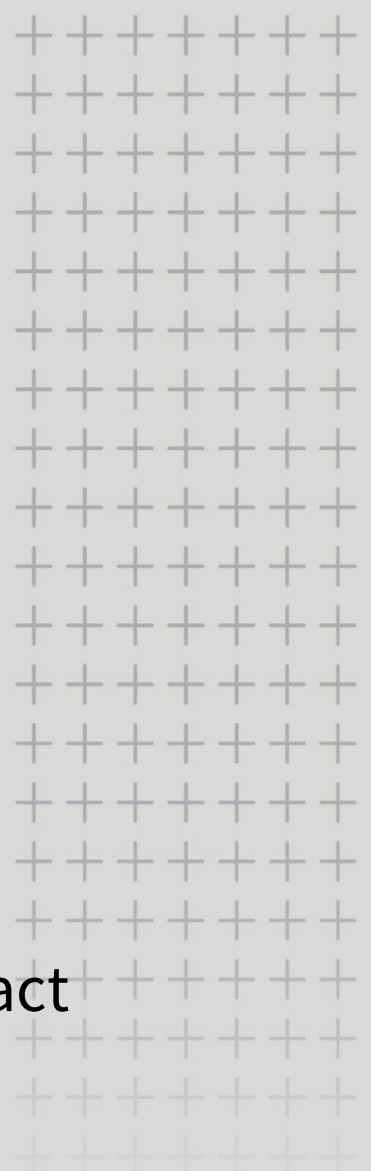


# POPULARWORKS



Health Impact Assessment  
Revision A

## ABERFELDY VILLAGE MASTERPLAN



# Aberfeldy Masterplan: Health Impact Assessment Update

A Report by Hatch  
April 2022

# Aberfeldy Masterplan: Health Impact Assessment Update

April 2022

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# 1. Introduction

- 1.1 This report is an update to the version dated October 2021 that was submitted to the Council in support of the hybrid planning application. This updated version has been prepared in response to the changes to the planning application boundary as explained in the covering letter to accompany the amendments to the Proposed Development. Excluding the introduction, the sections of this report that are different from those contained in the original version submitted in 2021 are contained on pages 24, 25 and 38 and relate to the direct access to Jolly's Green which will increase access to open space and alter the urban greening factor.
- 1.2 This Health Impact Assessment has been prepared by Hatch and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP' ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".
- 1.3 The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicle underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.
- 1.4 The national Planning Practice Guidance (PPG) states that local planning authorities should ensure that the healthcare infrastructure implications of any relevant proposed local development are considered. The PPG also refers to Health Impact Assessment (HIA) as a useful tool to assess and address the impacts of development proposals (paragraph ref 53-004-20140306). Furthermore, The Town and Country Planning (Environmental Impact Assessment) Regulations 2017(as amended) states that 'population and human health' is a factor that should be assessed as part of an Environmental Impact Assessment (EIA).
- 1.5 At the regional level, the London Plan (see **Policy GG3: Creating a healthy city**) indicates that the Mayor will take account of the potential impact of development proposals on health and health inequalities within London and those involved in planning and development must '*assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments*'.
- 1.6 At the local level, the London Borough of Tower Hamlets ('LBTH') Local Plan 2020 (see **Policy D.SG3: Health Impact Assessments**) requires developments of a scale referable to the Greater London Authority (GLA) to complete and submit a detailed health impact assessment.
- 1.7 In order to address these requirements, Hatch have prepared a detailed Health Impact Assessment to consider the health impacts of the Proposed Development.

- 1.8 The remainder of this section describes the Proposed Development and sets out the methodology for undertaking the HIA. Section 2 provides an overview of the socio-economic and profile of the local population and Section 3 comprises the HIA itself.

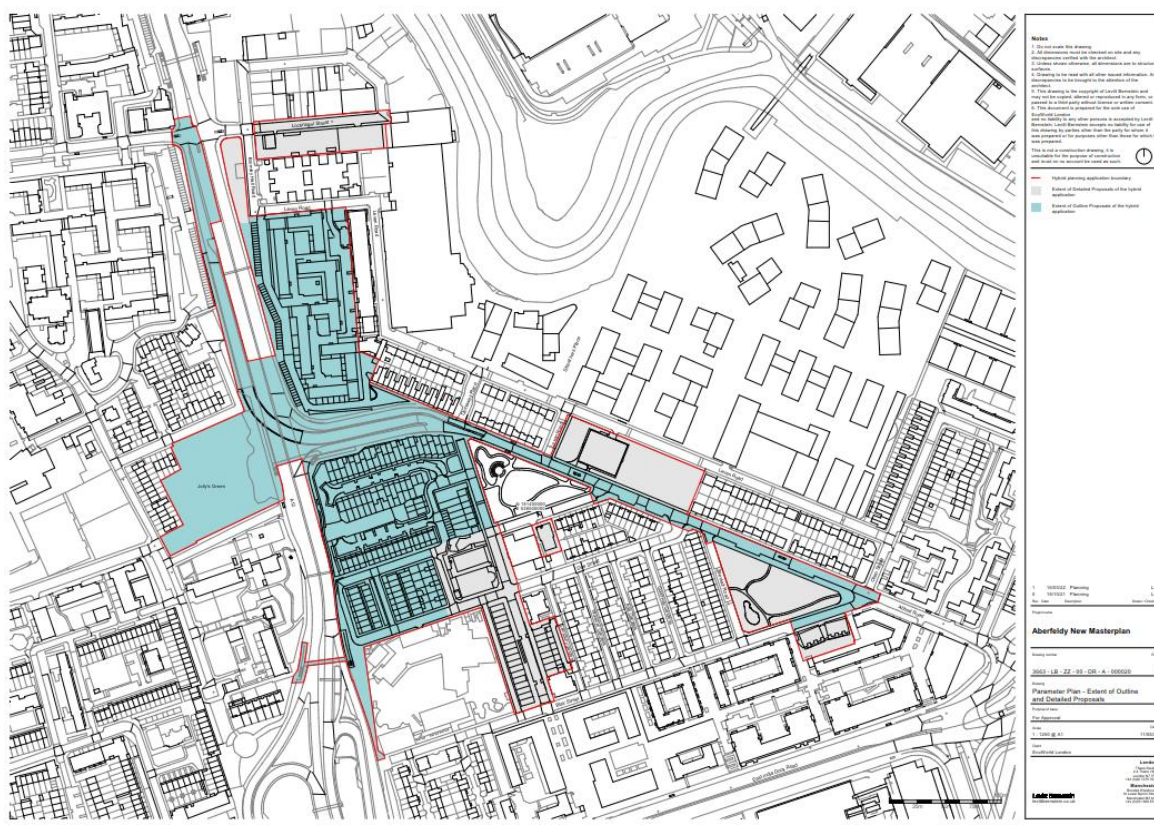
## Proposed Development

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- 1.9 The submitted Proposed Development comprises the comprehensive redevelopment of the Site, aiming to deliver up to 1,628 new homes, new workspace, a new high street, new and improved open space and the pedestrianisation of the A12 Abbott Road vehicular underpass.
- 1.10 The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.
- 1.11 Following validation of the Hybrid Application, the Applicant has been in discussions with LBTH officers in relation to the aspirations for a direct link from the pedestrianised underpass into Jolly's Green and works to Jolly's Green.
- 1.12 The Applicant and LBTH officers have jointly agreed that the works to Jolly's Green should be included within the red line and secured as part of the future planning permission. The delivery of works to Jolly's Green will sit within Phase B as part of the Outline Proposals. The Applicant has updated the red line and amended the Proposed Development to incorporate the provision of a direct link from the proposed pedestrianised underpass to Jolly's Green. Accordingly, the Applicant has updated the planning application plans and documents where necessary to reflect this. Importantly the extension of the redline boundary of the Hybrid Application does not result in any fundamental alterations to the development that is proposed.
- 1.13 The Site is located in Poplar, within the administrative boundary of the London Borough of Tower Hamlets. The Site is 9.08 hectares (approx. 22.45 acres) in total and comprises:
- Abbott Road;
  - Aberfeldy Street;
  - Balmore Close;
  - Blairgowrie Court;
  - Heather House;
  - Jura House;
  - Tartan House;
  - Thistle House;
  - Kilbrennan House;
  - Nos. 33-35 Findhorn Street;
  - 2a Ettrick Street;
  - 384 Abbott Road;
  - Lochnagar Street;
  - Aberfeldy Neighbourhood Centre;
  - Nairn Street Estate;
  - Jolly's Green; and

- Leven Road Open Space and Braithwaite Park are included for their enhancement

Figure 1.1 Updated Site Plan



Source: Levitt Bernstein Parameter Plan

- 1.14 The site is a short distance from key transport links. All of which are within a mile from the site and include:
- London underground and DLR stations –
    - Langdon Park DLR Station – 950m approx. walking distance from site
    - East India DLR Station – 1.1km approx. walking distance from site
    - Blackwall DLR Station – 1.1km approx. walking distance from site
    - Canning Town Underground Station – 1.7km approx. walking distance from site
- 1.15 The ward, and by extension the site, is in short proximity to Canary Wharf, one of London’s main financial sector hubs.



