0 respectively, indicating the men in Camden tend to live very slightly shorter than the average for London and women slightly longer. This ranks LBC 75th out of 326 boroughs in England (where 1st is the highest life expectancy).

3.4 Residents of Camden Town and Primrose Hill ward have a slightly higher life expectancy than in either the LBC or London averages (79.55 for men and 84.4 for women).

3.5 Although life expectancy in LBC is generally high and has been rising steadily, this is not the case for all sections of the population. In 2006-10 there was an 11.6 years gap in life expectancy between male residents living in the 10% least and most deprived areas in Camden, the highest in North Central London and 3rd highest in London. For women the gap was 6.2 years, 2nd highest in North Central London and 7th highest in London.

Infant and Child Health

- 3.6 Infant mortality is another useful proxy for the general level of health in an area, especially the health of women. LBC has a relatively low infant mortality rate with 2.4 infant deaths per 1,000 live births compared to a rate of 3.0 in London and 3.1 across England.
- 3.7 LBC shows generally positive signs of good infant health with relatively low rates of mothers smoking during pregnancy, high rates of breast feeding and steadily rising levels of child immunisation (although still below the 95% recommended by the WHO to achieve herd immunity). However, child dental health (for children under 7) is relatively poor.
- 3.8 Childhood obesity in LBC is a significant problem with 11% of Reception aged children registered as obese. This is in line with the London average but higher than the England average of 9.4%. By year 6 this rate has risen to 22% in LBC compared to 21.9% in London and 19% in England.
- 3.9 The 'Income Deprivation Affecting Children Index' measures the incidence of children under the age of sixteen living in income deprived families. Measured at GP Level, 15 GPs in LBC have very high levels of deprived children on their patient lists (the top 10% most deprived GP lists in the country.) Five of these GPs are within 1km of the Site. A total of 24 GP lists in LBC are amongst the 20% most deprived in the country, of which six are within 1km of the Site.

Chronic Diseases

- 3.10 Cardiovascular disease, diabetes, cancer and respiratory diseases are the key chronic contemporary health threats.
- 3.11 Cardiovascular disease (CVD), a group of disorders of the heart and blood vessels that can lead to heart attacks and stroke, is the leading cause of death in LBC for all ages and second leading cause for premature mortality (deaths under the age of 75). Smoking, high blood pressure, being physically inactive, being overweight or obese are some of the modifiable risk factors that increase a person's chances of getting a CVD.

- 3.12 Diabetes has been diagnosed in 4% of registered patients in LBC, and there is a the suspected high number of people who have not been diagnosed. It is estimated that approximately 12.4% of all deaths aged 20-79 in LBC are attributable to diabetes. This compares to 11.6% in England. The risk of type 2 diabetes is higher amongst people of certain ethnic origins; South Asian, African-Caribbean and Middle Eastern people are more likely to develop the disease.
- 3.13 Both CVD and Diabetes are affected by lifestyle. People on low incomes, those who are overweight, have limited physical activity and smoke are more likely to be affected.
- 3.14 Cancer accounted for 29% of all deaths in LBC and 35% of all early deaths (before 75) between 2008 and 2010, which is in line with the London and England averages. Cancer is diagnosed in 1.16% of LBC's registered patients, equal to prevalence across London and below the rate in England (1.59%).
- 3.15 Five types of cancer make up 50% of premature cancer deaths in Camden: lung, breast, colorectal, head and neck and liver which are strongly associated with certain unhealthy lifestyles, principally smoking and being overweight.
- 3.16 Respiratory disease, or Chronic Obstructive Pulmonary Disease (COPD), involves damage to the lungs that makes breathing difficult. 1.2% of the adult population of LBC have been diagnosed and a further 2%, or 4,000 people, are believed to be suffering from COPD that is undiagnosed. However, LBC does have a lower prevalence than would be expected considering the structure of the population. Cigarette smoking is the most significant risk factor for COPD. An estimated 24.1% of LBC's population smoke.

Mental Health

- 3.17 Mental health and physical health are inextricably linked: poor physical health can bring on mental health problems and vice versa. Co-morbidity with mental and physical problems affects nearly a third of people with a long term illness. Those that suffer from obesity, substance misuse, smoking, cancer and cardiovascular disease are particularly likely to also have a mental health problem.

- 3.18 There are 3,358 adults diagnosed with serious mental illness registered with Camden GPs, 19,647 adults with depression and 712 people with dementia. Over 2,000 children (9.6% of the child population) in the borough suffer from some form of mental disorder.
- 3.19 The London Health Observatory produces a borough by borough “scorecard” of mental health issues.⁵ The scorecard identifies the following key points:
- For every 100,000 people resident in LBC, 2,252 are in contact with NHS Camden’s secondary outpatient services for mental health. This compares to 2,734 per 100,000 across London.
 - In any given week, an estimated 11% of adults in LBC will experience depression, which is in line with the London average but higher than the England average (8%)
 - There are large inequalities in admissions to psychiatric inpatient services by ethnic group. Whilst the admission rate for the White ethnic groups is 1.4 times higher than the England average for all ethnic groups, the admission rate for the Black ethnic groups is 4.9 times higher than the England average.
 - From 2006 to 2008 the suicide rate in LBC was significantly higher than the London average. The age standardised mortality ratio from suicide is 12.1 per 100,000 population in LBC compared to 7.3 per 100,000 in London.
 - The rate of admission for schizophrenia, schizotypal and delusional disorders is higher in LBC than the London average at 98.6 per 100,000 compared to 80.3 per 100,000
 - High levels of unemployment and deprivation in LBC mean that the population is at higher risk of having mental health problems.
- 3.20 Over half (56%) of the people claiming incapacity benefit or severe disablement allowance in LBC do so on the grounds of mental or behavioural disorders. This compares to an average of 47% in London.

Disability and Long Term Limiting Illnesses

- 3.21 Disability and long term illness account for a third of all benefit claimants in LBC. Over 80% of these claimants have been disabled or ill and claiming benefits for over 5 years. As stated above, over half of these claimants suffer from mental or behavioural disorders.
- 3.22 There are 647 adults with learning disabilities who are known to LBC’s disability services, which includes some LBC residents who are placed outside of the borough for care. The majority of people with learning disabilities have other health needs, ranging from mental health and behavioural issues to physical conditions such as epilepsy, asthma and diabetes.

⁵ London Health Observatory, 2011, London Adult Mental Health Scorecard: Camden

3.23 Disabled people may have more difficulty in recognising health problems, seeking treatment for them and accessing services that may help them. Approximately 50% of the local learning disabled population live in the five most deprived wards in the borough

Substance Abuse and Smoking

3.24 Abuse of alcohol and misuse of drugs has serious health consequences and is linked to a range of physical and mental conditions, coupled with economic issues. 24% of people who were registered for alcohol treatment in LBC in 2010/11 had a coinciding drug treatment programme and 63% were unemployed.

3.25 The level of binge drinking in LBC is roughly in line with the London average. The percentage of over 16's who engage in binge drinking is estimated at between 15% and 19% in LBC and between 13% and 19% in London. However, the rate of admission to hospital for alcohol related harm is much higher in LBC than in London as whole. There are 1,601.8 admissions per 100,000 per year in LBC compared to 1,386.4 per 100,000 in London (age standardised). The rate of hospital admissions for other substance misuse is only slightly higher than the London average (101.7 per thousand compared to 95.7 per thousand).

3.26 Due its high concentration of licensed premises, Camden Town and Primrose Hill ward has a very high incidence of alcohol related emergency call-outs and alcohol related crime.

3.27 LBC has the 7th highest rate of opiates or crack use in London (13 per 1,000 population aged 15-64 or 2,311 adults), and 42% of these are estimated to be injectors, significantly increasing their risk of overdosing or contracting an infectious disease.

3.28 An estimated 24% of adults in LBC smoke, a higher prevalence than in London (21%) or England (22%). LBC has significantly higher rate of deaths attributable to smoking (234.4 per 100,000 population over 35 years) compared to England and London (216.0 and 207.9, respectively).

Social Cohesion and Social Capital

3.29 Social Cohesion and Social Capital are challenging to define but can broadly relate to social relations and community characteristics that have productive benefits, economically and

socially, with indirect impacts on the mental and physical health of that community. The productive and cohesive operating of a society, to all its members' mutual benefit can be undermined by poverty, deprivation, poor education and fragmentation of society along lines of age or race. This baseline assessment considers these factors within the local area within the wider borough and regional context.

Age Profile

3.30 LBC is a relatively young borough with 14.2% of its residents aged between 16 and 24, higher than the London wide level of 10.6% and the national level of 12%.

3.31 LBC has the highest proportion of full-time students of any borough in London.

Ethnicity

3.32 At 75.7% the majority of residents in the Camden Town with Primrose Hill ward are of white origin. This is marginally higher than LBC as a whole with 73.2% of the population of white origin, and the wider London average at 71.2%. In contrast in Somers Town, Euston and Regents Park Estate areas of the borough over half of residents are from non-white backgrounds, and South Camden, including Regents Park Estate and Drummond Street and, to a lesser extent, Somers Town, contains one of London's main concentrations of residents of Bangladeshi origin.

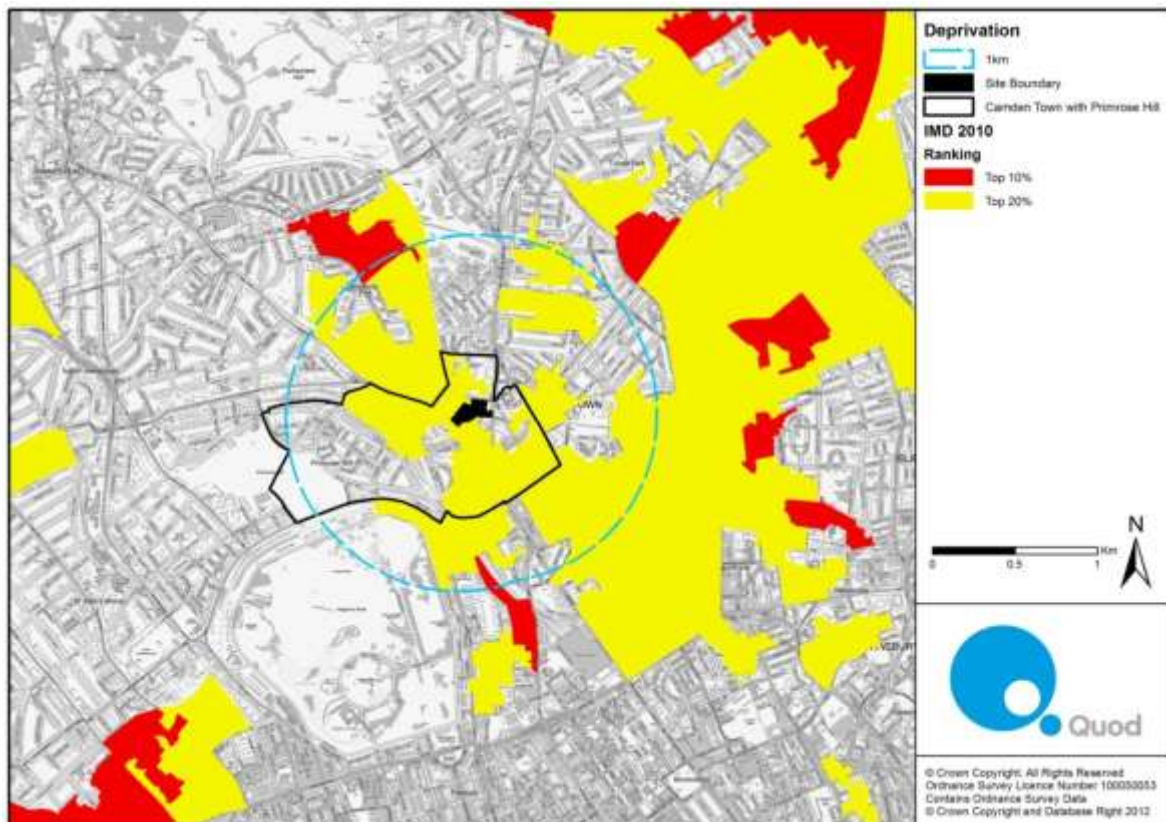
Qualifications

3.33 LBC has a well educated population with 50% of the borough holding qualifications of degree level or above greater than the London average of 40%. Recent ward level estimates of qualification levels are not available, but the education domain of the IMD, (which measures school Key Stage attainment, the proportion of young people not staying on in education beyond 16, absence rates, higher education rates and adult qualifications) shows that the area is not amongst the most deprived 20% in England in terms of education and qualification levels.

