

# Camden Goods Yard Response to EIA Scoping Opinion Report Request

Planning reference 2016/6418/P



## Camden and Islington Public Health

**December 2016**

Ian Sandford

Public Health Strategist

020 7527 1238

[ian.sandford@islington.gov.uk](mailto:ian.sandford@islington.gov.uk)

## **Introduction.**

This is Camden and Islington Public Health Department's response to a request for a scoping opinion in relation to a proposed mixed use redevelopment at Morrison's Supermarket and Petrol Filling Station, Chalk Farm Road, NW1 8AA.

The redevelopment proposes eight buildings of up to 17 storeys and basement, comprising 600-750 residential units, 8,500m<sup>2</sup> supermarket, 8,000m<sup>2</sup> business space, 1800m<sup>2</sup> additional retail and petrol filling station, 650m<sup>2</sup> leisure floor space and approximately 360 car parking spaces, with associated basement, landscaping, provision of open space and alterations to existing road network.

## **Health Impact Assessment**

It is increasingly recognised that the built environment can have an impact on both physical and mental health and wellbeing, and that individual actions to improve lifestyle or health status are likely to be influenced by the environmental and socioeconomic context in which they take place. As a site of considerable size, Camden Goods Yard offers significant scope to integrate and connect with the wider environment, mitigating a number of existing restrictions, for example the barriers to movement posed by the railway lines around and across the site.

We note that the EIA Scoping Opinion Request Report states that a Health Impact Assessment will be included in the Planning Statement (Camden Local Plan (Submission draft) 2016 Policy C1b). We would suggest that the developer uses the NHS Camden Health Checklist for Planning, which can be found on page 84 of Camden Planning Guidance 6: Amenity, to screen the proposal in the first instance in order to scope the Health Impact Assessment.

Screening the proposal should highlight remaining areas where the proposed development can make a contribution to improving health and wellbeing and reducing inequalities. Undertaking the Health Impact Assessment at an early stage so that it influences the development is recommended; as such it would be reasonable to include it within the Environmental Statement.

We recognise that a number of the issues highlighted by the checklist are covered by Camden's planning policies, and overlap with a number of other assessments and statements that are required. Clearly, where issues are addressed in other assessments or statements, there is no need to repeat in a separate Health Impact Assessment.

We would recommend that the HIA references Camden's Joint Health and Wellbeing Strategy (2016-2018), where relevant priorities are likely to be "Healthy Weight, Healthy Lives", and "Ensuring good mental health for all" (Camden Local Plan (Submission draft) 2016 Policy C1c).

[\(https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset\\_id=3453422&\)](https://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3453422&)

Camden's Joint Strategic Needs Assessment provides a comprehensive summary of health and wellbeing in the borough, and underpins the Joint Health and Wellbeing Strategy. In a Health Impact Assessment, the JSNA can be used to identify issues and support the case for effective mitigation. The JSNA does not need to be replicated within an HIA, although the HIA should highlight relevant issues and how the development responds to those.

<http://www.camden.gov.uk/ccm/content/social-care-and-health/health-in-camden/joint-strategic-needs-assessment-.en&?source=rndm>)

For the “Healthy Weight, Healthy Lives” priority, consideration of how the site encourages physical activity through an environment that facilitates walking and cycling, active play, and other opportunities for accessible physical activity, all of which are likely to have a positive impact on mental wellbeing as well.

For young children’s play space, consideration for their parents’/carers’ needs whilst supervising children is important, for example provision of seating where parents can both supervise children and interact with other parents/carers.

The potential to provide a high quality walking and cycling route between Chalk Farm Road and Oval Road would be likely to encourage active travel. The Scoping Request notes that both Chalk Farm Road and Oval Road are recommended for cycling in Transport for London’s ‘Local Cycling Guides’.

Transport for London’s Transport Action Plan, *Improving the health of Londoners*, has a useful section on “Delivering healthy streets – the ‘whole-street’ approach” (pages 63-69), which describes the indicators of a healthy street that could be applied across the site.

<http://content.tfl.gov.uk/improving-the-health-of-londoners-transport-action-plan.pdf>)

In terms of ensuring good mental health for all, in addition to the benefits of physical activity on mental wellbeing, places to stop and socially interact are good for positive mental health. Opportunities for food growing schemes can have a positive impact on social inclusion and hence mental wellbeing.

Inadequacy of public toilets presents a barrier to social inclusion, particularly for older people and people with medical needs.

There is a wide range of information available on dementia friendly design features that can make a positive impact, for example Neighbourhoods for Life: Designing dementia-friendly outdoor environments ([http://www.idgo.ac.uk/about\\_idgo/docs/NfL-FL.pdf](http://www.idgo.ac.uk/about_idgo/docs/NfL-FL.pdf)).

## **Cumulative impacts**

We note that the Scoping Request considers the cumulative impacts of inter-project development, and has identified a number of nearby schemes that have consent or a high degree of certainty of being developed. Depending on the timescale, it is strongly recommended that any cumulative impacts in relation to HS2 are taken into account.

## **Impacts on healthcare facilities**

Access to good quality healthcare is important, and we note that the developer will assess this by considering current capacity against the demand generated by the new resident population. We consider that this is likely to be better placed alongside access to other impacts on community infrastructure such as access to education, etc., rather than within a Health Impact Assessment. This will enable the HIA to focus on a health promoting environment.

We note that the scoping report has identified 15 GP practices within one mile of the site. One mile is a reasonable measure of accessibility, although we suggest that “walking

distance” rather than “as the crow flies” is a more reasonable measurement. The one-mile walking distance measure has been widely used in Camden and neighbouring boroughs.

We are aware that some smaller practices in Camden have merged recently, and are able to provide up-to-date information.

In terms of capacity, NHS Digital (<https://digital.nhs.uk/>) publishes up to date statistics on the number of Full Time Equivalent GPs at each practice, as well as the number of registered patients, which enables a calculation of the number of patients per GP at each practice and in Camden or other areas.

The Camden Clinical Commissioning Group should be consulted on aspects relating to the impact of development on the provision of healthcare facilities.

### **Community engagement**

Communities know their local area best. HIA often provides evidence that speaks to community questions or issues, so an HIA can play an important role in legitimising community voices through the consideration and assessment of their concerns. It is recommended that health impacts are included in the developer’s community engagement and consultation exercises.

Contact:

Ian Sandford

Public Health Strategist

Camden and Islington Public Health

Tel: 020 7527 1238

Email: [ian.sandford@islington.gov.uk](mailto:ian.sandford@islington.gov.uk)