

From: Sandford, Ian
Sent: 20 July 2017 13:21
To: Sexton, Gavin
Subject: HIA Camden Goods Yard (2017/3847/P) - Public Health comments

Hi Gavin,

Turley, on behalf of the Developer, has submitted a comprehensive Health Impact Assessment (HIA) as part of the application for the proposed development at Camden Goods Yard (2017/3847/P). The HIA, and the development, has benefitted from early discussions with the Planning department as well as with Public Health and we only have a few comments:

The Developer's Health Impact Assessment notes a forecast deficit of 224 secondary school places in the neighbourhood impact area by 2025/26, with the development generating a requirement for 63 secondary school places. We note that the Council's CIL Strategic Funding List (July 2016) allocates £20 to 2020 for "Additional secondary school provision to meet identified needs and help ensure the Council meets its statutory duties". Will IL contributions be sufficient to mitigate this shortfall, or are other mitigations required?

The HIA refers to play facilities for all ages for different age categories (under 5 years, 5-11 years, and 12 years and above. Provision for older age groups particularly is welcomed as this age group is often not provided for. We would recommend that the developer consults with young people in the final design. For younger age groups, facilities for parents/carers to interact whilst watching their children is important.

It is noted that much of the amenity space is in the form of hard civic spaces with less natural green space (although the masterplan includes natural green spaces wherever the layout and functions enables this). Hard amenity space can add community value by facilitating social interaction where good design permits this. We would recommend that the developer follows, as closely as possible, the Healthy Streets approach developed by Transport for London, as this approach is largely applicable to amenity space as well as streets.

The approach to facilitation active travel (cycling and walking) is welcomed; a "Healthy Streets" approach to these routes would further encourage active travel.

It is noted that the HIA states that there will be no hot food takeaways in the development, which is strongly supported.

The HIA proposes that there will be 131 full time jobs associated with demolition and construction work, although it does not present a strategy for local employment. We would recommend agreeing with the developer a strategy for promoting local employment

We note that the HIA refers to the potential to support 53 construction apprenticeships, and we recommend that a minimum number of apprenticeships be agreed via a Section 106 agreement.

The HIA makes a number of recommendations, which we support with additional recommendations as set out below:

- Explore how the community spaces can best support the local population. For example, CV drop in sessions, elderly care etc. Engage the council in how these spaces can best support local initiatives and charities.

We recommend that the developer engages fully with the local community on this aspect.

- Continue to explore options to provide more recreational space for young adults / teenagers to prevent anti-social behaviour.

We recommend that the developer consults with young adults and teenagers on this aspect. Camden and Islington Public Health recently undertook a rapid review of the evidence around young people and urban spaces for the Islington Fair Futures Commission. The evidence shows teenagers develop their own pattern of land use, with places imbued with cultural values and meanings, a sense of difference and being “special”; that they use land in ways not anticipated by adults, leading to clashes compounded by real or perceived ASB; Purpose-built space for teenagers do not always meet young people’s needs and aspirations, and may be seen as a way of controlling young people’s use of space or simply seen as “uncool”. Consultation with young people can help to resolve such issues.

- Consider how the landscape will be maintained going forward so that the public realm proposals are sustainable.

We recommend consulting with Sustainability and Green Space colleagues in Camden

- The Noise Impact Assessment recommends providing sheltered public amenity spaces provided where private amenity spaces are likely to exceed recommended WHO values

The Noise Officer is best placed to assess mitigation in this recommendation.

- Engage new residents in cycling opportunities locally by liaising with LBC and Camden Cycling Campaign.

Cycling (and walking) can be facilitated by clear signposting to aid route finding, and we would therefore recommend that clear signage is incorporated into the design.

- Investigate encouraging social enterprises to local residents in the retail space

- Consideration for the community space to be used for nursery or crèche facilities if there is demand.

We recommend consulting with the Early Years colleagues in Camden

- Explore secondary school mitigation options.

We recommend consulting with Education colleagues in the Council

- Explore opportunities to promote affordable workspace to local college students and residents within the area should be continued.

We recommend consulting with Economic Development colleagues in the Council

- Follow recommendation of preparing and implementing a Construction Environmental Management Plan

We note that a Construction Management Plan has been submitted as part of the application.

With kind regards

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