Deprivation

3.34 Parts of LBC suffer from high levels of deprivation according to the Government’s Indices of Multiple Deprivation 2010 (IMD). The IMD combines information relating to income, employment education, health, skills and training, barriers to housing and services and crime into an overall measure of deprivation. The Site and the significant areas surrounding the Site are amongst the 20% most deprived areas in the country, as shown on Figure 2.

Figure 2 Deprivation: Indices of Multiple Deprivation (2010)



Poverty

3.35 LBC has a high percentage of its school pupils registered as “disadvantaged”; i.e. those children that are eligible for free school meals or are in state care. At Primary level, 42% of children are registered as disadvantaged, compared to an average of 19% in England and at Secondary level 35% are registered compared to 15% across England.

3.36 The Primary Schools within 1km of the Site have very high levels of disadvantage, with all but 2 of the 8 local primary schools supporting more disadvantaged children than the LBC average.⁶

Community Ties

3.37 LBC has a wide range of community clubs, societies and action groups registered with the council that serve a range of social group, either with specific needs or those who simply wish to socialise with people from the community, including those listed in the table below. Castlehaven Community Centre is adjacent to the Site offering a wide range of services and facilities from fitness classes, cookery and handicrafts, a number of clubs/hobby groups, groups for children and young people and an Iraqi Community Elderly Club.

3.38 In addition to these, there are 17 registered old people’s day care centres across the borough. The closest of these to the Site is the Charlie Ratchford Resource Centre (NW1), a purpose-built centre for Camden residents aged 60+, providing social activities and support within 10 minutes’ walk or a bus-ride of the Site.

Table 1: LBC Clubs and Societies

Club Name	Activity
Castlehaven Community Centre, NW1	See above.
Camden Town Shed, NW1	Older men’s woodwork and social group
Contact Club, NW3	Supporting isolated and vulnerable men and women
Done Our Bit Club, NW6	Member’s social and leisure club
Drug and Alcohol Support Club, NW1	An alcohol and drug free social club offering support and advice
Ethiopian Community Britain, NW3	Provides information, advice, advocacy and referral services and training for all unemployed people and Ethiopians
Hampstead Social Club, NW2	Organising a range of social activities for people in their 40s and 50s
Haven Club, WC1H	User-led group for people with drug and alcohol problems
Kings Cross Snooker and Social Club, N1	Sports and social club
London Welsh Centre, WC1X	A centre for promotion of the educational, cultural,

⁶ Hawley Infant School and Kentish Town Primary School have 20% and 37% respectively. For a complete list of local Schools please refer to Chapter 8: Socio-Economics of the EIA.

Club Name	Activity
	social and recreational interests of Welsh people in London
London Irish Centre, NW1	Provides culturally sensitive and supportive welfare advice and information service for Irish people
St Eugene De Mazenod Community Centre, NW6	Pensioners and social club
St Pancras Parish Club, NW1	Social club open to all. Talks, activities and some outings for people in the local area
Kentish Town City Farm, NW5	Large city farm with activities for schools, local residents and children
Samuel Lithgow Youth Centre NW1	Youth centre which promotes the personal and social education of young people, through a range of social, cultural, physical and recreational programmes.

Access to Work

3.39 Employment is strongly linked to health and well-being. The HUDU checklist notes that,

“Job security, and simply having a job can increase health and well-being, as well as making it easier to pursue a healthy lifestyle. Income is one of the strongest and consistent indicators of health and disease in public health research”⁷

3.40 Figure 3 shows unemployment since 2005 in LBC. This illustrates that the local area has held up reasonably well during the recession. Unemployment in the Camden Town with Primrose Hill ward was higher than all of the comparator areas in 2005 and higher than LBC and London averages up to 2007. Despite climbing during the recession, it remained below the rate for Camden Town and for London as a whole, and only slightly higher than the Camden borough average. Camden Town’s (and LBC’s) registered unemployment is now lower than the London and UK averages. The wider Camden Town area has fared less well although claimant unemployment is still below London as a whole.

3.41 Long term unemployment is particularly detrimental to mental and physical health. Camden Town is home to 980 people who have been claiming Job Seeker’s Allowance for over 6

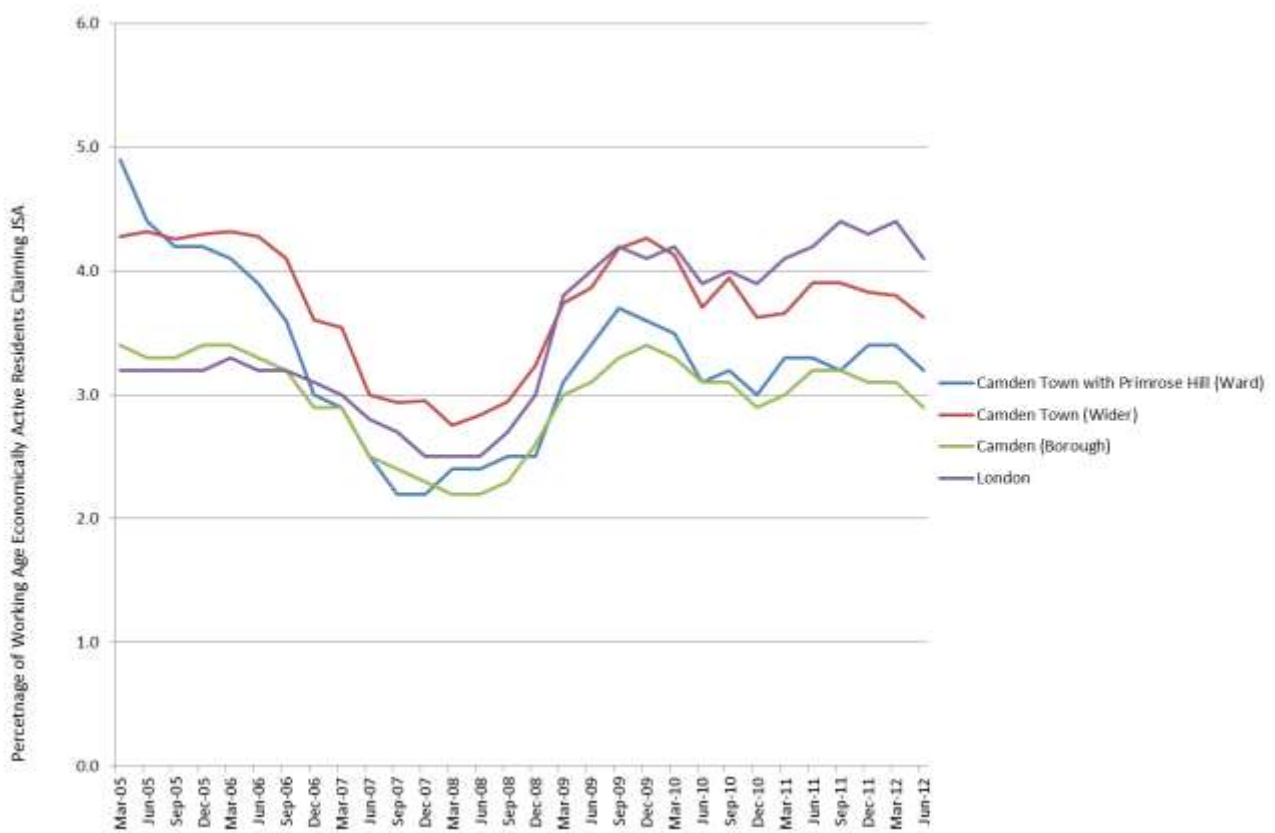
⁷ NHS Healthy Urban Development Unit, 2009, Watch Out for Health: a checklist for assessing the health impact of planning proposals, p.20

months (representing around 45% of claimants); of whom 635 of these have been claiming for over 12 months (representing around 30% of all claimants). This is roughly in line with the proportion of claimants who are long-term unemployed in LBC and London as a whole.

3.42 The proportion of working-age residents who claim out of work benefits in Camden Town and Primrose Hill ward is 12%, not significantly different to the LBC (11%) and London (12.6%) averages. The average for Camden Town is slightly higher at 14%.

3.43 The Camden Town and Primrose Hill ward (within which the Site is located), has a much higher proportion of residents in professional and higher level occupations (70%), than the London average of 50% and the national average of 40%. LBC in general has a high proportion (66%) of residents in high-skilled occupations.

Figure 3 Unemployment Trends 2008-2012



- 3.44 Camden NHS Joint Strategic Needs Assessment states that young people between 16 and 24 and Black and Minority Ethnic communities have been especially badly affected by unemployment since 2008. Mental Health and behavioural problems are a significant effect of unemployment, with 50% of people claiming Incapacity Benefit and Employment Support Allowance doing so on mental health grounds, a higher rate than the average for London. People with disabilities are also likely to be unemployed in LBC, with only 8.4% of disabled people in paid employment, compared to 65% who say they would like to work.⁸
- 3.45 A relatively high proportion of Camden Town residents in employment (43%) work within LBC, around 76% work in either LBC or the neighbouring boroughs of Westminster, City of London and Islington, indicating relatively sustainable travel to work patterns and availability of local jobs.

