

1A & 1C Eynsham Drive, Abbey Wood

Health Impact Assessment - Addendum

Date: September 2018

Consultant: AECOM



Revision Schedule

Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	05/09/18	Addendum to final report	Stephanie Cesbron	Stephanie Cesbron	Stephanie Cesbron
2					
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1 INTRODUCTION

- 1.1.1 A Health Impact Assessment (HIA) was prepared on behalf of Abbey Wood Property Ltd. (the Applicant) in support of a full planning application submitted in 2017 to the Royal Borough of Greenwich (RBG) for the redevelopment of 1A & 1C Eynsham Drive, Greenwich.
- 1.1.2 The GLA has now taken over as the Local Planning Authority and decision maker for this scheme and are seeking some changes to the application. The changes which may impact the HIA are as follows:
- A small change in the mix of dwellings and residential surface, although the total number of homes remains unchanged at 272. The residential floorspace has increased by 192 sqm (GIA) and 11% of the Proposed Development by unit will be family accommodation (three or more bedroom units) compared to 10% previously. The affordable housing split remains the same.
 - A small increase of 4 sqm (GIA) in commercial floorspace
 - The loss of ten accessible parking spaces, down to 17, resulting in a level of provision below London Plan guidance (which requires an allocation of 10% of the total number of dwellings)
 - New playspace specifications
- 1.1.3 The tables below provided the revised assessment for sections of the HIA affected by these changes.

2 UPDATED ASSESSMENT OF HEALTH OUTCOMES

The tables below set out the revised potential health and wellbeing impacts associated with the new specifications for the Proposed Development.

2.1 Housing Quality and Design

Assessment Criteria	Relevant to the Proposed Development?	Details and Evidence	Potential Health Impact	Further Action or Mitigation Recommended
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	While the Lifetime Homes Standard has recently been removed from planning policy, the Proposed Development provides 27 fully adapted wheelchair units (10% of the total dwellings). These units will be designed in accordance with M4 (3) Building Regulations.	N/A during construction + during operation	
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	None of the housing units are specifically designated as extra care housing or sheltered housing. However 10% of the units will be wheelchair accessible and all units will be accessible by lift. The Proposed Development also provides 17 accessible parking spaces.	N/A during construction + during operation	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	See above. Features of wheelchair accessible homes will include level thresholds, appropriate width circulation corridors, lifts, and location of living rooms and toilets. Design measures include corridors, doors and lifts being designed to allow for wheelchair access, compliant lighting, and compliant ramps or level access areas.	N/A during construction + during operation	

Assessment Criteria	Relevant to the Proposed Development?	Details and Evidence	Potential Health Impact	Further Action or Mitigation Recommended
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	<p>All of the residential units meet the internal space standards set out in the Mayor's Housing SPG (adopted March 2016) and National Space Standards. All of the units have access to external amenity areas (terraces or balconies) and comply with paragraph 2.3.26 of the Mayoral Housing SPG.</p> <p>The layout of the scheme has been designed in the form of three buildings with a podium to provide visual articulation and interest, as well as creating the opportunity for dual aspect homes. It also provides for communal amenity space which due to its positioning will enjoy good levels of daylight and sunlight.</p>	<p>N/A during construction</p> <p>+ during operation</p>	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	<p>The housing mix has been formed on the basis of a desire to support and maintain a balanced and mixed community within the development. Approximately 11% of the Proposed Development by unit will be family accommodation (3 bedroom units). Additionally, a further 49% of 2 bed units will be provided, which contributes towards the overall provision of family-sized accommodation. The proposal will deliver 95 affordable units (37% by habitable room) comprising 67 social rented and 28 intermediate dwellings.</p>	<p>N/A during construction</p> <p>+ during operation</p>	

