

---

**From:** Sandford, Ian [REDACTED]  
**Sent:** 07 February 2020 12:34  
**To:** McClue, Jonathan  
**Subject:** RE: Consultee letter for Planning Application: 2020/0600/P

Hi Jonathan,

Thanks for notifying me of the request for a screening opinion for the need for an EIA in relation to the proposed development at Southampton Row / Red Lion Square (Reference 2020/0600/P).

Having read the request, it is encouraging that the proposed development will be car-free and that low carbon energy is considered. I note that the development will provide hard and soft landscaped areas for public use at ground floor level and as part of a roof garden within the new eastern building. The developer should be encouraged to make these fully accessible to residents and visitors in the area.

I note that, as would occur with any major development in a tight urban setting, some transport impacts will occur. My main concern here is the site's proximity to Great Ormond Street Hospital for Children (GOSH), which is approximately 450-500m from the site. GOSH is a tertiary centre, meaning that it provides services to some of the most seriously ill children in the country, including respiratory diseases. GOSH has pioneered the "Clean Air Hospital" approach to improving air quality from its functions. The Environmental Impact Assessment (EIA) Screening Report omits this hospital from the social infrastructure section. The developer should be aware of the proximity of GOSH and ensure that its Construction Traffic Logistics Plan ensures that activity that contributes to poor air quality should be minimised and that routes near to GOSH are avoided.

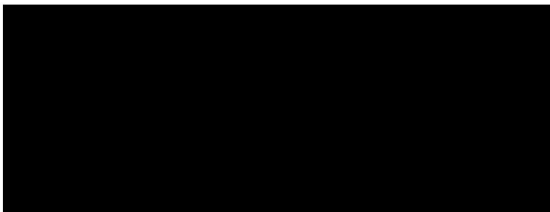
The Environmental Impact Assessment (EIA) Screening Report has assessed the impact of 33 new homes on local schools. In terms of primary health care, the report notes that most GP practices are accepting new patients. With an average of 1,422 registered patients per full time GP in Camden, the impact on GP workload of an increased population from 33 homes is likely to be small.

From a health perspective, my view is that an EIA would not be required. However, under the Local Plan Policy C1 Health and wellbeing, the developer should submit a health impact assessment. A health impact assessment should not duplicate an air quality impact assessment or noise and vibration impact assessment, but should consider how it maximises opportunities for health and wellbeing, including community access to good quality open space, and how it mitigates adverse impacts during the construction stage and after completion.

I hope that this is helpful.

Best wishes

Ian Sandford  
Public Health Strategist  
Camden and Islington Public Health



[www.camden.gov.uk](http://www.camden.gov.uk)

[www.islington.gov.uk](http://www.islington.gov.uk)