Figure 1.2 Illustrative View



Source: Design and Access Statement: The Masterplan

Figure 1.3 Landscape Designs



Source: Design and Access Statement: The Masterplan

## Assessment Methodology

- 1.16 The World Health Organisation (WHO) Europe defines health as ‘a state of complete physical mental and social well-being and not merely the absence of disease or infirmity.’<sup>1</sup> Factors that have the most significant influence on the health of a population are called ‘determinants of health’ defined by WHO as ‘the range of personal, social, economic and environmental factors which determine the health status of individuals and populations’.
- 1.17 The London Borough of Tower Hamlets has prepared a ‘Health Impact Assessment Guidance’ (2020) to provide additional advice and guidance on undertaking HIAs for development proposals within Tower Hamlets. The Guidance considers four key themes under which a Health Impact Assessment needs to take place in the context of Tower Hamlets:
- Delivering healthy layouts
  - Promoting neighbourhood cohesion
  - Enabling active living
  - Creating the healthiest of environments
- 1.18 Further detail on each of the themes and the potential health impacts as described in the guidance is set out in Table 1.1 below.

<sup>1</sup> <https://www.who.int/healthpromotion/about/HPR%20Glossary%201998.pdf?ua=1>



| Table 1.1 Key Themes and Health Determinants  |  |
|---|--|
| Themes and Determinants   | Potential Health Impacts   |
| <p>Theme 1: Delivering healthy layouts</p> <p>Determinants: Adaptive homes, Healthy land use, Maximising sunlight, Mixed income spaces, Minimising neighbourhood impact, Neighbourhood level connectivity, High density living</p>  | <p>Ensuring proposed site layout maximises the health benefits delivered by new development. In many larger new build development situations there is more choice as to where buildings are placed, where different land uses are situated within a mixed-use development. With smaller scale or infill developments it is acknowledged there may be less opportunities however even small changes can make a difference</p>   |
| <p>Theme 2: Promoting Neighbourhood cohesion</p> <p>Determinants: Future social value of the site, Health facilities, Job opportunities, Promoting social interaction, Integration with wider community, Creation of new community asset, Answering social infrastructure needs, Healthy food environment</p> | <p>Addressing social disadvantage, isolation and ensuring new spaces are for all. Major new developments may become home to a diverse group of people, from different social backgrounds, incomes, genders, religions and cultural identities. Certain groups are disproportionately affected by systemic inequalities in health outcomes when benchmarked against the population of London as a whole whilst other groups (principally characterised by a high household income), that tend to inhabit new market housing, are beneficiaries of positive health outcomes when measured against the general demographic of the Borough.</p>  |
| <p>Theme 3: Enabling active living</p> <p>Determinants: Promoting physical activity, Considering the active environment baseline, Site Permeability, Playspace provision, Open space provision, Active environment for all – monitoring satisfaction</p>  | <p>Delivering spaces and places where people can be physically and socially active. At the heart of well-being (feeling good and functioning well) amongst other is good physical health, alongside a sense of fulfilment and a sense of purpose and individual's possessing a good degree of control over their daily life. All individuals having ready opportunities to physical exercise near their homes and place of work and set within a good built environment is vital to good health. As are opportunities for all to experience places of peace, calm. Ensuring new developments are well connected by green routes and encourage walking and cycling between places is vital. High quality spaces suitably equipped and sized for structured sport and play for all ages, genders and social groups is equally important.</p>   |
| <p>Theme 4: Creating the healthiest of environments</p> <p>Determinants: Construction phase, Design for healthy environment and healthy people: open spaces, Design for healthy environment and healthy people: buildings, Equity dimension in healthy environments,</p>                                      | <p>Ensuring new developments contribute to sustainability. Carefully considered holistic urban design approaches are capable of being mutually reinforcing and ensure addressing good health, inequalities in health outcomes and wider global environmental agendas.</p> <p>Through the preparation of a HIA at the earliest design initiation of the scheme (before built elements become fixed) the applicant should be able to demonstrate how these interconnected considerations have informed the fundamentals of the design. For example, design of new open spaces with the highest access to sunlight will enable plants to prosper and rich biodiversity to establish. Predominately southern facing unobstructed facades to main living spaces will offer excellent access to daylight/sunlight for occupants. Equally it will enable passive room heating with less requirement for active energy systems. Such open aspects are also liable to serve well roof top solar panels and efficient use of air ground source heat pumps. Naturally ventilated buildings that can draw through clean air will be good for people's health but will equally benefit reduction in energy use and minimise carbon footprint. Rich landscape planting including trees will be benefit for all but equally by absorbing carbon it will be capable of helping to tackle localised poor air hotspots. Maximising open space through generous soft landscaping is liable to create well appreciated spaces but equally minimises rapid water run-off and associated flash flooding.</p> |

Source: London Borough of Tower Hamlets (2020) Health Impact Assessment Guidance

- 1.19 The Guidance has been designed to use existing evidence to assess the likely health impacts of development plans and proposals and recommend measures to address negative impacts and maximise benefits. The process looks at the positive and negative health impacts of a development as well as assessing the indirect implications for the wider community.
- 1.20 For each health determinant, the Assessment has been completed drawing on evidence and assessments of impact within the following documents:
- The Environmental Statement including chapters on Socio-economics (Chapter 6), Air Quality (Chapter 8) and Noise and Vibration (Chapter 10), Daylight, Sunlight and Overshadowing (Chapter 13), Traffic and Transport (Chapter 7);
  - Design and Access Statement: The Masterplan and Design and Access Statement: Detailed Proposals;
  - Energy Statement;
  - Sustainability Statement;
  - Statement of Community Involvement;
- 1.21 Each of the above documents is referenced throughout the assessment and provide detailed information in terms of the method of assessing impacts for each of the specialist areas. Where appropriate, these documents have been supplemented with information from discussions with the appropriate technical leads for each of the specialist areas. In particular, Hatch have liaised with the consultants undertaking the community engagement and consultation (Lowick) in order to ensure that the demographic stats and consultation exercises are relevant to the HIA.
- 1.22 Hatch consulted with LBTH’s HIA Officer in May 2021 in order to ensure the scope and approach to under this HIA was in line with LBTH’s requirements. The LBTH HIA officer confirmed this and provided additional feedback which has been incorporated into the HIA.
- 1.23 The HIA covers a wide range of health determinants and is largely a qualitative assessment, rather than quantitative. There is no formal or statutory requirement to assess or measure the significance of effects within a standalone HIA and for the most part, it is not possible to quantify the severity or extent of the effects which give rise to these impacts. To this end, the potential health impacts are described as outlined in Table 1.2 below, based on broad categories for the identified qualitative impacts. However, where the HIA has drawn on the assessments of effects presented within relevant ES Chapters, the significance of effect is stated in addition to being identified as either positive (Positive), neutral, negative (adverse) or uncertain.