Housing

- 3.46 Access to decent and adequate housing is critically important to health and well-being, especially for those who may already be vulnerable such as the very young and very old. The HUDU checklist states that many aspects of housing, including poor location, design and orientation and overcrowding can contribute to poor mental and physical health. The combination of poor physical health and a poor living environment can lead to depression. Low income residents may be especially vulnerable to inappropriate or inadequate housing. Expensive housing may also compromise the health of low income residents who have to divert too great a proportion of their income to housing costs rather than health or other essentials.
- 3.47 LBC has 36% of its homes under social tenures, either owned by the local authority or by a housing association. This is the sixth highest rate in London and compares to a London average of 25%.⁹

⁸ Camden NHS, Joint Strategic Needs Assessment 2011

⁹ Local Authority Housing Statistics, England: 2010-11: Housing Strategy Statistical Appendix and Business Plan Statistical Appendix

- 3.48 More recent data on housing tenure is not available at ward level. At the last Census in 2001, Camden Town and Primrose Hill ward had a slightly lower proportion of social housing than the borough average, whilst Camden Town as a whole had a significantly higher rate of social housing than the borough as a whole.
- 3.49 In comparison to London (48% average), LBC has a very high proportion of purpose built flats. Around 80% of homes within the Camden Town and Primrose Hill ward and 85% in the borough as whole are purpose built flats. However the ward also provides a number of very highly priced terraced houses, particularly to the north and west of the ward.
- 3.50 LBC has the 3rd highest average house price in London at £767,000 in April-June 2012, compared to a London average of £458,000. ¹⁰ Average rents for a two bedroom flat in NW1 range between £380 and £505 per week which is in line with the LBC average but significantly higher than the London range of between £225 and £360.¹¹
- 3.51 The North London Strategic Housing Market Assessment shows that household affordability, as measured by the ratio of lower quartile house prices to lower quartile earnings is around 11:1, the second highest in North London after Westminster at 13:1.
- 3.52 The 2008 Camden Housing Needs Assessment¹² found that 11,905 households in the borough were living in unsuitable accommodation, around half of whom were living in overcrowded homes. Other key reasons for unsuitable homes were housing disrepair and personal needs such as mobility. 21% of social rented households were identified as living in unsuitable homes as were 9% of private rented households. Nonetheless, a third of these unsuitable situations could be rectified without moving the tenants.

¹⁰BBC House Prices:

http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/counties/html/county39.stm?#table

¹¹ Mayor of London: London Legacy London Rents Map

<http://legacy.london.gov.uk/rents/search/results.jsp?x=528713.248908&y=183285.861699&propertyType=twobed>

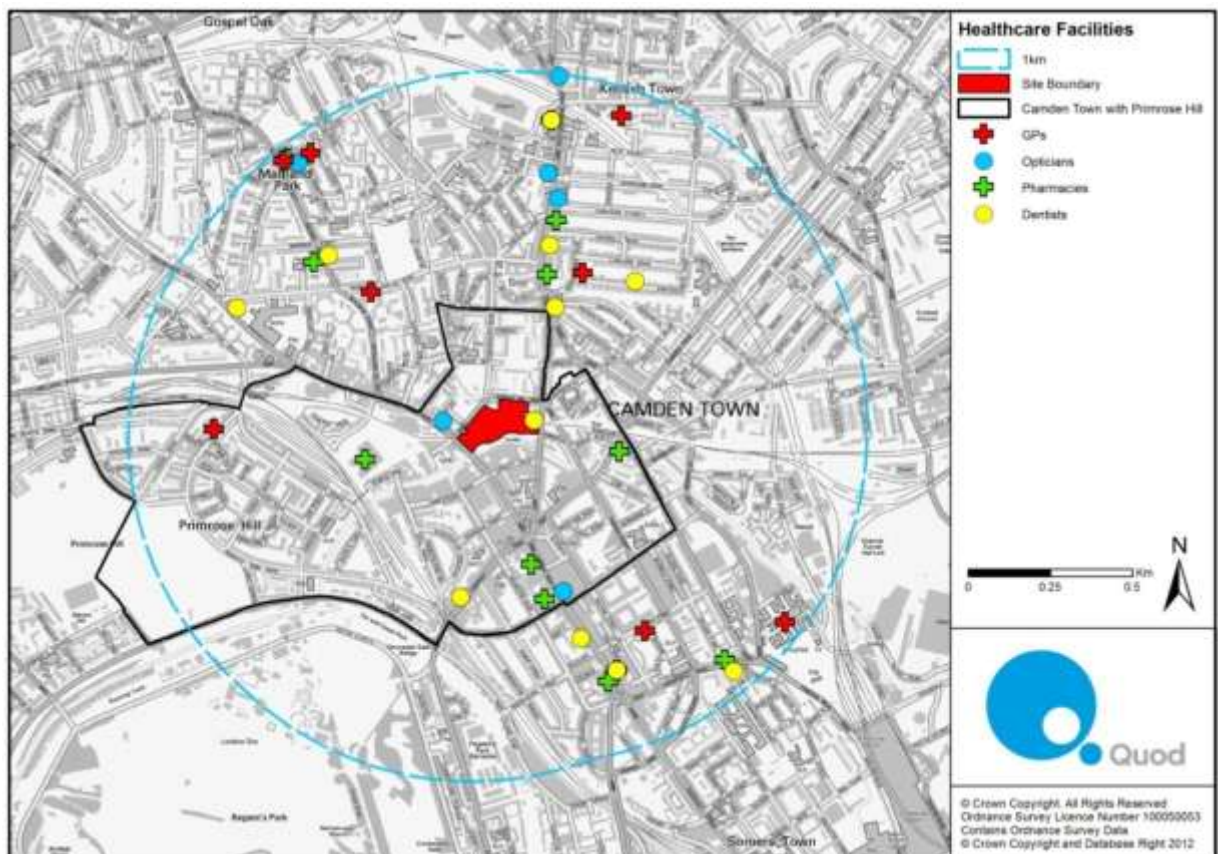
¹² LBC, Housing Needs Survey Update 2008

Public Services

3.53 HUDU states that good access to public services ranging from health services to education and community facilities has a direct positive affect on human health. Failing to provide a community with these services risks the sustainability of that community and may mean that residents have to travel long distances for essential services, or that they do not receive these services at all.

3.54 Healthcare Facilities *Error! Reference source not found.* Figure 4 shows the location of local General Practitioners (GPs), opticians, dentists and pharmacies within 1km of the Site.

Figure 4: Healthcare Facilities



3.55 There are 8 GP surgeries within 1km of the Site, all of which are accepting new patients. Within these 8 surgeries there are a total of 47 GPs. According to the NHS business services, the average list size of these 8 GP surgeries is 1,166 patients per GP, which is considerably below

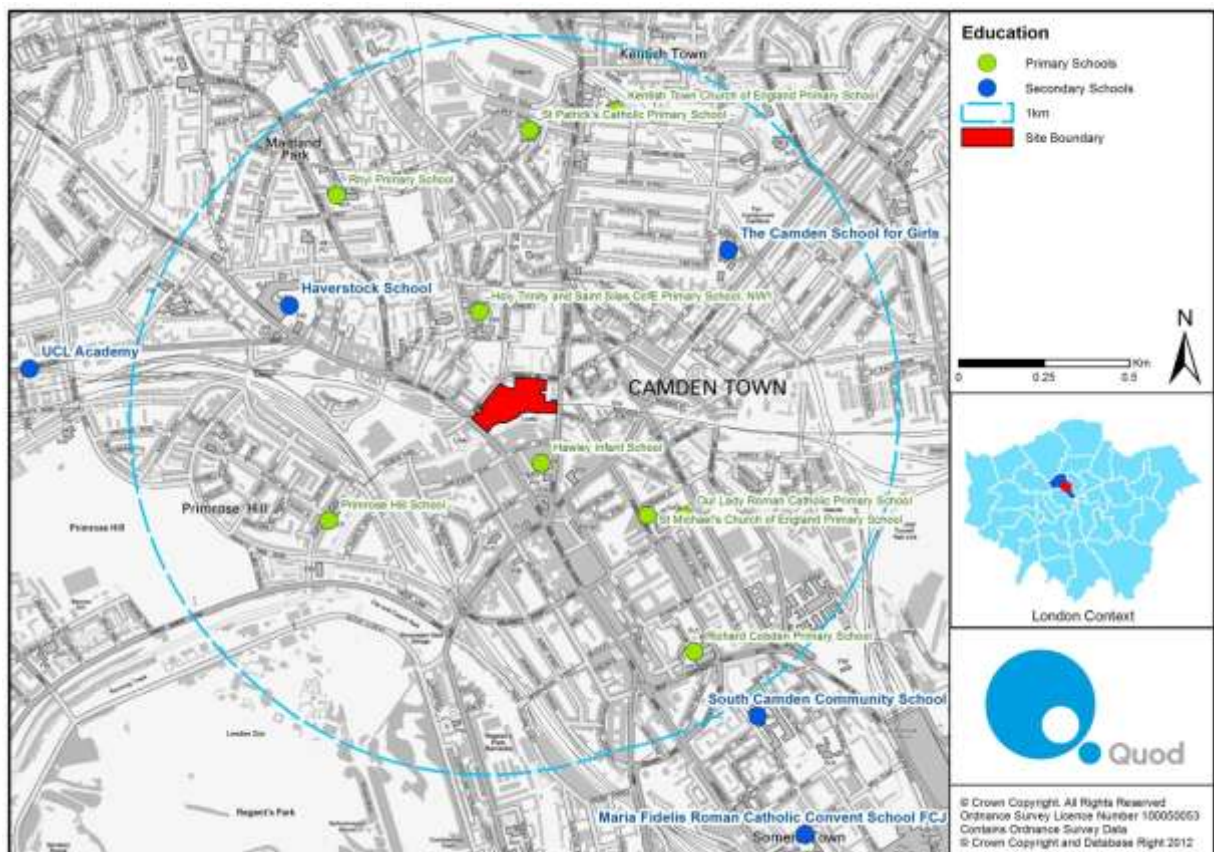
the HUDU planning guideline of 1,800 patients per GP. There is an out-of-hours walk in centre around 1.5km away at St Pancras Hospital.

3.56 There are 11 dentists' surgeries within 1km (although two surgeries are not currently accepting new NHS patients) and the area is well provided for with opticians and pharmacies.

Education Facilities

3.57 As shown on Figure 5, there are nine primary schools within 1km of the Site. The latest data from the Annual School Census (2011) shows that there is an overall surplus capacity of 63 places between these schools (2.6% surplus capacity).

Figure 5: Education Facilities



3.58 There are nine secondary schools in LBC with an additional academy planned to open in September 2012. The nearest to the Site are the Haverstock School and the Camden School for Girls as illustrated by Figure 5. At secondary school ages, children tend to travel further to

school, and therefore secondary schools are planned on a borough-wide basis. According to the Annual 2011 School Census there are 208 surplus places across LBC (2.3%). In addition to this, Maria Fidelis RC Convent School is taking an additional 30 pupils for the academic for 2012 intake and the new academy, the UCL Academy in Swiss Cottage, opened in September 2012 admitting 180 students in year 7 and which will grow by one year each year until it reaches capacity in September 2015.

