

Greenwood Place Development

19-37 Highgate Road, Kentish Town

Planning reference 2016/5372/P

Health Impact Assessment

Camden and Islington Public Health

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Introduction

A health impact assessment (HIA) helps ensure that health and wellbeing are being properly considered in planning policies and proposals. HIAs can be done at any stage in the development process, but are best done at the earliest stage possible. HIAs can be done as stand-alone assessments or as part of a wider Sustainability Appraisal, Environmental Impact Assessment, or Integrated Impact Assessment

Health Impact Assessments (HIA) consider the potential impacts of planning policies and decisions on health and health inequalities. They identify actions that can enhance the positive effects, and mitigate, or eliminate, the negative effects of developments. Undertaken prospectively HIAs provide an opportunity to assess proposed developments from a wide range of perspectives, including that of the community, and can follow up the impact of development from planning to construction and completion.

Camden's Supplementary Planning Guidance CPG6 requires a completed health checklist to be supplied alongside all applications for all developments of more than 10 residential units, including changes use and new dwellings, more than 1,000sq m of non-residential floor space, or the loss/gain of D1 floorspace of more than 50sq m.

The Council's Local Plan (Submission draft) Policy C1 requires that proposals for major development schemes to include a Health Impact Assessment (HIA).

The development

The development consists of the redevelopment of the site (a former mental health day centre and a self-storage unit) to provide two buildings containing a 2 storey basement (Building 1: 7 storeys and Building 2: 6 storeys) with 4,312m² of self-storage (B8); 1,803m² of office (B1a) and 60 self-contained residential flats (C3) including 52 market units (16x1 bed, 29x2 bed, 7x3 bed) and 8 social rented units (8x1 bed) along with the creation of a pedestrian walkway running east to west linking Highgate Road with Greenwood Place; the creation of a vehicular access from Greenwood Place and loading bay; provision of green/brown roofs and plant equipment; roof terraces and balconies and other associated works. The proposal is part of the wider Greenwood Community Investment Programme.

Methods

This review assesses the proposed development in the context of those wider determinants, with review of relevant documents associated with the application using the *Rapid Health Impact Assessment Tool*.

The assessment tool takes an evidence-based approach to integrating health into urban planning, and takes into account legislation and policy changes both nationally and in London that relate to health and spatial planning.

The Rapid Health Impact Assessment Tool identifies eleven broad determinants that can be influenced by spatial planning:

- Housing quality and design
- Access to healthcare services and other social infrastructure
- Access to open space and nature
- Air quality, noise and neighbourhood amenity
- Accessibility and active travel
- Crime reduction and community safety
- Access to healthy food
- Access to work and training
- Social cohesion and lifetime neighbourhoods
- Minimising the use of resources
- Climate change

The planning application documents reviewed were:

- Acoustic Report
- Air Quality Assessment
- Construction Management Plan
- Contamination Assessment
- Design and Access Statement
- Ecology Report
- Flood Risk Assessment
- Energy Statement
- Residential Travel Plan
- Statement of Community Involvement
- Sustainability Statement
- Transport Assessment

The planning application documents were reviewed against wider determinants described above, taking into account available evidence and best practice from elsewhere, to identify whether the proposal was likely to have positive or negative impacts, or where there appeared to be gaps in considering the wider determinants. The resulting analysis is included in appendix 1.

On the basis of the rapid review, we would not recommend a full health impact assessment of this scheme.

We note that a construction management plan is to be finalised on the appointment of a contractor, and more detail on air quality and noise reduction/mitigation will need to be detailed here.

We note that there is limited space for children's play in the area, and whilst not part of the proposed development, recommend that consideration of new, good quality play space is included if a mixed-development scheme on the nearby Regis Road site is taken forward.

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Appendix 1: Rapid HIA of the Greenwood Place Development, 19-37 Highgate Road, Kentish Town

Housing

Does the Greenwood Place Development address specific housing needs (supported housing, extra care, wheelchair accessibility)?	The development has eight assisted living units
Does the Greenwood Place Development address independent living through adaptations?	The internal layouts of all the flats are designed to meet the Lifetime Home guidelines and the assisted living units are designed to comply with LBC specific requirements based on wheelchair accessible homes. The development is part of the wider Greenwood Community Investment Programme which includes a centre for independent living.
Does the Greenwood Place Development address good design and space standards?	The space standards exceed the minimum living space standards set out in the London Plan
Does the Greenwood Place Development address a range of housing types (social, affordable, intermediate, market)?	The development has market and affordable homes, and assisted living units
Does the Greenwood Place Development address energy efficiency? Other	The proposed buildings aim to meet the requirements of the Code for Sustainable Homes Level 4 for the residential elements and achieve BREEAM Very Good for the commercial space

Access to public services

Have public services needs, location and accessibility been considered?	The development is in a location with excellent public transport accessibility, a good proxy for access to public services.
Has assessment of healthcare demand via use of the HUDU Model been carried out?	No, however it is noted that the Council has identified CIL opportunities for health premises. A development of 60 units would be expected to house 120 to 150 people, which amounts to less than 1/10th of a GP workload. However, services at the Greenwood Independent Living Centre associated with this scheme are likely to reduce health service utilisation among service users through improved health and wellbeing.
Have health requirements including model of care been assessed in context of the Greenwood Place	The health requirements in terms of residents in assisted living units have been assessed.