**Table 1.1 HIA Impact Categories**

|           |   |
|-----------|---|
| Positive  | A Positive impact is identified                   |
| Neutral   | No discernible health impact is identified        |
| Negative  | An adverse impact is identified                   |
| Uncertain | Where uncertainty exists as to the overall impact |

Source: HUDU Rapid Impact Assessment Tool, 2017, Third Edition

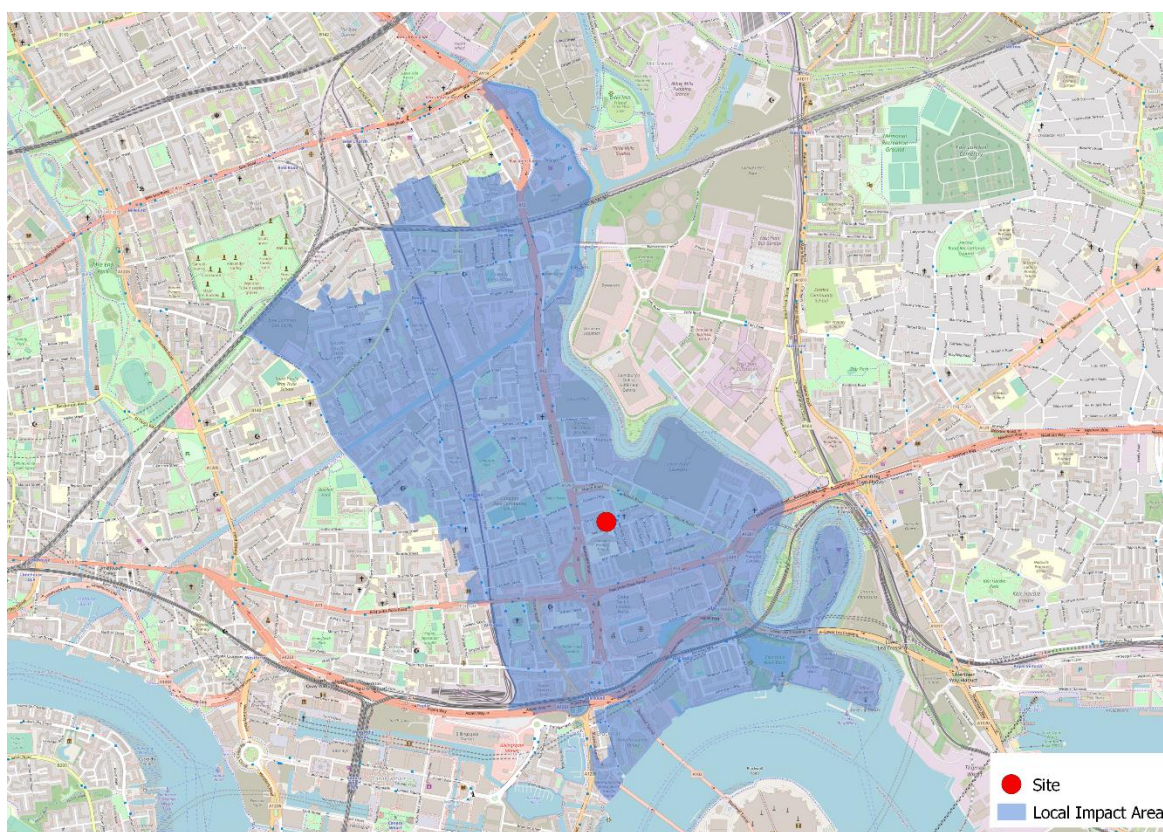
- 1.24 Actions have been identified to mitigate any negative impact on health and opportunities to enhance health benefits where relevant have also been identified. For the most part, these measures already form part of the Proposed Development (embedded) or have been identified within the ES or supporting statements as mitigation measures and the assessment has

considered these impacts as such. Where mitigation or enhancement measures are identified that are additional, this is noted.

## 2. Local Context

- 2.1 The geographical extent of the impacts assessed within this HIA is dependent upon the type of effects and receptors. Impact areas and associated baseline conditions are defined within each of the relevant ES Chapters and documents that this HIA has drawn on and will vary depending on the health determinant and receptor. This section focuses on the area surrounding the site in order to provide a demographic context of the existing community locally.
- 2.2 The Local Impact Area (LIA) encompasses the Poplar Riverside Housing Zone (PRH) as identified by the GLA and LBTH. This is consistent with the LIA defined within the Socio-economic ES Chapter in recognition that the Socio-economic ES Chapter assesses a number of impacts of relevance to human health.

Figure 1.1 Local Impact Area



Source: Hatch

- 2.3 According to ONS 2019 Mid-Year Population Estimates (MYPE), the LIA has a population of 42,674, accounting for 13% of the total population of the LBTH.
- 2.4 The LIA’s working aged population accounts for 71% of the total population, a lower proportion than LBTH (73%) but higher than London (67%). The elderly aged (65+) population is relatively low at 5% of total population, lower than London’s proportion of elderly population, which accounts for 12% of London’s total population.
- 2.5 The LIA’s population has increased by 51% since the 2011 Mid-Year Population Estimates (MYPE) which surpasses the increase experienced by LBTH (27%) and London (9%) and indicated the Proposed Development is situated in a rapidly growing area.



- 2.6 Breaking this population growth down demographically indicates that growth in the LIA was driven by relatively high growth across demographic profiles. However, the biggest proportional increase was in the 0-15 band, which saw a 57% increase from 2011-2019. In comparison, this age band saw an increase of just 13% in London and 37% in LBTH. The 16-64 age band also saw substantial growth in the local impact area (49%), higher than LBTH (24%) and London (7%). The elderly population (65+) saw an increase of 44% over the period, higher than LBTH 34% and London 19%.

## Population & Demographic Structure

|                            | Local Impact Area | LBTH    | London    |
|----------------------------|-------------------|---------|-----------|
| <b>MYPE 2011</b>           |                   |         |           |
| Total population           | 28,317            | 256,012 | 8,204,407 |
| Aged 0-15 (%)              | 23%               | 19%     | 20%       |
| Working aged 16-64 (%)     | 72%               | 75%     | 69%       |
| Aged 65+ (%)               | 5%                | 6%      | 11%       |
| <b>MYPE 2019</b>           |                   |         |           |
| Total population           | 42,674            | 324,745 | 8,961,989 |
| % increase from 2011       | 51%               | 27%     | 9%        |
| Working age population (%) | 71%               | 73%     | 67%       |
| Aged 0-15 (% increase)     | 57%               | 37%     | 13%       |
| Aged 16-64 (% increase)    | 49%               | 24%     | 7%        |
| Aged 65+ (% increase)      | 44%               | 34%     | 19%       |

Source: Census 2011 / MYPE 2019

- 2.7 According to the Census in 2011, 35% of the LIA population was white, 47% were Asian, 11% was black, 4% was mixed and 3% belonged to another ethnicity. LBTH has a similar diversity of ethnic groups, whereas London has a higher proportion of white people (60%), a lower proportion of Asian people (18%) and a higher number of black people (13%).
- 2.8 The economic activity rate in the local impact area according to 2011 Census data was 67%, this is lower than LBTH (70%) and London (72%), however more recent Annual Population Survey (APS) data for 2020 sees an increase in the LBTH economic activity rate at 79% and London's economic activity mirroring this rise (to 80%), (APS data is not available for the scale of the local impact area).
- 2.9 2020 APS data shows that London's unemployment rate for 2020 was 6% whilst that of LBTH was slightly lower at 5%.

## Economic Activity & Employment

|                               | Local Impact Area | LBTH | London |
|-------------------------------|-------------------|------|--------|
| Economic activity rate (2011) | 67%               | 70%  | 72%    |
| Economic activity rate (2020) | -                 | 79%  | 80%    |
| Unemployment rate (2011)      | 3%                | 3%   | 2%     |
| Unemployment rate (2020)      | -                 | 5%   | 6%     |

Source: Census / APS

- 2.10 In terms of qualifications, 34% of people aged 16 and over in the LIA had a level 4 qualification or above (Census 2011). This was above the average for London of 38% and slightly lower than the average for Tower Hamlets (41%). More recent APS data for 2020 shows the percentage of people with level 4 qualifications or above to have risen to 59% for London and 62% for LBTH. This suggests there may be a similar uplift in the region of 10-15% for the LIA.
- 2.11 In contrast, 23% of people aged 16 and over had no qualifications, this is similar to both London (18%) and LBTH (20%). However, 2020 APS data puts the proportion of the population with no qualifications considerably lower, just 5% of London's population aged 16 to 64 has no qualifications, LBTH is higher (9%). It is likely therefore that the level of 'no qualifications' within the LIA has also fallen.