- 3.59 Education attainment in LBC is in line with the average for England, with around 60% of pupils gaining 5 good GCSEs. Attainment has risen significantly since 2008, when this rate was 46%. The two closest schools to the Site, Haverstock Stock School and Camden School for girls have 50% and 72% of their pupils gaining 5 good GCSEs respectively. As stated above, no areas of LBC are amongst the most deprived in terms of education in England.

Physical Activity

- 3.60 Physical activity is essential to maintain good mental and physical health. This activity can range from organised sports to walking to work or local services. The patterns of physical activity established in childhood are especially important determining healthy adult behaviours. Open spaces and areas that are safe for pedestrians and cyclists promote physical activity.

Open Space

- 3.61 The nearest open space to the Site is Castlehaven Open Space to the north / northwest of the Site. At approximately 155m away, Castlehaven Open Space is within easy walking distance of the Site, and offers a community garden for local residents together with playspace and floodlit multifunctional games court. Regent's Park and Primrose Hill, with extensive open space, and outdoor sports and leisure facilities are within 15 minutes' walk.

Sports' Facilities

- 3.62 Camden Town is well supplied with sports facilities. There are three private gyms within easy walking distance of the Site. The Castlehaven Community Centre offers classes in Tai-Chi and exercise for those with mobility problems. The sports facilities at Haverstock School, including

a sports hall and a floodlit all-weather pitch are open for use by the community. There are three community sports centres with easy access from the Site. Kentish Town Sports Centre, Talacre Community Sports Centre (both within 15 minutes' walk) and Maitland Sports Centre (within 20 minutes' walk) which provide a wide range of classes and facilities, including a swimming pool.

Levels of Activity

- 3.63 The NHS Camden Joint Strategic Needs Assessment states that 22.5% of LBC's population regularly undertakes enough physical exercise (3 sessions of 30 minutes each per week) which is higher than the national average of 21.8%. However, 40% of the population are considered to be "inactive" doing no regular exercise. Older people and lower income groups were less likely to do enough physical exercise.

Air Quality and Noise

- 3.64 Poor air quality and noise pollution are linked to a number of health problems including asthma and lung conditions, in the case of air pollution, and sleep disturbance and psychological problems in the case of excessive noise.
- 3.65 Camden was declared an Air Quality Management Area in 2000. An Air Quality Action Plan was published in 2002, which has subsequently been updated with a 2009 – 2012 Plan. A full Air Quality baseline assessment is set out in the Environmental Statement: Chapter 12 'Air Quality'.
- 3.66 Baseline noise surveys were undertaken by Waterman EED in 2011 in accordance with published guidelines and best-practice. The dominant source of noise at the Site is that of road traffic associated with the surrounding local highway network and rail noise associated with the railway line that use the East-West Viaduct and North-West Viaduct. The dominant vibration sources at the Site are attributed with the train movements on the viaducts. A full noise and vibration baseline assessment is set out in the Environmental Statement: Chapter 11 'Noise and Vibration'.

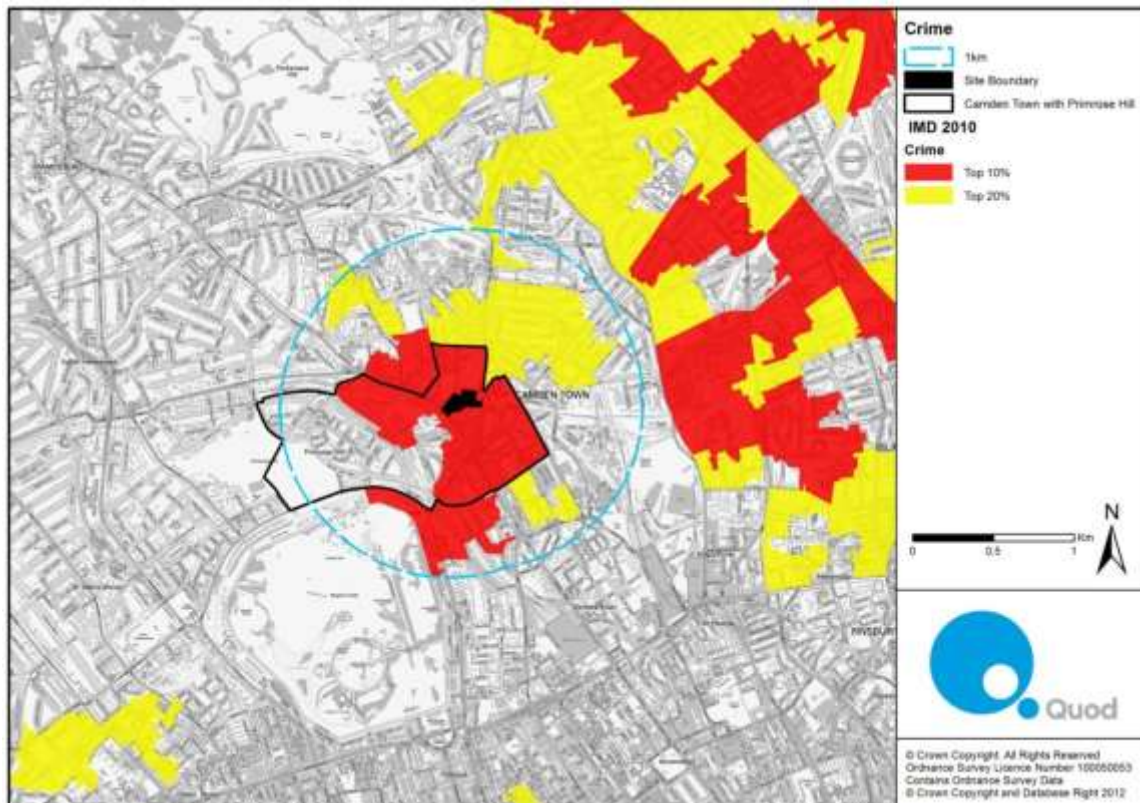
Transport

- 3.67 Street spaces that are easily and safely navigable encourage walking, which promotes physical health and social interaction. Good access to public transport limits the need to travel by car and increases the mobility of people without access to car who have mobility difficulties.
- 3.68 The Site has excellent access to public transport, with a PTAL rating of 6b, the highest level of accessibility. There is a TfL Cycle Hire docking station on Castlehaven Road and there are cycle routes in the local area that form part of the London Cycle Network Plus (LCN+).
- 3.69 Camden High Street, Regent's Canal and the railway lines create a high level of severance around the Site and the markets attract very high volumes of pedestrians. Recent improvement to the footways along Camden High Street mean that they is now able to cope with the high pedestrian flows. However, the pedestrian facilities along Leybourne Road, which enters the Site from the northwest (Area B), are poor. Similarly, pedestrian conditions within the Site are substandard and the viaducts create a severance of routes. Refer to the Environmental Statement: Chapter 10 'Transportation and Access' for further detail.

Crime Reduction and Community Safety

- 3.70 Crime, and the fear of crime, can have detrimental impacts on the mental health of a community. High levels of traffic and poorly designed public spaces can be dangerous, especially for children and the less mobile.
- 3.71 The GLA's Camden Town Night-Time Study identifies the types of crimes related to the night-time economies. These are principally related to drunkenness, drugs, violence, noise, robbery and criminal damage.
- 3.72 Figure 6 maps crime deprivation at and around the Site, which includes the rate of recorded crime in an area for four major crime types, representing the risk of personal and material victimisation at a small area level. The area around the Site, which is expected to have relatively high levels of crime per resident due to its high visitor population, is particularly deprived with respect to crime and is amongst the 10% most deprived areas in England.

Figure 6 Indices of Multiple Deprivation: Crime Domain



3.73 The GLA’s study also states that the existing Site is of poor environmental quality and the buildings, structures and circulation routes offer very little natural surveillance.

3.74 Table 2 shows the incidence of crime per thousand people in Camden Town and Primrose Hill ward, in LBC and in London as a whole. Rates of all types of crime are higher in the ward than in LBC or London as a whole, with rates of theft and handling particularly high, although higher incidence of crime is to be expected in town centre areas with a large visitor population.

Table 2: Crime Statistics, 12 Months to August 2012

Offences per 1000 population	Camden Town with Primrose Hill	Camden	Met Total
Burglary (Per 1000 Population)	16.8	15.6	13.2
Criminal Damage (Per 1000 Population)	14.1	9.7	9.2

Offences per 1000 population	Camden Town with Primrose Hill	Camden	Met Total
Drugs Offences (Per 1000 Population)	75.7	12.8	7.5
Fraud or Forgery (Per 1000 Population)	11.0	6.8	5.6
Other Notifiable Offences (Per 1000 Population)	6.3	1.9	1.3
Robbery (Per 1000 Population)	13.2	6.0	5.0
Sexual Offences (Per 1000 Population)	4.2	1.6	1.2
Theft and Handling (Per 1000 Population)	235.2	91.3	45.3
Violence Against the Person (Per 1000 Population)	71.1	27.2	21.1

Healthy Food

- 2.1 A healthy and nutritious diet improves general health. The Site is well supplied by supermarkets selling fresh produce and a wide range of other healthy food options. Morrisons and Sainsburys are both within easy walking distance, within 6 minutes' walk. Fresh fruit and vegetables are available from the Inverness Street Market which is open seven days a week, also within 6 minutes' walk.

4 HEALTH IMPACT OF CLV

Introduction

4.1 HUDU's 'Watch out for health: A Checklist for Assessing the Health Impact of Planning Proposals' outlines a number of impacts that should be considered when undertaking a HIA and categorises them into direct and indirect impacts or influences which include;

Table 3: Health Impacts

Direct	Indirect
Housing	Crime and Reduction of Community Safety
Access to Public Services	Access to Health Food
Opportunities for Physical Activity	Access to Work
Air Quality, Noise & Neighbourhood Amenity	Social Cohesion and Social Capital
Accessibility and Transport	Resource Minimisation
	Climate Change

4.2 This assessment follows this format and considers the characteristics of the proposed Development against the relevant baseline data.

The Scheme

Proposed Development

4.3 The completed Development would deliver a comprehensive mixed-use redevelopment comprising:

- A vibrant canal retail market;
- 170 new residential units (including affordable housing);
- Employment, local retail and community land uses;
- A One Form of Entry (1FE) primary school and nursery;
- Additional canal side employment and residential uses; and
- Public realm space to include pedestrian routes and dedicated open spaces.

- 4.4 The masterplan is comprised of four main areas, Areas A-D, each has a different use and character as described below.
- Area A – this area accommodates the canal market and workshop buildings, with some of the viaduct arches converted for retail uses. New open spaces will enhance and improve the setting of Regent’s Canal and tow path.
 - Area B - this area is comprised of residential buildings and the new primary school. This area of the Site will also have some employment uses within a number of converted viaduct arches.
 - Area C – This area has a mix of uses including residential, local employment, local retail and leisure uses.
 - Area D – This area will include both residential and employment uses overlooking Regent’s Canal and Kentish Town Road.
- 4.5 This mixed use development will create a variety of generous public open spaces, the masterplan is defined by new routes through the Site improving connections with the surrounding area. New homes (including affordable housing) will bring a new residential community to the Site. The provision of a new primary school and nursery will deliver additional education provision which will serve the wider local community. There will be a range of employment opportunities created on Site, boosting the local economy.
- 4.6 The redevelopment will significantly improve the physical environment on the Site and enhance the surrounding local environment.