2.2 Access to Healthcare Services and Other Social Infrastructure

Assessment Criteria	Relevant to the Proposed Development?	Details and Evidence	Potential Health Impact	Further Action or Mitigation Recommended
Does the proposal assess the impact on healthcare services?	Yes	<p>The Proposed Development will accommodate an estimated 888 residents.</p> <p>Chapter 5 of the full HIA identifies existing healthcare services within accessible distance of the Site. There are two GP surgeries within 1km of the Proposed Development Site; the latest available data indicates that these surgeries have an average patient list size slightly below the target patient list size of 1,800 patients per GP recommended by the Department for Health. Assuming all the new residents register at these surgeries, their patient to GP will come very close to the DoH recommended ratio. This is assuming there is no further growth in the patient list between now and 2021.</p> <p>There are three NHS dentists and two hospitals in proximity to the Site which can cater for residents of the Proposed Development.</p>	<p>N/A during construction</p> <p>0 during operation</p>	In line with RBG policy, the Applicant will make CIL contributions towards provision of health, education and other infrastructure in the local area.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Yes	<p>During the operational stage, there will an estimated 888 residents at the Proposed Development. The Site is generally well-located in terms of access to healthcare, open space, child play space, and recreational facilities. Currently, there is a small amount of available capacity within local healthcare providers, however limited access to small open spaces and pocket parks, and child play space. While it is likely that demand arising from the Proposed Development can be catered for by existing local facilities, and through the provision of on-site open and play space, mitigation will be provided in addition. The impact on education places has not been assessed as part of this HIA.</p>	<p>N/A during construction</p> <p>0 during operation</p>	In line with RBG policy, the Applicant will make CIL contributions towards provision of health, education and other infrastructure in the local area.

2.3 Access to Open Space and Nature

Assessment Criteria	Relevant to the Proposed Development?	Details and Evidence	Potential Health Impact	Further Action or Mitigation Recommended
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	<p>It has been estimated that the Proposed Development would accommodate 888 residents. They will place demand on open space within the immediate area. Chapter 5 of the full HIA highlights that there are no Small Open Spaces or Pocket Parks with the catchment required by GLA policy.</p> <p>On the other hand, the Proposed Development will also provide new external public and private spaces comprising a mix of hard and soft landscaping, play space for children and active green roofs, with amenity space including areas at roof and podium level. The space will include lush planting, new trees and planting pots. The plants selected will include predominantly indigenous species to reinforce the local character whilst maximising ecological and biodiversity.</p>	<p>0 during construction</p> <p>0 during operation</p>	The Applicant will deliver public open space, play space and green roof, as outlined in the development proposals.
Does the proposal provide a range of play spaces for children and young people?	Yes	The whole of the outdoor space provided within the Proposed Development could be considered as a safe environment for children to play. However child friendly activity will be encouraged at podium level on the site, where a focus will be provided in the form of play features and space to explore, sheltered from the road. Play equipment will be provided within the play area, and will be selected to enhance the space as a whole. Total play space is 985m ² total play space, which includes 545m ² for under 5 year olds, 270m ² for 5 to 11 year olds, and 170m ² for 12+ year olds.	<p>0 during construction</p> <p>+ during operation</p>	

2.4 Accessibility and Active Travel

Assessment Criteria	Relevant to the Proposed Development?	Details and Evidence	Potential Health Impact	Further Action or Mitigation Recommended
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers, and cycle lanes)?	Yes	The level of on-site cycle parking provision would be increased to provide a total of 488 spaces, in accordance with current and draft London Plan cycle parking policy. These would encourage cycling by both residents and visitors.	N/A during construction + during operation	Appropriate information on cycle parking and local public transport to be made available to residents (e.g. in a residents' travel pack).
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	The Proposed Development has a ratio of 0.18 parking spaces to dwellings. In addition 20% of the parking spaces would have electric vehicle charging points, and there will be two car club spaces available. The Residents Travel Pack will promote sustainable car travel by setting out information on car sharing and use of local car clubs. Zipcar has one vehicle bay approximately 600m from the Site on Felixstowe Road.	N/A during construction + during operation	

3 CONCLUSIONS

- 3.1.1 The revised assessment of health impacts based on the new specifications for the Proposed Development does not result in any material changes on the nature of the scheme's impact on health. The conclusions and recommendations set out in the full HIA report remain unchanged.

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