## Qualifications

|                            | Local Impact Area | LBTH | London |
|----------------------------|-------------------|------|--------|
| % NVQ4+ (2011)             | 34%               | 41%  | 38%    |
| % NVQ4+ (2020)             | -                 | 62%  | 59%    |
| % no qualifications (2011) | 23%               | 20%  | 18%    |
| % no qualifications (2020) | -                 | 9%   | 5%     |

Source: Census / APS

## Health Profile

- 2.12 The Joint Strategic Needs Assessment for Life, Health and Wellbeing in Tower Hamlets (2016) provides a starting point for discussion and debate about health and wellbeing of people in LBTH. It sets out the health needs of the area's local population. The locality profile includes several key points of note, such as:
- Lower life expectancy than the national average; 'healthy life expectancy' in the bottom 13<sup>th</sup> nationally for all districts
  - A young, ethnically diverse and mobile population
  - Widespread deprivation
  - High rates of child poverty compared to the national average
  - High mortality rates from disease and high levels of obesity, smoking alcohol and drug abuse
  - Risk of increasing health inequalities due to changes in the welfare system
  - Poor air quality, lack of green space and insufficient housing for the needs of the population characterises LBTH
  - Elderly people have higher rates of long-term limiting illness than the national average, with half of elderly people living in poverty and high numbers living alone.
- 2.13 According to the Census, 82% of the resident population within the LIA are in good or very good health. This compares similarly with London (83%) and LBTH (84%).
- 2.14 The percentage of the population with a long-term health issue or disability that limits day to day activity is 14% in the LIA. This is in line with LBTH and London levels. Approximately half of

those that are impacted in each of the above areas report that their ‘day to day activities are impacted a lot’.

- 2.15 Public Health England provides health profiles at ward level for areas across England. The Health Profile of Lansbury Ward is considered to perform worse when compared to national averages. Details of the Health Profile can be seen in Appendix 1.

## Children’s Health

- 2.16 Growing up in low income families and in poverty can negatively impact children’s health and wellbeing, further affecting their future health and life chances as adults. According to the Health profile data, in 2019, the proportion of children<sup>2</sup> living in poverty in the Lansbury ward (30.9% of the population) is lower than across LBTH (which is 44% of the population) but significantly higher than England (14.2%) overall.

## Adults’ Health and Lifestyle

- 2.17 Public Health data shows that the standardised emergency admission ratio for hospitals stays<sup>3</sup> due to self-harm (all persons) is higher in Lansbury (55.7) in comparison to LBTH (32.5) and it is significantly lower than England (100).
- 2.18 Incidences of all cancer<sup>4</sup> (all ages of the population) are higher in the Lansbury ward (100.4) than LBTH (89.5), with incidences of lung cancer significantly higher in the Lansbury ward than LBTH. Overall, the number of emergency hospital admissions for all causes (and all ages), is higher in the Lansbury ward (113) than LBTH (91.2) and England (100). Breaking this down further, hospital admissions for Coronary Heart Disease (CHD), stroke, and Chronic Obstructive Pulmonary Disease (COPD) are all higher in the Lansbury ward than both the averages for LBTH and England.
- 2.19 Life expectancy at birth for males in the Lansbury ward is 77.4 years, while life expectancy among females is higher at 81.8 years. Within LBTH, life expectancy for males is 79.7 years and for females 83.2 years.
- 2.20 Deaths from all causes for under 75s was worse in the Lansbury ward (131.1) in comparison to LBTH (98.4) and England (100). Deaths from respiratory diseases (all ages) is lower in the Lansbury ward (107) when compared to LBTH (115.4) and England (100). In addition to this, death from coronary heart disease (all ages) is also significantly worse in the Lansbury ward (178.9) than LBTH (114.8) and England (100).

## Deprivation

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- 2.21 Using the **IMD rank of average score**, LBTH is the 39<sup>th</sup> most deprived district in England. Within the Local Impact Area, 13 of the 16 LSOA areas are within the top 50% of most deprived areas nationally and over half of the LSOAs are in the top 20% of deprived areas (with one LSOA area in the top 10%).

<sup>2</sup> Please note- Public Health define “children” as 16 years and under.

<sup>3</sup> Please note that hospital admissions are calculated by using Public Health’s standardised admission ratio (SAR) which is calculated based on observed admissions and expected admissions.

<sup>4</sup> Please note that incidences are calculated by using Public Health’s standardised incidence ratio (SIR). Ratios are calculated by dividing the observed total number of new cases in the area by the expected number and multiplying by 100.

## Index of Multiple Deprivation (2019)

|   | IMD decile where 1 is most deprived 10% of all LSOAs and 10 is in the least deprived 10% of all LSOAs |        |            |                             |                    |       |                     |                    |
|---|---|--------|------------|-----------------------------|--------------------|-------|---------------------|--------------------|
|   | Overall rank  | Income | Employment | Education skills & training | Health Deprivation | Crime | Barriers to Housing | Living Environment |
| Average (mean) decile for local impact area LSOAs | 3.1   | 3      | 4.3        | 4.4                         | 4.5                | 3.3   | 2                   | 3                  |

Source: IMD 2019

- 2.22 When averaging the decile ranks for the LSOAs that comprise the local impact area ‘barriers to housing’ is the worst performing area, followed by ‘crime’ and ‘living environment’. It should be noted that within some categories there is substantial variance across the LIA.
- 2.23 Looking further into the domains of the 16 LSOA areas that comprise the LIA:
- 3 of the 16 LSOAs are within the top 10% most deprived in barriers to housing;
  - 4 LSOAs are within the top 10% most deprived in terms of crime;
  - 3 LSOAs are within the top 20% most deprived in terms of living environment; and
  - 6 LSOA areas are within the top 10% most deprived in terms of income
- 2.24 In terms of housing, the LIA had 8,947 dwellings according to the 2011 Census, however, this is likely to have increased significantly as a result of the delivery of new housing in the area since 2011. In terms of type and tenure, key points to note are:
- The LIA contains a large proportion of purpose-built blocks of flats, maisonettes or apartments comprising 70% of total dwellings, this reflects the similar characteristic of LBTH (80%). However, it substantially differs from the London dwelling type profile where 38% of dwellings are purpose-built blocks of flats, maisonettes or apartments. 30% of the LIA’s dwellings are defined as whole house or bungalow, in comparison 48% of such dwellings make up London’s overall dwellings.
  - 17% of households in the LIA owned their home outright or with a mortgage. This is lower than LBTH (24%) and much lower than London (48%). There is a high proportion of socially rented households (47%) and private rented households (33%) which is much lower in London (24% and 25% respectively).
  - A large proportion of the socially rented accommodation in the LIA is not rented from the council (30%).



## Local Community Facilities

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- 2.25 Chapter 6 of the Environmental Statement: Socio-Economics provides detailed information on the baseline position of a range of local community facilities including primary health care, education and community and leisure facilities. A summary of the key points is set out below:
- **GP Provision:** there are 8 GP practices within one-mile of the Site, with a total of 92,630 registered patients and 42.4 FTE GPs. This gives rise to an average of 2,185 patients per FTE GP, which is higher than the HUDU benchmark of 1,800 patients, and the average for the LBTH CCG (of 2,026 patients per FTE GP).
  - **Early Years Provision:** within the Lansbury Ward, where the site is located, there has been an overall decrease in early years occupied places. Whilst it can be assumed the vast majority of this is due to the Covid-10 lockdowns that were imposed in Autumn 2020, there has been little evidence to suggest that occupied places are increasing again with the continuation of some people working from home and seeking childcare places closer to home rather than work places. As a result, there are some concerns around the financial viability of early years provision. Within the Local Impact Area, there are three early years facilities, closest to the site being the Little Me Day Nursery East India Docks (2.2km). The facilities offer care for 2 to 4 year olds and offers a variety of activities including languages, food and nutrition club and sports.
  - **Primary School Capacity:** the Proposed Development is located within Poplar Planning Area of LBTH's School Place Planning Strategy, which is home to 14 primary schools. There are currently 890 Reception places available in the Poplar catchment area. In January 2020, there were 38 (1FE) unfilled places; but with anticipated growth in the pupil population, this area is expected to have a shortfall of 63 (2FE) places by 2026, without intervention.
  - **Secondary School Capacity:** Secondary school places in Tower Hamlets are planned for on a boroughwide basis, as it recognises that pupils will travel to schools across (and outside) the borough, according to their particular preferences. Tower Hamlets has been experiencing a gradual increase in secondary applications in line with the previous growth, with a slight dip in 2020. The current round of projections indicates that numbers will continue to increase until 2023 before remaining at a steady level through to 2027. There are 9 secondary schools in LBTH with a total pupil roll of 9,003, and overall capacity of 10,444 places within LBTH. This indicates that there is 14% spare capacity within LBTH which is above the DfE's lowest recommended margin of 5%.