Development?

Does the Greenwood Place Development facilitate multiple building uses for different public services?

In the wider context of the Greenwood CIP, multiple uses for multiple types of needs have been included.

Are community facilities provided within the Greenwood Place Development?

In the wider context of the Greenwood CIP good quality community facilities have been included

Does the Greenwood Place Development contribute to meeting primary, secondary and post 19 education needs?

A community cafe is linked to the Greenwood Centre, giving employment training for users of the centre.

Opportunities for physical activity

Does the Greenwood Place Development prioritise and encourage walking (e.g. HomeZones, walking plans, wide and safe streets etc.)?

A new pedestrian route through the site provides good quality safe access through to the Greenwood Centre

Does the Greenwood Place Development prioritise and encourage cycling (e.g. cycle lanes, secure cycle stands, office shower facilities)?

The development has no residential parking spaces and no parking permits will be issues to residents, which encourages the use of public transport and active travel. Drop-off points for disabled people have been identified.

Does the Greenwood Place Development ensure that buildings are designed to maximise physical activity (e.g. positioning of stairwells, shower rooms, secure cycle parking)?

Secure cycle parking is included

Does the Greenwood Place Development enhance opportunities for play and exercise (e.g. follows Active Design by Sport England for instance)?

The development encourages active travel and use of public transport.

Air quality, noise and neighbourhood amenity

Does the Greenwood Place Development minimise construction impacts (including dust)?

A draft construction management plan has been submitted and it is noted that a revised plan will be submitted on the appointment of a contractor.

Does the Greenwood Place Development minimise air pollution?

Mitigation measures to control air quality are shown in table 5.1 of the Air Quality Assessment

Does the Greenwood Place Development minimise noise pollution?

Controlled hours of operation are detailed in the Construction Management Plan. Mitigation measures for external plant and sound insulation are detailed in the Acoustic Report.

Does the Greenwood Place Development promote good air quality (through for example planting of trees or provision of green/brown roofs etc.)?

Air quality will be mitigated through a focus on active travel/public transport use, and the provision of a green roof to Building 2 and an extensive, bio-diverse green roof to the top of Building 1.

Does the Greenwood Place Development protect and enhance green space?

Some green areas are included as barriers between public realm and private homes.

Does the Greenwood Place Development provide high quality amenity space?

Both public and private amenity space is included in the development

Does the Greenwood Place Development address open space and natural space deficiency?

The development facilitates a small increase in public open space, and it reasonably close to Hampstead Heath open spaces

Access to open space

Does the Greenwood Place Development retain and enhance existing open and natural spaces? The development includes a small increase in public open space which improves access to the Greenwood Centre

In areas of deficiency, does the Greenwood Place Development provide new open or natural space, or improve access to existing spaces? The development includes a small increase in public open space, and new pedestrian access to the Greenwood Centre

Does the Greenwood Place Development provide a range of play spaces for children and young people? No play spaces were found in the application documents. The nearest play space is at Falkland Place, comprising open space and children's play apparatus, on the opposite side of Highgate Road.

Does the Greenwood Place Development provide links between open and natural spaces and the public realm? The development creates a new safe open space route for people accessing the Greenwood Centre

Are the open and natural spaces welcoming and safe and accessible for all? The new access to the Greenwood Centre is an improvement on existing access, open to all, and safer

Does the Greenwood Place Development set out how new open space will be managed and maintained? N/A

Accessibility and Transport

Does the Greenwood Place Development facilitate streetscape accessibility, legibility and permeability? Yes, particularly new access through to the Greenwood Centre

Does the Greenwood Place Development consider accessibility for people with mobility problems or disability impairment? The proposal has identified drop-off points for disabled people, as well as improving access through to the Greenwood Centre

Is the Greenwood Place Development easily accessible and well served by public transport?

The development is in an area with a PTAL of 6

Does the Greenwood Place Development minimise the need to travel especially by car (e.g. by cutting down trips as result of good access or incorporation of local facilities)?

No residential parking spaces are included, and parking permits will not be available to residents, which encourages active travel and the use of public transport. Kentish Town town centre is close by.

Does the Greenwood Place Development incorporate measures to assist people who are car dependent (e.g. disabled Blue Badge holders etc.)?

No facilities for car dependent people were described except drop-off points.

Does the Greenwood Place Development incorporate traffic calming measures aimed at reducing and minimising road traffic injuries (e.g. use of HomeZones and 30 mph limit)?