Consultation & Masterplan Development

- 4.7 Over a four year period the project team has undertaken extensive consultation with Camden Council, the GLA, English Heritage, the Design Council/ CABE, TFL and the Metropolitan Police. Consultation was also undertaken with specialist consultees in relation to accessibility and crime which are discussed in further detail within this assessment.
- 4.8 A previous planning application was submitted for this Site which was refused permission in May 2012. Since then the scheme has been redesigned in response to the reasons for refusal. Significant improvements have been made to the design of the Development which include:
- A reduction in the bulk and massing of the buildings to reduce the impact on the Regent’s Canal Conservation Area;
 - The amount of open space in the Development had been greatly increased;

- The uses within Area C have been re-considered to provide more active local uses more focused for the use by the local community rather than market visitors; and
- The architecture of the market building (in Area A) has been re-designed to improve the character and appearance.

4.9 The redesigned masterplan has been carried out alongside further consultation with the public bodies listed above as well as local residents groups including Hawley Wharf Working Group. This consultation process has informed the masterplan to create a Development which responds to local objectives for the area. A series of meetings and workshops with local residents was undertaken, allowing the local community to input into the masterplan for the Development. For further information about the consultation process, refer to the Statement of Community Involvement which has been submitted as part of the Application.

Direct Impact/ Influences

Housing

- 4.10 Access to good quality housing is essential for public health, particularly for vulnerable groups such as elderly or young people or low income groups. The Marmot Review¹³ identifies that bad housing conditions – which also includes factors such as homelessness, temporary accommodation, overcrowding, insecurity and housing in poor physical conditions – constitute a risk to health, and this is most likely to affect the more vulnerable groups in society.
- 4.11 A number of housing factors can impact on health causing mental disorders, physical illness and accident, these factors include:
- Poor choice of location;
 - Design and orientation;
 - Poor sanitation;
 - Unfit living conditions such as excessive damp, poor insulation;
 - Unhealthy environmental quality; and
 - Overcrowded.
- 4.12 Poor housing conditions are strongly linked to poor health. In addition housing provision should have a range of housing type, tenure, size and affordability. The GLA's Best Practice

¹³ Marmot, M. et al (2010) Fair Society, Healthy Lives: The Marmot Review into Health Inequalities Post 2010.

Guidance for Health Issues in Planning (2007)¹⁴ notes that “major developments, especially of high-quality housing, should make a significant positive contribution to the health of Londoners” (p12). The Guidance states that multiple housing deprivations appear to pose a health risk that is of the same magnitude as smoking and, on average, greater than that posed by excessive alcohol consumption. Accordingly it proposes that the quality and affordability of housing be increased where possible and combined with local services and accessibility features.

- 4.13 As set out in the baseline section overcrowding is a particular issue in Camden. Overcrowding is generally particularly high within social housing and is the most common cause of housing need recorded on the Housing Needs Register.
- 4.14 The proposed Development will deliver 170 new homes. All homes are designed to comply with standards and guidelines set out by Lifetime Homes, the Wheelchair Accessible Housing Guide and the London Plan. These standards aim to ensure the delivery of high quality housing and eliminate poor housing conditions as set out in para 4.11.
- 4.15 The Development will make a positive contribution towards Camden’s housing targets, delivering 25% of the borough’s annual housing targets as set out in the London Plan 2011. It includes 12% affordable housing (based on net additional residential floorspace). The proposed housing mix is set out in Table 4 below.

Table 4 Proposed Housing Mix

Tenure	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
Private	2	48	92	14	-	156
Intermediate	-	1	3	-	-	4
Social Rented	-	4	-	5	1	10
Total						170

- 4.16 The proposed housing mix includes a range of affordable tenures and a variety of housing types ranging from studios to family size units. This responds to local and regional policy

¹⁴ Greater London Authority (2007) Best Practice for Health Issues in Planning

guidance and addresses local housing needs. Providing a range of units types, tenures and levels of affordability creates housing options for various members of the community from young professionals to families. As previously noted, all units will be designed to meet Lifetime Homes standards, and approximately 10% will be designed to be wheelchair accessible or easily adapted to be so, allowing older people to remain in comfortable accessible accommodation, reducing the stress and difficulties associated with ageing and the need to move home. See the Design and Access Statement: Section 11 'Access Statement' for further information.

- 4.17 The provision of affordable housing brings further benefits to more vulnerable, lower-income members of the community. High quality affordable housing will enable such people, who are particularly at risk of health inequalities, to move into decent housing. Among those who find it difficult to make the first step into the housing market, are key service providers in both education and health, the provision of intermediate affordable housing can help remove a barrier to the local supply of key workers. The provision of new units in this Development across a range of tenures and unit sizes will help to redress this problem and promote healthy living standards.
- 4.18 Providing more private housing also presents the opportunity to increase housing supply, tackle overcrowding and improve the affordability of housing as a whole in Camden.
- 4.19 The integration of private and affordable housing within one development promotes social cohesion and widens opportunities for social networks.
- 4.20 All homes will include amenity space, delivered through balconies, winter gardens or ground floor gardens depending on the location of the units. All units meet or exceed the private amenity standards set out in the London Housing Design Guide.

Access to Public Services

- 4.21 Public services and infrastructure are important in order to build strong, sustainable and cohesive communities. Good access to public services including education, health services and community facilities has a positive effect on human health. Without which people can be at risk of isolation and lack of support required to maintain a healthy lifestyle. Under-provision

can also lead to excessive travel, increasing transport requirements and potentially increasing local pollution. The GLA Best Practice Guidance¹⁵ states that accessibility to public services, especially health facilities, has a direct positive effect on human health and facilities should be accessible to those with special needs.

4.22 An analysis of the population and age profile of the Development has been undertaken taking into account household type, size and tenure, as shown in Table 5 below.

Table 5: Estimated Population Profile

Age Group	Population	%
Total Children (Under 16 years)	28	10%
Under 4 years	12	4%
5 – 10 years	11	4%
11 – 15 years	5	2%
Working age (16 – 64 years)	250	88%
Over 65 years	7	2%
Total Population	285	100%

4.23 The new residential population may require healthcare services which could include healthcare, district nurses, speech therapists, occupational therapists, physiotherapy and social services. It is not possible to accurately predict which additional services may be required to meet the needs of the Development as this will depend on the individual needs of the community. However primary healthcare provided by GPs act as a gateway to these additional healthcare services, therefore sufficient capacity of GPs services is vital for the wider provision of healthcare. For primary care provided by GPs, the additional 285 residents on-Site would create demand for 0.16 of a GP service.

4.24 As set out in the baseline there are a range of healthcare facilities within the local area including GPs, dentists, pharmacies and opticians. An assessment of local capacity is set out in the Environmental Statement Chapter 8: Socio-economics which states there is sufficient surplus capacity available locally to meet the additional needs generated by the Development.

¹⁵ Greater London Authority (2007) 'Health Issues in Planning'

The average list size of the 8 GP surgeries within 1km of the Site is currently 1,166 patients per GP. HUDU planning guidance suggests a standard of 1,800 patients per GP. Therefore the Development would not place significant pressure on local healthcare services.

- 4.25 There are nine primary schools within 1km of the Site, within which there is an overall surplus capacity of 63 places. The Development includes a new 1FE Primary School and Nursery. The inclusion of a new school has been in response to an identified need for additional school capacity at primary level within the borough. This new school allows for Hawley Infant school which is currently located on Buck Street, to expand into a full Primary School.
- 4.26 At secondary level, school planning is carried out at the borough level as older children tend to travel further to secondary school. As set out in the baseline section there are nine secondary schools within the borough with a new academy accepting students from September 2012.
- 4.27 It is estimated the Development would accommodate 11 primary school age children and 5 secondary school age children. This would not place significant additional pressure on existing facilities. In addition the Development will make a significant contribution towards the primary school provision within the area.
- 4.28 There are a range of other community facilities available within the local area as set out in the baseline, particularly Table 1.
- 4.29 Therefore the Development is located in an area with good access to public services. It has been assessed that the increased demand generated by new residents would not place significant pressure on existing facilities, and would increase the level of education provision available locally. Access to public health services would not pose a threat to the health and well-being of the new residents.

Opportunities for Physical Activity

- 4.30 Reducing car dependency and providing secure, convenient and attractive public open space can lead to more physical activity by local residents. This can help to reduce the negative health impacts associated with a sedentary lifestyle. This also can have a positive impact on

mental health issues such as depression. Generally, good access to high quality environments for physical activity is associated with an increase in the frequency of its use.

- 4.31 Numerous studies point to the direct benefits of green space to both physical and mental health and well-being. Green space has been associated with a decrease in health complaints, improved mental health and reduced stress levels and the perception of better general health. The provision of open space also had indirect benefits by encouraging social interaction and provides space for physical activity and play, improves air quality and reduced the urban heat island effect.
- 4.32 Accessible amenity space has been linked with environments that are both more walkable and more playable, with aesthetics and street connectivity influencing patterns of use. Physical activity plays a key role in the prevention of specific diseases that include cardio-vascular disease, depression and obesity.
- 4.33 The provision of playspace for children is important and is intrinsic for children's health. Research¹⁶ also suggests that when children play outdoors and establish relationships with other children in the area, it has positive effect on community cohesion, encouraging relationships between adults and confidence in the safety of the area. Once positive patterns of physical activity throughout childhood have been established, it is also likely to carry through to adulthood which can improve health.
- 4.34 The Development includes a number of new public spaces which will provide residents, workers and visitors with valuable open space. This has a number of health related benefits including increased physical activity and mental health benefits. The revisions to the scheme design have significantly increased the amount of open space within the Development.
- 4.35 The Market Space within Area A will be the focus of the market buildings. This will be a vibrant space used by visitors, employees and residents. This Market Space has been designed to enhance the setting of Regent's Canal and tow path which in itself provides valuable open

¹⁶Liu et al, (2007) American Journal of Health Promotion, 'Green Neighbourhoods, food retail and childhood overweight: difference by population density'

space. The London Plan highlights the importance of the Blue Ribbon Network. Waterways have significant value in terms of creating a sense of space and openness within the urban context. The Development has been designed to maximise the value provided by the Regent's Canal setting.