## Open Space and Play Space

- 2.26 The LBTH Open Space, Sports and Recreation Strategy (2019) assesses the quantity, quality and future need for open and play space provision within the Borough, measuring provision on per 1,000 population basis against the Fields in Trust27 (FIT) standard.
- 2.27 According to the strategy, LBTH has an average 0.89 ha of open and play space per 1,000 population, which is lower than the local standard of 1.2ha per 1,000 population but is in line with the FIT benchmark of 0.8 ha per 1,000 population.
- 2.28 The Strategy identifies that the Lansbury Ward is projected to face open space deficiency in 2031 which is Moderate significance. The proposed intervention to resolve this potential shortfall is the provision of a Local Park along Leven Road gasholder site to provide best coverage for

existing and new communities east of A12 and north of A13. The proposed intervention has now been given a planning permission and construction has begun.

- 2.29 The Site is surrounded by and within walking distance of multiple green spaces including Millennium Green, East India Green. The closest large green area outside of the redline boundary is Langdon Park within 12 minutes walking distance. Despite being so close, they are not easily accessible due to the severance caused by the A12 and the poor character of the existing underpasses which cross the A12.
- 2.30 Within the site boundary, the three most significant areas of existing open space are Jolly's Green, Braithwaite Park and Leven Road Open Space totalling over 10,000m<sup>2</sup>, the latter two of which will be enhanced within the Proposed Development. The Applicant is also committed to enhancing Millennium Green (3,700sqm), which sits outside of the red line boundary and these works will be secured through the s.106 agreement.

## Community Consultation Findings

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- 2.31 The proposed development plans have been tested through an extensive consultation exercise over the course of a year. Poplar HARCA and EcoWorld London have been collecting residents' views and aspirations about Aberfeldy West and Nairn Street estates including across a wide range of issues of relevance to human health.
- 2.32 This culminated in the ballot result of 93.1 per cent of tenants and leaseholders voting in favour of comprehensive regeneration in the autumn of 2020 on a 91.1 per cent turnout. Since then, a consultation exercise was launched to incorporate the views of the whole Poplar neighbourhood, managed by consultation and community engagement specialists Lowick.
- 2.33 The first public consultation took place in November-December 2020. Due to the ongoing impact of Covid-19 and social distancing rules, this had to be held 'at a distance'. A consultation pack was sent to 4,906 addresses in the local area which included a 20-page booklet with information about the emerging masterplan for Aberfeldy, a two-page survey and a freepost response envelope. The survey included 10 questions that sought to gauge the views and attitudes of local residents, workers and visitors towards the proposals and specific features, as well as their priorities for the area. A dedicated consultation hub was also set up using the Commonplace consultation platform. More than 2,800 people have now visited the website, and over 200 completed our survey either online or by post. This was complemented by two online 'meet the team' webinars which were held on 17 and 21 November 2020.
- 2.34 In parallel, Facebook and Instagram adverts promoted the website to those in the local area for 30 days with the objective of creating a more inclusive and effective public consultation. The campaigns generated 80 contributions and brought 2,447 visitors to the website. Facebook and Instagram advertising were also implemented for the two public webinars, to ensure a maximum number of people were aware of them. In addition to the public consultation there has been ongoing discussions with the Aberfeldy Residents' Steering Group (RSG) which was set up to manage communications between the project team and residents and to represent the matters and concerns of the community on the estate. Any resident within the ballot area can join and it has more than 100 members– a significant portion of the Aberfeldy population.
- 2.35 ZCD Architects has been leading a unique consultation among local school pupils at Langdon Park School and Culloden Primary School to expand the breadth of engagement and ensure that everyone's voices are heard, including young people who are rarely asked how they like to use their area and what would make it feel safer, more welcoming and well used. This engagement

included the creation of a Young Person’s Manifesto on open space, which will feed into the design process and allow young people to directly space the spaces and places they want to use.

- 2.36 The Consultation exercise asked people to rank their priorities for the regeneration of Aberfeldy. Improved infrastructure, including social facilities and transport options was a standout priority. Making the neighbourhood safer and more cohesive was second, while improved public realm and open spaces was third. The top three was followed closely by new homes, particularly affordable and social rent housing.
- 2.37 The main issues raised by the local community have helped shape the masterplan proposals, with some of the main issues and how they have been addressed through design detailed below:
- Keeping the community together
  - Modern new homes that are affordable, secure, spacious, light and well built
  - A variety of different housing types with taller buildings on the A12 boundary
  - Improved safety for all residents at the heart of the design of new streets, homes, green and play spaces
  - Safer and better routes across A12, particularly at the Abbott Road underpass
  - New shops, cafes, safe green spaces that create a better place to live
  - Parking for all existing resident permit holders
  - Proper voice of Resident Steering Group (RSG) as the regeneration comes forward – the RSG will take decisions with Poplar HARCA at every stage and remain crucial to the future of Aberfeldy.
- 2.38 Since the consultation exercise in 2020, the masterplan design has evolved in order to incorporate some of the concerns and issues raised by local residents. This has been complemented by a number of RSG workshop meetings in the period between December 2020 and April 2021 on various topics including homes, open spaces, streets and transport.
- 2.39 A number of changes have been incorporated into the design, including the proposed building arrangement which has been developed to respond to the feedback from Tower Hamlets Council and Aberfeldy residents, and includes three taller buildings near the A12 marking the position of Highland Place.
- 2.40 The scale and form of the masterplan has emerged as a direct response to the changes happening across east London, and to meet the aspiration of the Council and residents in delivering the wider masterplan goals, including new high-quality homes, new and enhanced parks and public spaces and new strategic access routes that will improve connections across Poplar.
- 2.41 One key issue which was raised during consultation was access to good quality public open spaces and as such, the design team have worked with Tower Hamlets and Aberfeldy Big Local to ensure the masterplan will enhance local parks and create new public green spaces linked together by walking and cycling pathways, making child-friendly connections that will encourage independent and active play across the neighbourhood.
- 2.42 Additionally, ZCD Architects have carried out five sets of sessions with pupils from year 5 at Culloden Primary School and pupils from year 9 at Langdon Park School in November and December 2020. The sessions involved talking to them about their everyday lives in their local area, how they get about, the places they like and don’t like and what ideas they have to improve them. Over three sessions they developed their own manifesto for Aberfeldy which the design

team are using to help develop the proposals. The design evolution has been an on-going process and additional sessions with the school children have been held to ensure the design is meeting the manifesto.



### 3. Assessment

#### Delivering Healthy Layouts

3.1 The receptors of this health determinant will be residents occupying the proposed development and will include a combination of those seeking to access market housing and affordable housing. The baseline presented in Section 2 has highlighted ‘barriers to housing’ as the worst performing deprivation measure with 3 out of the 16 LSOA’s falling within the 10% most deprived nationally. It is reasonable to assume that vulnerable groups amongst those accessing housing within the proposed development may include low-income households, older or disabled people.