There is new pedestrian access to the Greenwood Centre via the development

Crime and community safety

Does the Greenwood Place Development incorporate effective security and street surveillance?

The development has been designed to 'Secured by Design' principles for both residents and visitors

Does the Greenwood Place Development incorporate a mix of uses to encourage activity in buildings and public spaces?

The site includes business and residential use and through access to the Greenwood Centre

Has the local community been engaged and consulted with regards to the Greenwood Place Development?

The Statement of Community Involvement describes community engagement for the proposed development

Access to healthy food

Does the Greenwood Place Development facilitate local access to healthy food supply?	The residential travel plan notes distances to food shops including supermarkets and "discounter" supermarkets
Does the Greenwood Place Development avoid food being monopolised locally by a single provider?	The residential travel plan notes distances to food shops including supermarkets and "discounter" supermarkets
Does the Greenwood Place Development avoid contributing towards over concentration of fast food outlets in the local area?	No fast food outlets are included in the proposal
Does the Greenwood Place Development provide social enterprise support for local producers or retailers of nutritional and affordable food?	The Greenwood CIP includes provision to nurture social enterprises, although it is not clear whether this includes food businesses
Does the Greenwood Place Development safeguard loss of allotments, good agricultural land, city farms or farmers markets from development?	N/A
Does the Greenwood Place Development incorporate or facilitate access to healthy living centres?	The Greenwood CIP includes improved access to the Greenwood Independent Living Centre

Employment and training

Does the Greenwood Place Development provide access to employment and training opportunities?	The Greenwood CIP includes access to employment and training opportunities and support for social enterprise and local microbusiness
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Does the Greenwood Place Development provide diversity in jobs for local residents?

The Greenwood CIP includes access to employment and training opportunities and support for social enterprise and local microbusiness

Does the Greenwood Place Development provide childcare facilities?

Childcare arrangements are not clear

Does the Greenwood Place Development provide opportunities for local businesses?

The Greenwood CIP includes access to employment and training opportunities and support for social enterprise and local microbusiness

Other

Social capital and social cohesion

Does the Greenwood Place Development contribute towards opportunities for social interaction?

As part of the overall Greenwood CIP, opportunities for social interaction at the Greenwood Centre will be improved

Has the Greenwood Place Development addressed local inequalities?

The Greenwood Centre, part of the overall CIP to which this proposal is related, contributes to addressing inequalities across a number of vulnerable groups. The inclusion of assisted independent living in this development further contributes to tackling inequalities.

Does the Greenwood Place Development advance mixed communities by having a mix of tenures and uses?

The development has a mix of market and affordable tenures

Does the Greenwood Place Development incorporate community facilities?

The overall Greenwood CIP, of which this development is part of, includes a range of community facilities at the Greenwood Centre for Independent Living

Does the Greenwood Place Development provide voluntary sector opportunities?

The overall Greenwood CIP provides a range of voluntary sector opportunities

Does the Greenwood Place Development avoid community severance (by major roads, large commercial schemes etc.)?

The development enhances pedestrian access to the Greenwood Centre

Resource minimisation

Does the Greenwood Place Development make best use of existing land?

The development is part of the Greenwood Community Investment Programme, designed to ensure that we make the best use of the Council's assets and continue investing in Camden's future and places. Through the CIP the Council is selling or redevelop properties that are out of date, expensive to maintain, underused, and/or do not meet modern accessibility standards. This programme will help us generate money that is not otherwise available, to reinvest into improving services and facilities across Camden.

Does the Greenwood Place Development encourage recycling (including building materials)?

The developer has produced a suitability statement that describes how resource use will be minimised.

Does the Greenwood Place Development incorporate sustainable design and construction?

The developer has produced a suitability statement that describes how resource use will be minimised.

Are waste management facilities incorporated within the Greenwood Place Development?

The Design and Access statement points to a Sustainability Statement and Operational Waste Management report, although the Sustainability Statement does not include operational waste and no separate operational waste management report was found.

Have Environmental Health, Environment Agency or Health Protection Agency been informed about potential hazards related to the Greenwood Place Development?

This preliminary site investigation has recorded the presence of TCE and PCE solvents in soils and mitigation recommended.

Climate change

Does the Greenwood Place Development incorporate renewable energy?

Air Source Heat Pumps have been found viable for the self-storage and office functions. Combined heat and power has been determined viable.

Does the Greenwood Place Development provide a sustainable approach to transport?

The residential travel plan and transport assessment prioritise active travel and public transport use

Does the Greenwood Place Development maintain or enhance biodiversity?

The development results in the loss of features of ecological value within the development site; however the ecology of the scheme is enhanced by the provision of a green roof to Building 2 and an extensive, bio-diverse green roof to the top of Building 1.

Has the Greenwood Place Development been flood risk assessed?

A flood risk assessment has been produced

Does the Greenwood Place
Development incorporate
sustainable drainage systems to
safely deal with surface runoff?

Sustainable drainage systems are included in the design