- 4.36 The Arches Space will run through the arches from the edge of Regent's Canal up to the commercial uses to the north of the railway line. The southern end of this space will be characterised by the canal setting providing space for people to sit out and relax. Whereas the northern end of the space will be characterised by the uses which surround it.
- 4.37 The Local Space, within Area C has been designed to be the heart of the local mixed use area. The surrounding uses have been designed to be flexible to respond to local demands. This space has been designed in response to consultation with the local community who've expressed that this area should have a more local feel separate from the main Market Building and Market Space. This open space allows for flexible use and could accommodate a produce market. It also includes seating areas and children's playable space.
- 4.38 A Multi-Use Games Area (MUGA) will be provided within the Primary School. This facility will be available for use by the local community.
- 4.39 As set out in the baseline section there are a variety of parks and open spaces in the local area which offer playspace and open space for informal recreation. In addition, there are a number of sports facilities in the local area, both indoor and outdoor, providing residents with a choice of facilities to engage in physical activity. Residents living within the Development therefore have the opportunity to maintain an active lifestyle which would reduce the risk of health issues related to lack of physical activity.

Air Quality, Noise and Neighbourhood Amenities

- 4.40 Air quality is a key influence in the quality of the environment in which a population lives, with implications for long-term health. Dust and emissions from transport and construction processes are the main potential source of pollutants. Extensive research shows that living in close proximity to busy roads is linked to negative health outcomes such as chronic lung disease, heart conditions and asthma, particularly among children. Planning can significantly

influence land use by requiring detailed assessments of air pollution and segregating potentially negative effects from residential areas, whilst well-designed open spaces can act as green lungs for a community.

- 4.41 The Environmental Statement: Chapter 12 'Air Quality' assesses the potential effect of the Development upon air quality. This assessment states that mitigation measures would be put in place during the demolition and construction works to minimise the risk of dust causing a potential nuisance to local residents. A site-specific Environmental Management Plan would set out the various mitigation measures required. This would include the damping down of surfaces, covering all construction materials, erection of hoarding and regularly cleaning frequently used areas. Emissions from construction plant would be minimised by various measures such as switching off of engines when not in use and using gas powered generators rather than diesel.
- 4.42 The air quality assessment involved an air quality modelling exercise which found that this Site is suitable for the proposed use for the Development, including residential and education uses which are considered to be particularly sensitive. The measures set out in the Travel Plan to reduce car use would also minimise impacts on air quality.
- 4.43 Noise and vibration have tangible links to the health of a population, particularly in places where people live or work in close proximity to sources of noise and vibrations. Excessive noise and vibrations may lead to mental health issues, stress-related illness and disturbance of sleep. The potential noise and vibration effects arising from the Development have been assessed as part of the Environmental Statement, please refer to Chapter 11 'Noise and Vibration' for further information. This assessment identifies existing local receptors surrounding the Site as well as future users of the Site as being sensitive receptors.
- 4.44 Mitigation measures would be employed during the demolition and construction of the Development to minimise the noise and vibration effects. These measures would include the selection of modern and quiet plant and machinery, the erection of suitable hoarding around the Development to screen noise generated by equipment on-site, adherence to pre-agreed working hours, the setting of noise and vibration limit levels agreed with Camden Council, and the selection of construction techniques which would minimise high levels of vibration.

4.45 The Development would be designed to include acoustic attenuation measures to protect future residents and occupants of the proposed Primary School. This would minimise any potential adverse noise effects resulting from the operation of building plant and services and other off-Site noise sources such as road traffic and noise from the railway. This would minimise the potentially harmful noise effects which could have an adverse impact on the health of residents and other users of the Development.

Accessibility and Transport

4.46 A separate Access Statement has been prepared by Arup as part of this Application. This can be found in Section 11 of the Design and Access Statement. This Statement assesses the Development within the context of relevant guidance and building regulations aimed to ensure high levels of inclusivity and accessibility. It finds that the Development has, where possible and practicable, aimed to achieve beyond the minimum standards of the Approved Document M of the Building Regulations 2004. These include:

- Incorporation of the best practice standards of BS 8300 (Design of buildings and their approached to meet the needs of disabled people);
- Provision of regular rest points throughout the Site;
- Graded routes instead of ramps which have been designed to be as shallow as possible;
- Provision of a flat slab in Area A to allow level access throughout each retail floor;
- Provision of a Changing Places facility within Area A in addition to wheelchair accessible WCs;
- Provision of wheelchair accessible residential units in line with the Greenwich 2010 guidelines (Area B) and Camden's Wheelchair Housing Design Brief 2012 (Area C & D) refer to the Design and Access Statement Appendix B for further information;
- A lift maintenance strategy will minimise the risk of lifts breaking down. Where possible two lift cores have been provided in buildings to allow for redundancy;
- Blue Badge parking bays/ drop off points have been incorporated into the Development;
- The cinema has been designed to have a flat slab rather than the traditional stepped design to allow inclusive access and a greater variety of wheelchair accessible seating; and
- Incorporation of Legible London within the Development to allow for easy wayfinding and ease of movement.

4.47 Consultation has been undertaken with a Disability and Access Consultant, Camden's Access Officer and the GLA's Principal Access and Inclusion Officer in relation to the accessibility provision throughout the Site.

- 4.48 Public Transport Accessibility Levels (PTAL) range from 1a which is the lowest to 6b which is excellent. The Site is well served by public transport with a PTAL rating of 6b. There are a number of bus stops within 640 metre of the site. Camden Town and Chalk Farm London Underground Stations are within 12 mins walk of the Site, and Camden Road Overground Station is approximately 450 metres from the Site.
- 4.49 Pedestrian facilities in the vicinity of the Site are generally good: improvements have recently been made to Camden High Street to widen the footways, increasing pedestrian capacity. The existing pedestrian conditions within the Site are poor. Footways within the Site are narrow and uneven and the paving is in need of repair. Access and movement for people with impaired mobility within the Site is difficult.
- 4.50 There are good cycling facilities within the local area. There are a number of London Cycle Hire docking stations and the London Cycle Network Plus (LCN+) route runs along Camden High Street.
- 4.51 The Development will provide new pedestrian routes and public spaces which will significantly improve the Site's accessibility and permeability for pedestrians and cyclists. Routes have been designed to include gentle gradients and tactile paving to ensure inclusivity for mobility and visually impaired people. The routes to the south of the viaducts provide the main east west routes through the Site and the design of the public open spaces will enliven these routes at various points along their length. There are a series of Gateway Spaces at the junctions of the main routes and surrounding streets to open up the Site and improve accessibility.
- 4.52 The Development includes 452 cycle parking spaces for use by residents, employees and visitors. This helps to promote sustainable and active transport use which has direct health related benefits. Car parking will be provided within the Development, however this has been kept to a low level of provision. There will be 16 parking places nine of which are for use by people with impaired mobility.
- 4.53 Please refer to the Design and Assess Statement and the Environmental Statement Chapter 10: 'Transport and Access' for further details.

Indirect Impact/ Influences

Crime & Reduction of Community Safety

- 4.54 Crime related injury is a significant public health problem in itself. In addition, the perception and fear of crime reduces social solidarity and has an adverse psychological impact which can lead to mental health issues and subsequent physical illness associated with a lack of access to services and facilities, a lack of social interaction and a sedentary lifestyle. In particular fear of leaving home can expose vulnerable groups such as older people or ethnic minorities to issues relating to isolation and vulnerability. As such, crime, and the perception of crime, can have significant direct impacts on human health, and indirectly negative impacts on mental well-being associated with the fear of crime.
- 4.55 As set out in the baseline section Camden Town experiences high levels of street crime and anti-social behaviour. Currently the Site does not have good pedestrian circulation routes and low levels of natural surveillance which reduces the sense of security. Consultation was undertaken with the Metropolitan Police, Space Syntax, Camden's Crime Prevention Design Advisor and Broadgate Estates (a security and management company) to ensure that safety and security was maximised within the design of the Development.
- 4.56 The mix of uses proposed within the Development will animate the Site and the design of the routes and open spaces will significantly improve the security within the Site. The revised scheme design has improved the open spaces and routes within the Development. Secure by Design principles have been applied in the design of the buildings and surrounding spaces. The routes through the Site have been designed to link with the existing surrounding street network to create clear sight lines without obstructions. The layout of the Development has been arranged in a way to avoid areas which create opportunities for crime such as recessed doorways, deep service bays, dead space or areas for access to the rear of buildings.
- 4.57 Some of the routes will be closed at night to reduce opportunities for crime and improve the sense of security for residents. Closing particular routes will concentrate movement along the main routes which will increase surveillance and activity along these routes. It is proposed that the ground floor of each building will be illuminated at night to discourage anti-social behaviour.

- 4.58 The main entrance doors will have audio visual verification access control systems with electronic lock release and entry phone systems for all of the residential units. Active and passive management measures will be employed to minimise crime and anti-social problems within the Development. These will include, CCTV monitoring, regular security patrols and activated lights or motion-activated audible alarms. The Development will be patrolled by an on-Site security team during the day, evening and at night. There will also be a security manager and security office on-Site.
- 4.59 The design and layout of the masterplan provides benefits that reduce the opportunity for crime and improve security across the Site. The redevelopment of this Site brings positive impacts through the active use of space that is currently underused with poor levels of accessibility. Utilising techniques such as effective lighting and CCTV will decrease opportunities for criminal activity and anti-social behaviour. The Development can therefore have a beneficial effect on the physical and mental well-being of residents and other users through reduced stress levels and reduced victimisation and isolation by promoting a mixed-use community in a well-designed urban setting that supports accessibility and integration.
- 4.60 See the Design and Access Statement: Section 10 'Crime Impact Statement' for further details.

Access to Healthy Food

- 4.61 A diet including ample fresh fruit and vegetables is highly beneficial to personal health, providing essential vitamins that protect the human body from infection, boost the immune system and reduce the risks associated with a high-fat, high-sugar diet, for example cardiovascular illness, obesity and heart disease linked to high cholesterol. However, it is noted that inequalities exist with regard to access to healthy food, with low-income families least able to eat well and most likely to eat high fat, sugary diets.
- 4.62 As such it is beneficial to public health that fresh food retail exists within the local area. Local food retailers in the surrounding area include Morrisons and Sainsburys. Fresh fruit and vegetables are available from the Inverness Street Market which is in close proximity to the Site. However there is also a high concentration of fast food restaurants and takeaways around the area. This is synonymous with Camden's active night-time economy.

4.63 The Development provides residents with a range of options for accessing healthy food in the area. The potential for a produce market with the Local Open Space will further improve the access to fresh food. The provision of retail floorspace within the Development could also include food retailers, which depending on the operators of these units could improve access to healthy food locally.

Access to Work

4.64 Access to employment and being in work can increase health and well-being, and make it easier to pursue a healthy lifestyle, with income being one of the strongest indicators of health and disease in public health research. Unemployment, conversely, is often related to an increased risk of poor physical and mental health and premature death.

4.65 Unemployed people experience a multiplicity of elevated health risks. They experience higher rates of limiting long-term illness, mental illness and cardiovascular disease. The experience of unemployment has also been consistently associated with an increase in overall mortality, and in particular with suicide. Unemployed people experience a much higher use of medication and worsened prognosis and recovery rates.