Table 3.1 Delivering Healthy Layouts

| Assessment criteria   | Relevant? | Details/ evidence   | Potential health impact | Recommended mitigation or enhancement measures   |
|---|-----------|---|-------------------------|--|
| 1.1 How flexibly can homes be lived in? Is there sufficient space for a dedicated home working space, without loss of a bedroom?                                | Yes       | The building layouts for both the detailed and outline proposals have been designed in accordance with the London Plan Housing SPG 2016, and the LBTH High Density Living SPD. All homes are provided with their own private amenity space in accordance with the London Plan Housing SPG, with 10% of homes being accessible or adaptable wheelchair user homes. (DAS p.163)<br>All units meet the requirements of Part M, the London Plan Housing SPG (parts relating to accessible homes) and the Nationally Described Space Standard. (DAS, p.318)  | Positive                | The application of the overall design code and DAS will need to be confirmed for the outline application at reserved matters stage |
| 1.2 Which land uses on the site are most impacted by different negative environmental factors, including poor air quality, overshadowing and high noise levels? | Yes       | Much of the west of the site suffers from NO2 levels in exceedance of the acceptable target, including Culloden Primary School. Other roads of note, such as Abbott Road and Aberfeldy Street sit on the threshold of acceptance. The NO2 measure improves increasingly to the east of the site and towards the River Lea. (DAS, p.58)<br>In line with the Air Quality data, the A12 and the A13 both generate the highest noise levels, in excess of 75dB, and as a result provide an unpleasant experience for those walking and living in the area. The former carries 6 lanes of busy traffic, plus bus lanes, whilst the latter carries 4 lanes of traffic, plus bus lanes.<br>Both noise and air pollution are important considerations in the design of high quality public and private spaces, and the buildings themselves and this information is used to inform the design of both | Adverse                 | Implementation of mitigation measures as indicated in Chapters 8 (p.11) and 10 (p.14) to reduce effect to Neutral                  |

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|  |            | <p>the architectural and landscape components of the masterplan. Substantial public realm improvements - including tree planting, climbing plants, acoustic walls, and planting beds - along the route through the underpass to Highland Place, as well as Balfron Underpass further south, are all intended to contribute to an overall reduction in the noise experienced at street level. (DAS, p.59)</p> <p>The results of the Air Quality assessment indicate that the impact of the operation of the Completed Development (both detailed and outline) on existing sensitive receptors and proposed receptors will be Negligible. Nonetheless, the units will be mechanically ventilated to ensure that there is no new exposure to poor air quality. (ES Chapter 8, p.11).</p> <p>As detailed within ES Chapter 10, noise levels at all proposed dwellings (both detailed and outline) are calculated to fall below the BS 8233 criteria with the incorporation of suitable glazing and ventilation units. The residual noise effect is considered to be Negligible with the adoption of suitable mitigation.</p> <p>Long Term effects due to changes in road traffic flows are also considered to be Negligible.</p> <p>All commercial plant will be specified by the future occupants such that rating levels at the nearest residential receptors fall below the specified background sound levels. Whilst the effect cannot be quantitatively assessed, any proposed plant will be specified such that the resulting effect is Negligible. The ES Chapter provides a number of measures including suitable glazing and ventilation options which should be adopted in conjunction with a typical façade in order to achieve BS 8233 and WHO criteria. (ES Chapter 10, p.14)</p> <p>The vast majority of units and open spaces will have access to good levels of natural light, with only a relative small number of spaces seeing levels marginally below recommendation or less.</p> <p>This is a typical occurrence in areas of large-scale regeneration. Overall it is considered that good daylight and sunlight amenity is provided across the masterplan. (Internal daylight, sunlight and overshadowing Report, p.3)</p> |                |                      |
| <p>1.3 Does the layout ensure the least sensitive uses face the poorest air quality sources or the high ambient noise level to then allow new homes, new schools and alike to be set to some degree sheltered from</p> | <p>Yes</p> | <p>The A12 to the west of the site and the A13 (East India Dock Road) both generate NO2 levels in excess of 58ug/m3, which is far above the annual mean target. In large part as a result to being in such close proximity to these two major roads, much of the west of the site also suffers from NO2 levels in exceedance of the acceptable target, including Culloden Primary School. Other roads of note, such as Abbott Road and Aberfeldy Street, sit on the threshold of acceptance,</p>  | <p>Neutral</p> | <p>None required</p> |

|  |            |  |                 |                      |
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| <p>such hostile environmental site features?</p>   |            | <p>scoring 40 ug/m3. The NO2 measure improves increasingly to the east of the site and towards the River Lea.<br/>Improving Air Quality across the masterplan is an important ambition as part of a child-friendly site, and various greening strategies will be proposed in an attempt to offset the imposing presence of the two A roads. In particular, specific tree planting and dense shrub planting will work hard to form 'native A12 corridor' buffer, or can be created (DAS, p.58)</p>  |                 |                      |
| <p>1.4 Are new open spaces located to maximise their access to direct sunlight and minimise over-shadowing?<br/>Were alternative site layouts considered? If so, why were they discounted?</p> | <p>Yes</p> | <p>The masterplan layout takes full advantage of the sunlight through the creation of North-South routes through the neighbourhood. This maximises the sunlight in to these spaces during the middle of the day. Aberfeldy and Nairn Streets get greater morning sunlight, whilst Enterprise Yard particularly catches the afternoon and evening sun. This helps to encourage the notion of a comfortable, walkable neighbourhood. The East-West connections will still benefit from the afternoon sun.<br/>Specific areas such as Braithwaite Park, Leven Road Open Space, Jolly's Green and Millennium Green will be the best lit areas, where it will be possible to enjoy direct sunlight for most of the day throughout the year. (DAS, p. 206)<br/>With regard to overshadowing within Phase A, all but one of the proposed communal spaces exceed the recommendation by BRE, providing excellent sunlight amenity outdoors.<br/>The only area falling short of recommendation is the northern rooftop terrace of Block H3 which, however, sees good levels of sunlit throughout all summer months and can still be considered adequately sunlit overall.<br/>All outdoor spaces within the Outline Proposals have also been tested. The ground floor public realm would see very good levels of sunlight, exceeding BRE's recommendation and being well sunlit throughout the year. The four proposed courtyards would fall short of recommendation on 21st March. This is a typical occurrence in courtyard shaped blocks which are enclosed from all sides. The vast majority of these areas would see in excess of three hours of sunlight in June. Three of the four courtyard blocks are provided with rooftop amenity spaces, all of which far exceed recommendation and will be excellently sunlit throughout the year. Further details can be found in section 5.3.<br/>In conclusion, the Proposed Development has been optimised to provide, future residents with good daylight and sunlight amenity. (Internal daylight, sunlight and overshadowing Report, p. 3)</p> | <p>Positive</p> | <p>None required</p> |

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| <p>1.5 Are new open spaces arranged to maximise the opportunity from different housing tenures to informally meet each other and set up opportunities to social interact?</p>                               | <p>Yes</p> | <p>The public realm of the masterplan takes a people first approach, whilst being inspired by both the past and the existing dialect. The open space strategy is centred around the design principle of the Healthy Street - the thread of the masterplan which connects all existing open spaces together along a pedestrian and cycle friendly route (DAS. p.98)</p> <p>Together with Healthy Street, places such as Community Lane and Enterprise Yard have been designed in ways which encourage social interactions – front gardens along Community Lane are more open to the street, garden walls are low to facilitate interaction between neighbours and activation of public realm.</p> <p>As part of the detailed proposals, within plot J, the existing informal allotments on site will be built upon and expanded into a new interactive and functioning community garden heart that the new community can bond over and flourish in. The garden will be an asset that will help cement the new residents both as a community and into their surrounds, creating a stronger sense of belonging and well-being. (DAS, p.256).</p> <p>New open spaces have been designed to be accessible for all tenures across the site, with social and intermediate units having direct access to local open spaces such as Millennium Green, Highland Place within outline proposals, as well as landscaped areas such as the Works Square, Community Lane and proposed allotments within detailed proposals. (DAS, p.210; Detailed DAS p.172)</p> | <p>Positive</p> | <p>Provide signage across site and across all tenures to indicate open spaces<br/>Engagement with immediate community to develop vision for Highland Place, Jolly’s Green and Slip Road</p> |
| <p>1.6 Is the proposed massing and layout chosen to minimise the net adverse amenity impact to neighbours, through loss of daylight or sunlight, overshadowing, loss of privacy or over-bearing impact?</p> | <p>Yes</p> | <p>The massing and tall buildings strategy has been developed through a number of consultations with LBTH and significant changes have been made to reflect any concerns. (DAS, p.125)</p> <p>The tallest buildings within the masterplan are positioned adjacent to the A12, in a tall building cluster of three marking Highland Place and the new pedestrian underpass. These points of height have been carefully and sensitively considered as a result of detailed consultation with the wider community.</p> <p>Lower rise buildings are located around the perimeter of the site, adjacent to existing low-rise buildings to help stitch the masterplan into its surroundings and respect the privacy, daylight and sunlight of neighbouring buildings. (DAS, p.126)</p> <p>Cumulative assessment has been undertaken to portray worst-case scenario condition where all neighbouring consents have been considered as built. The design has implemented strategies to reduce the massing in some areas to increase daylight and sunlight availability in the proposed accommodation and open spaces, whilst</p>   | <p>Positive</p> | <p>None required</p>  |



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|  |     | contextually preserving acceptable levels of light to the neighbouring properties. (Internal daylight, sunlight and overshadowing Report, p.12)   |          |   |
| 1.7 Do the proposed new routes through the site best aid neighbourhood level connectivity to local parks, local shops, community facilities and alike? | Yes | <p>The masterplan aims to create strong links between the nearby education and community facilities, and the proposed new development.</p> <p>The proposed masterplan will create physical and social links between the schools in the area to encourage movement between them, the possibility to share activities or spaces, or the opportunity to collaborate on community projects.</p> <p>The masterplan will strive to improve access to and quality of existing green spaces whilst also providing a variety of new public and communal spaces as part of the new development. The aim is for the neighbourhood to be child friendly, which means that it will be a safe place for children to play out, young people will feel welcome and included and all ages of the community will enjoy spending time outside.</p> <p>By stitching into and expanding on the existing High Street and community facilities along Aberfeldy Street the masterplan will help to celebrate and foster the community, whilst offering local and accessible facilities and amenities to both existing and new residents. (DAS, p.72)</p> <p>The new direct connection to Jolly's Green via the Underbridge will substantially increase access to this green space. As stated in the DAS (p.99), the vision for Jolly's Green will be developed in collaboration with the community and could include new play, gym and fitness, social terraces, tree planting and wildflower meadows, new surfacing and furniture.</p> <p>The proposed development will also deliver a number of improvements which will aim to connect the proposal to existing neighbourhood areas through re-purposing the existing vehicular underpass as a new pedestrian and cycle route which creates an improved connection across the A12 to West Poplar. This strategic connection, which will benefit Aberfeldy and the wider community, is marked by taller buildings and Highland Place, a new public space at the heart of the neighbourhood. Additionally, the pedestrian underpass at Dee Street will also be upgraded. These interventions will help connectivity through the site with other areas across Poplar. (DAS. p.6)</p> | Positive | Appropriate signage and lighting for proposed underpass interventions to encourage future use and address any potential safety concerns |
| 1.8 How does the scheme dovetail and meet the objectives   | Yes | The proposed masterplan (both detailed and outline proposals) has been developed having regard to relevant policy documents including   | Positive | The application of the overall design code and DAS will need to be confirmed  |

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| for good quality living set out in the Borough's High Density Living SPD? | the High Density Living SPD. Where possible, layouts have been designed in accordance with the SPD (DAS, p.63) | for the outline applications at reserved matters stage |
|---|--|--|

## Promoting Neighbourhood Cohesion

- 3.2 The receptors of this health determinant will be residents using or seeking healthcare, employment and community facilities, which may include those occupying the proposed development as well as those residing in the surrounding local area. The Socio-economic ES Chapter and Section 2 above presented the baseline position for primary healthcare and community facilities capacity within the relevant catchment areas and indicated existing capacity constraints amongst primary healthcare providers. Section 2 of this assessment indicates that proportion of working age population, economic activity rates and unemployment levels of the local area are all approximately in line with borough and London levels, as are qualification and skills levels. A number of LSOA's within the local area fall within the top 10% most deprived nationally with regards to income.

Table 3.2 Promoting Neighbourhood Cohesion

| Assessment criteria  | Relevant? | Details/evidence  | Potential health impact | Recommended mitigation or enhancement measures   |
|--|-----------|---|-------------------------|--|
| 2.1 Does the existing site have any demonstrable social value that will be not replaced or compensated for by the proposal? E.g. open space, amenities, formal/informal spaces for community use | Yes       | All existing uses on-site are to be replaced with suitable alternatives or re-provided as part of the wider proposals. The existing open spaces of Leven Road Open Space and Braithwaite Park will be improved and connected by a pedestrian priority 'Healthy Street' along Abbott Road (DAS, p. 323)<br>Additionally, upgrades to the two identified underpasses will create improved connections across the A12 to and West Poplar which will strengthen the east-west connection but also address local concerns around safety in underpasses.<br>The existing Aberfeldy Neighbourhood Centre will be demolished within detailed proposals and re-provided in phase 3B of the outline application.<br>Existing retail units alongside Aberfeldy High Street will be replaced with similar retail floorspace as part of both the detailed and outline proposals. | Positive                | Appropriate signage and lighting for proposed underpass interventions to encourage future use and address any potential safety concerns  |
| 2.2 Does the proposal assess the impact on health and social care services? If the proposal includes the provision or replacement of   | Yes       | A consultation email regarding the Proposed Development and the scope of this HIA has been sent across to the Tower Hamlets CCG on 4 <sup>th</sup> October 2021. No response has been received at the date of writing of this report.   | Negative                | The Proposed Development will generate a substantial Community Infrastructure Levy payment, which will be used to fund a wide range of infrastructure, including education and |

|  |            |  |                 |   |
|--|------------|--|-----------------|---|
| <p>healthcare facilities: has local NHS and CCG (clinical commissioning group) been consulted regarding existing and planned healthcare capacity and NHS requirements?</p> |            | <p>Chapter 6 Socio-economics of the ES provides an assessment of healthcare facilities within 1 mile from the site. The new residents living within the Proposed Development will likely increase demand for primary health care services.</p> <p>The existing Aberfeldy Practice, which is currently within the site boundary, will be re-provided under Phase 3B of the 2012 OPP which was planned to meet the needs of the occupants of Phases 4-6 of the OPP, now replaced by the Proposed Development. Moreover, the health centre has been designed to serve a much larger demand than just phases 4-6 of the 2012 OPP, increasing capacity from the current Practice at 9,000 patients to 17,000 patients in the new health centre in Phase 3b.</p> <p>Once completed and fully occupied, the population of the Proposed Development is expected to add up to 3,285 people to the LIA when considered under a “worst-case scenario” which sees up to 1,628 units delivered as part of the hybrid application, and therefore (potentially) increase demand for primary healthcare services by the same figure. In reality, some of these residents will already live and/or access primary healthcare services within the Proposed Development’s LIA. Furthermore, some of the residents within the Proposed Development may choose to access primary healthcare services elsewhere outside the LIA.</p> <p>It is therefore assumed that the 3,285 residents within the Proposed Development will increase the number of registered patients within the LIA by 4%, and therefore creating demand for an additional 1.8 FTE GP. On this basis, the significance of effect is assessed as minor adverse within the Socio-economic ES Chapter prior mitigation.</p> |                 | <p>healthcare. Contributions could therefore help to mitigate the potential for minor adverse effects with respect to healthcare facilities, early years and primary education and open space provision. While there is no certainty that CIL funds will be applied to education, open space and health facilities serving the study area, it is the responsibility of the Local Authority to apply funds appropriately.</p> <p>The basis of any future s106 agreements will need to be based on the uplift in additional residents as a result of the Proposed Development, over and above what would have been provided in Phases 4-6 of 2012 OPP. This will need to be the subject of more detailed calculations at Reserved Matters stage</p> |
| <p>2.3 Does the proposal provide employment floorspace which responds to a clearly identified local business need?</p>   | <p>Yes</p> | <p>Enterprise Yard runs parallel to the A12. It would create employment opportunities and space for creative industries and enterprise. It has been designed as a continuation of the creative narrative of the successful Poplar Works development along Nairn Street, which offers workspaces to fashion graduates and local independent businesses, bringing fashion back to its East London home. The spaces will be located in purpose built narrow buildings, which act as both a physical and noise barrier between the busy A12 and the new Aberfeldy neighbourhood, and will be flexible and adaptable for a variety of uses. As part of the public consultation process, it was highlighted that one of the objectives seen as priority for Aberfeldy New Masterplan was to create more employment opportunities and boost the local employment offer. (Public Consultation report, p.6)</p>   | <p>Positive</p> | <p>None required</p>  |