4.66 There are three core ways in which unemployment affects levels of morbidity and mortality:

1. Financial problems as a consequence of unemployment result in lower living standards, which may in turn reduce social integration and lower self-esteem;
2. Unemployment can trigger distress, anxiety and depression. Many psychological stressors contribute to poor health not only among the unemployed themselves, but also their partners and children. Loss of work can result in a sense of loss of a core role which is linked with one's sense of identity, as well as a loss of rewards, social participation and support;
3. Unemployment impacts on health behaviours, being associated with increased smoking and alcohol consumption and decreased physical exercise. Unemployment is associated with a wide range of adverse health impacts including anxiety, depression and an increase in self-reported illness, together with an increased rate of heart disease. Long term unemployment can increase the likelihood of these problems affecting people as well as an increase in psychological problems and an increase in domestic violence. It can also be the case that those who development poor health area more likely to remain unemployed in the long term.

4.67 The relationship between low income and poor health follows a social gradient, with people living on a low income being more likely to experience worse health and be less physically active. Having insufficient money to lead a healthy life is a highly significant cause of health

inequality. The calculation of Minimum Income for Healthy Living (MIHL) includes the level of income needed for adequate nutrition, physical activity, housing, social interactions, transport, medical care and hygiene. In England there are gaps between a minimum income for healthy living and the level of state benefit payments that many groups receive.

- 4.68 Getting people into work is therefore of critical importance to reducing health inequalities. Patterns of employment both reflect and reinforce social differences and there are serious inequalities of access to labour market opportunities. Rates of unemployment are highest among those with no or few qualifications and skills, people with disabilities and mental ill-health, those with caring responsibilities, lone parents, those from some ethnic minority groups, older workers and, in particular, young people. As set out in the baseline, young people between 16 and 24 and BAME communities have been particularly affected by unemployment since 2008.
- 4.69 Longer term unemployment can increase the likelihood of health related issues including psychological and mental health problems. Also those who develop poor health are more likely to remain unemployed in the long term, perpetuating social and health inequalities. Adverse effects on health are greatest amongst those who experience long-term unemployment.
- 4.70 As set out in the baseline section there are 980 people living in Camden Town who have been claiming Job Seeker's Allowance for over 6 months, with accounts for 45% of all claimants. Of these, 635 have been claiming for over 12 months.
- 4.71 The Development will include a range of employment opportunities with a range of jobs within various sectors with differing skill levels during the construction of the Development and through its end uses.
- 4.72 The demolition and construction works for the Development would be phased over a three year period, during which time various construction employment opportunities would be created. The Environmental Statement Chapter 8: 'Socio-Economics' estimates that there would be up to 130 permanent full-time equivalent construction jobs created during the demolition and construction programme. Construction employment is relatively mobile and a

proportion of this employment would be created on-Site with the balance created within the construction supply chain. A site specific Environmental Management Plan would be developed and implemented throughout the duration of the construction programme. This would be prepared in line with relevant legislative and best practice guidelines including Camden's Guide for Contractors Working in Camden¹⁷. Building contractors would be required to maintain high safety standards on the Site and be fully compliant with current health and safety legislation. An Emergency Incident Plan would be in place for the construction phase to ensure the safety for construction workers on-Site.

4.73 The Development proposes a comprehensive re-development of the Site, providing a balanced mix of end uses on the site. The proposed employment uses are:

- Retail (local, high street and market retail), Food and Drink and leisure, in new purpose built facilities;
- New office floorspace, to replace existing floorspace at Water Lane and on Castlehaven Road, with new higher quality and more efficient space;
- Refurbishment and Improvement of arches, combined with new lower specification space to provide for both Business/Workshop and Light Industrial Uses;
- Flexible B1a/ B1c use class;
- Flexible commercial floorspace with a range of potential uses (A1 – A3, B1a, B1c & D1); and
- A new one form entry (1FE) primary school with nursery

4.74 There is some existing employment on the Site. It is estimated there are approximately 545 jobs on-Site, these are mainly office and retail job, but also some light industrial employment. The Development includes a range of flexible commercial floorspace which varies in employment density depending on its end use. It is therefore estimated that the potential number of jobs directly created on-site could be 955 to 1,445. There would also be some indirect employment effects in the local area as a result of the Development. Therefore the total employment uplift, including direct and indirect jobs is estimated to be between 511 and 1,050 jobs depending on the specific end use of the flexible floorspace. Refer to the Camden Lock Village Economic Report which has been prepared as part of this Application for further information on the proposed level of employment generation.

¹⁷ London Borough of Camden (2008) Guide for Contractors Working in Camden

- 4.75 A significant proportion of the commercial floorspace proposed here is aimed at the Small and Medium Enterprises (SME) sector. Market stall, retail floorspace, office or incubator floorspace and workshop/ light industrial space provided within the Development would be suitable for SMEs, particularly start-up business. The combination of types of flexible space proposed here address the aims set out in the planning brief and in Camden's Employment Land Study of retailing and improving some existing employment and workspace whilst bringing in new elements that can contribute to the wider vitality and viability of the local area.
- 4.76 The employment opportunities created on-Site will stretch across the skill spectrum from entry level positions to highly skilled professional occupations and trades. This represents a good range of opportunities for all groups to enter employment.
- 4.77 Retail in particular offers flexible working arrangements and part time working opportunities which can bring in disadvantaged groups such as women, young and disabled people into employment. Retail employment is beneficial for those trying to re-enter the workforce or for low-skilled workers. The retail sector performs well in employee training and development creating opportunities for employees to progress within their careers.
- 4.78 The Development will make a positive contribution towards tackling social exclusion and worklessness in the local area. The opportunity for bringing local residents which are currently out-of-work into the workforce can be enhanced through jobs brokerage. Camden Council has a number of initiatives which it uses to maximise local employment opportunities during the construction and operational phase of new development. The Applicant is committed to working with the Council to ensure this local benefit is maximised. This commitment will be set out in the Section 106 agreement and could be made by financial contributions and/ or apprenticeship schemes.
- 4.79 The employment floorspace would be purpose built, thereby providing suitable, modern, flexible working environments in line with current regulations and standards for health and safety in the workplace.
- 4.80 Through the creation of new employment opportunities and maximising the local benefit of this employment the Development offers wider health benefits associated with income

generation and career progression. Increasing the community's ability to live healthier lifestyles in better quality accommodation, reducing dependency on welfare and promoting self-sustainability.

Social Cohesion and Social Capital

- 4.81 Poor quality, socially exclusive neighbourhoods can have a negative impact on the health of those who live in them, in particular through the negative effect on mental health resulting from the lack of social support structures. As such it is important that housing and streetscape design are considered as part of the Development as they can contribute towards building social relationships as positive contributions towards health.
- 4.82 At the community level, positive impacts of inclusive, mixed-use developments on social capital and social inclusion are often initiated by providing communities with more supportive social networks.
- 4.83 The Development includes mixed tenure housing, and will create a range of employment opportunities on the Site. The design and layout of the masterplan will ensure that the Development is inclusive with open and inviting open spaces and routes. The provision of well-managed and attractive public spaces may also have social capital benefits. Research¹⁸ shows that cities with open space with active frontages promote the active use of open space and can reduce tension among diverse and disadvantaged groups, which in turn helps to promote social cohesion.
- 4.84 The design of the Development, particularly in relation to Area C, has included input from local community groups to understand the requirements of the existing local community. This has shaped the proposed uses around the Local Space in Area C to reflect the needs and desires of the local community. This aims to help integrate the Development with the wider area, which would in turn have a positive impact on community cohesion.

¹⁸ Madinpour (2004) Marginal Public Space in European Cities, Journal of Urban Design

Resource Minimisation

- 4.85 Waste and waste disposal can have potentially negative impacts on human health and communities. In the context of development waste and the disposal of waste from the Site can increase vehicle movements, emissions and cause disruption such as noise and dust which can cause health problems for residents. Hazardous waste should be disposed of correctly, recycled and renewable materials should be used where possible and recycling should be encouraged.
- 4.86 The redevelopment of this brownfield site demonstrates effective use of land. The demolition and construction phase of the Development will generate approximately 50,067 cubic metres of excavated material and 9,076 cubic metres of waste associated with the construction of the buildings. A Site Waste Management Plan will be implemented to facilitate the re-use and recycling of demolition and construction waste and reduce the level of waste material sent to land fill. The Applicant will endeavour to use pre-fabricated building components where possible.
- 4.87 The Development will provide waste segregation facilities for the storage and removal of both residential and commercial waste. The Environmental Statement Chapter 7: 'Waste Management' states that the Development has the potential to allow the recycling and/ or composting of up to 60% of residential waste and up to 43% of commercial waste. Information provided to residents and non-residential occupants of the Site could further increase the level of waste reduction on-Site.
- 4.88 A variety of waste management features have been included in the Development to cater for waste collection and storage:
- Commercial non-recoverable and recoverable waste would be collected from the commercial units by a dedicated Facilities Management team. A compactor for non-recoverable waste would be provided in the central service area of Building C2;
 - Commercial and residential tenants would be encouraged to re-use and recycle waste materials where possible. Residential units would be provided with adequate storage space to allow for separate bins for general waste and recyclables in accordance with Camden's storage

requirements.¹⁹ Households would be provided with a kitchen caddy and compostable liners for food waste; and

- All communal bins would be colour coded for waste segregation.

4.89 The Development would encourage and facilitate waste reduction and promote recycling through the demolition and construction programme and its end uses. This would contribute towards minimising the impact of waste upon human health.

Climate Change

4.90 Climate change, and the effects of climate change, will have significant implications for the public health of communities at all scales, both at the local level and at a global scale. Research highlights that urban areas will have to adapt to some extent to the consequences of climate change, which will most likely be manifested through extreme weather and temperature events. It is predicted that climate changes will cause an increase in respiratory problems from the damaging effects of surface ozone during the summer as well as an increase in skin cancers and cataracts.

4.91 A lack of action at the neighbourhood scale to mitigate the effects of climate change can have a detrimental impact on the long-term health of residents, and can perpetuate existing health inequalities.

4.92 In terms of development, buildings, tarmac and paving absorb and store heat, increasing air temperature, which may be particularly noticeable at night. Features such as surface roughness, colour, porosity and the presence of trees and vegetation all can reduce this albedo effect.

4.93 The Development has been designed to include a number of sustainable design principles which aim to minimise the impact of the Development on Climate Change.

- Reuse of previously developed brownfield land and remediation of any potentially contaminated land;

¹⁹ London Borough of Camden (2005), 'Waste Storage Requirements: A Guide to Developers of Commercial and Residential Premises in the London Borough of Camden'.

- Provision of high density redevelopment including a mix of land uses;
- Provision of water efficient fittings to reduce water consumption. Design measures have been employed to reduce surface water runoff;
- Commitment to achieve BREEAM Retail and Office 'Very Good' standards;
- Commitment to achieve a minimum level 4 Code for Sustainable Homes rating;
- Commitment to achieve BREEAM New Construction for Non-Domestic Buildings 'Excellent' rating for the new Primary School and Nursery;
- The Development will include a Combined Heat & Power plant as well as 200 sqm of photovoltaic panels;
- Improvement of Site biodiversity via the provision of living roofs and native landscape planting;
- Car parking has been kept to low levels to discourage car use and encourage more sustainable and active forms of transport such as cycling and walking;
- 100% use of sustainable timber sources;
- Commitment to reuse demolition materials on the Site where appropriate;
- A site-specific Environmental Management Plan to manage construction related environmental effects; and
- The provision of facilities to encourage recycling of both commercial and household waste as discussed previously.

4.94 These design features combined will have a significant mitigating impact on the health of residents, employee and visitors.

5 CONCLUSIONS

- 5.1 This HIA considers the direct and indirect impacts of the Development on health, based on technical analysis from the Environmental Statement that accompanies the Application and consideration of the impacts on the wider determinants of health. This Assessment should be read alongside other documents which have been submitted as part of this Application, particularly the Environmental Assessment, the Design and Access Statement and the Camden Lock Village Economic Study.
- 5.2 The provision of new housing, employment, leisure and open spaces on the Site will bring a range of positive health impacts for new residents, employees and other Site users.
- 5.3 Any potentially negative impacts, including those relating to construction, noise or air quality would employ the required mitigation measures necessary to minimise the potentially harmful effects which may impact on human health.
- 5.4 Overall, the Development will not have a negative impact on human health and will have a net beneficial impact on the health and well-being of the community and contributes toward the reduction of health inequality. This is summaries in Table 6.

Table 6 Health Impacts Summary

Health Indicator	Relevance to Health Inequalities	Response of Development	Impact on Health	Application Documents
Housing	<p>Insufficient Housing Stock impacts on human health in a number of ways including; homelessness, overcrowding and affordability.</p> <p>Housing conditions can have a negative impact on health through, poor sanitation, damp, poor insulation and low environmental quality</p> <p>These factors impact on human physical and mental health.</p>	<p>Provision of 170 homes, including affordable housing. All units have been designed in line with Lifetime Homes Standards, the Wheelchair Accessible Housing Guide and the London Housing Design Guide.</p>	Positive	<p>Design and Access Statement</p> <p>Planning Statement</p> <p>Viability Statement</p>
Access to Public Services	<p>Good access to public services including health, education and community facilities have a positive impact on human health and well-being. In addition they can have a positive impact on community cohesion.</p>	<p>An assessment of local public service provision has been undertaken. The area is well served with community facilities and it have been assessed that the additional population will not place significant pressure on these services. The Development includes the provision of a new 1FE Primary School which will increase the level of education provision at primary level in the local area.</p>	Negligible/ Positive	<p>Design and Access Statement</p> <p>Environmental Statement Chapter 8 'Socio-Economics'</p>
Opportunities for Physical Activity	<p>Physical activity has a positive impact on human health, both physical and mental health, helping to reduce issues such as cardio-vascular disease, depression and obesity.</p> <p>Provision of children's playspace is important for children's health and social interaction.</p>	<p>The Development includes a number of new public spaces and playspace (including a MUGA) which provide residents, employees and visitors with valuable open space. The overall design and layout of the development encourages active use of space, creating more inviting walkable routes through the Site.</p> <p>Cycle parking and the provision of a London Cycle Hire Docking Station encourages active transportation.</p>	Positive	<p>Design and Access Statement</p> <p>Environmental Statement Chapter 8 'Socio-Economics'</p> <p>Environmental Statement Chapter 10 'Transportation and Access'</p>
Air Quality, Noise and Neighbourhood	<p>Air quality is a key influence in the long-term health of a community; poor air quality can have</p>	<p>Mitigation measures will put in place during the demolition and construction works to minimise the risk of potential nuisance to</p>	Negligible	<p>Design and Access Statement</p>

Health Indicator	Relevance to Health Inequalities	Response of Development	Impact on Health	Application Documents
Amenity	<p>negative health impacts such as chronic lung disease, heart conditions and asthma.</p> <p>Noise and vibration can lead to mental health issues, stress-related illness and disturbed sleep.</p>	<p>local residents which may impact on air quality or the level of noise and vibration. A site specific Environmental Management Plan sets out the various mitigation measures required.</p> <p>The Development would be designed to include acoustic attenuation measures to protect residents and future occupants of the primary school.</p>		<p>Environmental Statement Chapter 11 'Noise & Vibration'</p> <p>Environmental Statement Chapter 12 'Air Quality'</p> <p>Environmental Management Plan</p>
Accessibility & Transport	<p>Poor accessibility of buildings and public realm can have a negative impact by creating exclusive places which create barriers for people with mobility or visual impairments.</p> <p>Poor access to transport impacts has a range of health related impacts, including poor access to facilities and services, reduced physical activity, exclusion and increased reliance on car use and associated environmental impacts.</p>	<p>The Development is well served by public transport with a PTAL rating of 6b. The Development includes a minimal amount of car parking to reduce reliance on private transport. However the Development does include disabled parking and Blue Badge parking bays/ drop off points.</p> <p>The Development has been designed to encourage active transport including cycle routes, cycle parking and a London Cycle Hire docking station.</p> <p>The design of the Development is in line with relevant accessibility guidance and building regulations to ensure buildings and public realm are designed to be inclusive and accessible to all.</p>	Positive	<p>Access Statement</p> <p>Design and Access Statement</p> <p>Environmental Statement Chapter 8 'Socio-Economics'</p> <p>Environmental Statement Chapter 10 'Transportation and Access'</p>
Crime and Reduction of Community Safety	<p>Crime related injury, perception of crime and fear of crime impacts on human health, physical and mental health. Fear of crime can lead to isolation particularly for vulnerable groups, including the elderly and ethnic minorities.</p>	<p>The Development has been designed to reduce opportunities for crime. The layout of the scheme creates accessible and secure routes which aim to minimise crime and antisocial behaviour, creating a sense of security of residents and Site users. Additional design features such CCTV, good lighting and secure entry phone systems will further increase sense of security within the Development.</p> <p>Effective management measures including an on-Site security team will further reduce the opportunity for crime and anti-social behaviour within the Development.</p>	Positive	<p>Design and Access Statement: Section 10 'Crime Impact Statement'</p> <p>Environmental Statement Chapter 8 'Socio-Economics'.</p>

Health Indicator	Relevance to Health Inequalities	Response of Development	Impact on Health	Application Documents
Access to healthy food	A healthy diet has positive impacts on personal health, protecting the body from infection, boosting the immune system and reducing the risks associated with a poor diet including cardiovascular illness, obesity and high cholesterol. Inequalities exist with regard to access to healthy food; low income families are least able to eat well and most likely to eat high fat sugary diets.	<p>There are a number fresh food retailers in the surrounding areas including Sainsbury's and Morrisons within easy walking distance. Inverness Street Market sells fruit and vegetables locally.</p> <p>In addition the Local Open Space has been designed to allow for a potential produce market. Retail units within the Development could also include food retailers, which, depending on the operators of these units, could improve access to healthy food locally.</p>	Positive	
Access to Work	Access to employment can increase health and well-being. Income is one of the strongest indicators of health. Conversely unemployment is often related to an increased risk of poor physical and mental health, including inability to access a healthy life style, increased smoking and alcohol consumption and decreased physical activity, increased risk of disease, depression and other physiological issues and reduced social participation and support.	<p>The Development will generate employment through the construction phase and within the end uses of the commercial floorspace.</p> <p>A site specific Environmental Management Plan will be implemented throughout the construction programme to ensure high safety standards for construction workers on-site.</p> <p>The employment space within the Development would be purpose built providing suitable, modern, flexible working environments in line with relevant health and safety standards.</p> <p>The total uplift in employment including direct and indirect employment is estimated to be between 511 and 1,050 jobs depending on the end use of the flexible commercial floorspace.</p> <p>The range of uses including office, retail, market and leisure floorspace will create a range of job opportunities which will stretch across the skill spectrum and offer flexible working arrangements including part-time working which are particularly beneficial for disadvantaged groups.</p> <p>The Applicant is committed to working with the Council to ensure this local benefit is maximised through local employment and training initiatives/ apprentice schemes. This commitment</p>	Positive	<p>Camden Lock Village Economic Report</p> <p>Design and Access Statement</p> <p>Environmental Statement Chapter 6 'Development Programme, Demolition & Construction'</p> <p>Environmental Statement Chapter 8 'Socio-Economics'</p>

Health Indicator	Relevance to Health Inequalities	Response of Development	Impact on Health	Application Documents
		will be set out in the Section 106 agreement.		
Social Cohesion & Social Capital	Poor quality, socially exclusive neighbourhoods have negative impact on health and well-being, particularly mental health.	<p>The Development includes mix-tenure housing to allow for the creation of a balanced community within a well-designed masterplan layout which includes a series of open spaces to encourage social interaction and integration.</p> <p>The masterplanning process involved consultation with local resident groups to ensure the Development will respond to local needs and help integrate the Development with the existing community.</p>	Positive	<p>Statement of Community Involvement</p> <p>Design and Access Statement</p>
Resource Minimisation	Waste and waste disposal can have potentially negative impacts on human health. In addition poor waste management and low levels of re-use and recycling of waste material can increase effects of climate change which have associated impact on health.	<p>The redevelopment of this brownfield site demonstrates effective use of land.</p> <p>A Site Waste Management Plan will be implemented to facilitate the re-use and recycling of demolition and construction waste.</p> <p>The operational phase of the Development includes a number of waste management features. A compactor will be included on-Site for the collection of non-recoverable waste collected from on-Site uses. Commercial and residential occupants will be encouraged to re-use and recycle waste materials as possible, adequate storage and segregated bins would be provided for general waste and recyclables. Households will also have a kitchen caddy with compostable liners for food waste.</p>	Negligible	<p>Environmental Statement Chapter 7 'Waste Management'</p> <p>Design and Access Statement</p>

Health Indicator	Relevance to Health Inequalities	Response of Development	Impact on Health	Application Documents
Climate Change	The effects of climate change will have implications on human health through the increase of extreme weather and temperature events. Climate change effects may increase respiratory problems and issues such as skin cancers and cataracts.	The Development includes a number of sustainable design features which aim to minimise the impact on climate change including; re-use of brownfield land, high density development, water efficient fittings, reduced surface water runoff, Code 4 for Sustainable Homes, BREEM Retail and Office “very good” standards, BREEAM New Construction for Non-Domestic Buildings ‘excellent’ standards, a combined heat and power plant, photovoltaic panels, living roofs and native landscape planting, 100% use of sustainable timber sources, encouraged use of sustainable transport and encouraged recycling of commercial and household waste.	Negligible	<p>Energy Statement</p> <p>Environmental Statement Chapter 6 ‘Development Programme, Demolition & Construction’</p> <p>Environmental Statement Chapter 7 ‘Waste Management’</p> <p>Environmental Statement Chapter 10 ‘Transportation and Access’</p> <p>Environmental Statement Chapter 12 ‘Air Quality’</p> <p>Environmental Statement Chapter 15 ‘Surface Water & Drainage’</p> <p>Environmental Statement Chapter 17 ‘Daylight, Sunlight, Overshadowing, Light Pollution and Glare’</p> <p>Design and Access Statement</p>