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|  |     | <p>Further spaces will be provided in the adjacent lower and upper ground floor spaces of the residential buildings, contributing to a mixed-use neighbourhood.</p> <p>Whilst Enterprise Yard will work with existing conditions along the A12, consideration has been given to the opportunity for these to open up and offer frontage to the west, in future years when the nature of the A12 may change (DAS p.96)</p> <p>The Socio-economics ES chapter 6 identifies the delivery of over 6,400sqm of workspace and retail floorspace as part of wider proposal, will result in 177 – 234 net additional FTE jobs and 84-109 net additional indirect FTE jobs off-Site across all industry sectors in London. (ES Chapter 6, p. 25)</p>   |          |  |
| 2.4 How has the proposal been designed to encourage social interaction between residents? What specific design features encourage interaction between different groups of residents, for example older and younger residents or residents in the affordable and market housing? Are there any amenities on site which will be unavailable to some residents? Has consideration been given to how their use could be widened? | Yes | <p>One of the main objectives of the Aberfeldy New Masterplan is to encourage outdoor activity, social interaction and a healthier lifestyle (DAS, p.133)</p> <p>Through the creation of the masterplan “threads”, a variety of routes through the site, the proposal aims to encourage social interaction and creation of community feel. Places such as Community Lane will have front doors to homes directly off the streets to encourage social interaction and doorstep play. Good connectivity and delivery of high quality amenities such as multi-use game court and outdoor gym at Leven Road Open Space is accessible for all residents and common areas have been designed to be included in the residents hub such as a café encouraging social interaction among residents of all ages (DAS, p. 93, 142)</p> <p>Places such as Enterprise Yard and the High Street, as well as the existing improved and proposed new green spaces will be accessible by all residents and tenures across the development. Moreover, each phase has been designed to have a mix of both affordable and private homes to ensure mixed tenure community is delivered – homes of all tenures share the communal podium amenity space. (DAS,p. 157)</p> | Positive | None required  |
| 2.5 How has the proposal been designed to encourage social integration with the wider community? (e.g. Secured by design principles, accessible amenity and child play space, Community noticeboards and organisations/clubs).   | Yes | <p>The proposed development will comply with the Secured by Design principles to provide safe and secure spaces for all building users. (Sustainability Statement, p.30).</p> <p>As part of the wider masterplan, the proposal has included a variety of “threads” through the development. This includes Community Lane, which connects north-south through the neighbourhood from Nairn Street to Dee Street, but is residential in character with a variety of family homes along its duration. A true neighbourhood route with community at its heart, Community Lane will have front doors to</p>  | Positive | Appropriate signage and lighting for proposed underpass interventions to encourage future use and address any potential safety concerns<br>Reserved matters application to confirm compliance with secure by design principles for Outline proposals.<br>Applicant to facilitate future communication with Resident Steering |



|   |            |  |                 |  |
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| <p>How does the development physically integrate sympathetically into the existing neighbourhood to support social cohesion?<br/>How does the development invite the wider community beyond the future application site into its sphere of influence?</p> |            | <p>homes directly off the street to encourage social interaction and doorstep play. (DAS, p.93)<br/>The masterplan also includes High Street and Enterprise Yard which comprise retail and workspace floorspace supporting employment opportunities for residents of the Site and wider area and encouraging active uses and creating a destination for users and visitors. The High Street is planned to connect into the recent Aberfeldy Village phases 1-3 and East India Station to the south, to Abbot Road to the north where the High Street is joined with Healthy Street route. On the other hand, Enterprise Yard will provide a creative route which connects north-south, which strives to reflect the industrial heritage of Aberfeldy. The integration of these elements into the scheme, aims to integrate into the existing neighbourhood by encouraging communities to participate in the Aberfeldy social and work life. (DAS p.91-92)<br/>In addition to improving the general permeability across the site, the proposals aim to deliver upgrades to existing underpasses which provide connection across the A12 to West Poplar. These upgrades correspond directly to concerns raised by the existing communities around safety issues and usability of the underpasses. Improving these connections will allow for both existing residents across West Poplar and new residents of the proposal to interact and move freely, allowing for social cohesion with the wider community.<br/>The retention and enhancement of existing open and children’s playspace will ensure that local residents who are existing users and visitors of these spaces can continue to use these spaces alongside any new residents of the proposed Development.</p> |                 | <p>Group (RSG) through community noticeboards and newsletters.</p> |
| <p>2.6 Does the new scheme provide new asset to an area to help bridge any social divisions and provide better opportunities for people to meet and live a shared life experience that help forge equitable health outcomes?</p>                          | <p>Yes</p> | <p>It is considered the proposed masterplan will significantly contribute to the local area’s bridging of social division through the delivery of new high quality homes, public realm interventions, improvements of existing and delivery of new open spaces.<br/>The proposed masterplan will deliver a number of “new community assets”, including the delivery of new public shared spaces such as Community Lane, Enterprise Yard and Work Square, as well as a new and improved High Street. Existing open spaces and will be upgraded and a community garden delivered. All of these new assets will help to bridge social divisions as they are designed to be used by both existing and future residents.<br/>The masterplan will deliver 35% of the habitable rooms as affordable, with a 70/30 split between social rent and intermediate.</p>   | <p>Positive</p> | <p>None required</p>   |

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|--|------------|---|-----------------|--|
|  |            | <p>The affordable homes will consist of social rent re-provision for existing residents, additional social rented homes and additional shared ownership homes. Based on the illustrative scheme, 41% of the affordable habitable rooms will be uplift and 59% will be re-provision.</p> <p>Each phase has been designed to have a mix of affordable and private homes to ensure a mixed tenure community is delivered and therefore allow people to live a shared experience. Phase A has the highest proportion of affordable homes, delivering much needed affordable homes being delivered early in the regeneration.</p> <p>The different tenures are generally split between cores, but where cores are shared this is between intermediate and private tenures. Large social rented family maisonettes within the courtyard buildings C &amp; E are located at ground and first floor, with private homes above. Homes of all tenures share the communal podium amenity space. (DAS, p.157)</p>   |                 |  |
| <p>2.7 For large development ( requiring detailed HIA) proposing to integrate new social and community infrastructure (typically D1 or D2 land use classes): how do developers plan to deliver these uses without leaving these spaces as effective ‘voids’ which only find an end occupier long after planning consent is gained.</p> <p>Has the detailed HIA established what the most pressing social needs of the neighbourhood are and what gaps exist in community and social infrastructure? especially those identified from HIA community consultation with hard to reach individuals and groups who suffer from inequality of health outcomes. Has the HIA shown how the</p> | <p>Yes</p> | <p>The proposed masterplan does not include delivery of new community infrastructure (D1 and D2). Rather the two community centres within the site boundary– the Aberfeldy Neighbourhood Centre (which will be re-provided as Phase 3 of the 2012 OPP extant application) and the Aberfeldy Islamic and Cultural Centre and Mosque (which is being re-located within the existing GP Practice building at Ettrick Street) will be re-provided at appropriate locations, following extensive consultation with local communities.</p> <p>The consultation exercise established the priority social needs of the local community and a number of potential meanwhile and community uses have been tested and spoken about with the local community and throughout the youth engagement process. These include:</p> <ul style="list-style-type: none"> <li>• Safe cycling and walking routes. This has been highlighted as a priority by the local community. Interventions could include paint on the ground, temporary lighting, crossings and improved connections, safe routes to school.</li> <li>• Play and activity -This could include socialising, relaxing, being active and outdoor. These could be located within existing open spaces like Braithwaite Park.</li> <li>• Healthy eating and meeting -Pop-up markets and seating with tables could be introduced along Aberfeldy Street creating opportunities for local businesses.</li> </ul> | <p>Positive</p> | <p>Reserved matters application for outline planning application to confirm potential to incorporate the community uses described here including community garden.</p> <p>Confirm strategy for curating and hosting pop-up events and attracting local residents, businesses and community organisations to utilise the available space</p> <p>Continue to gather feedback from residents as the design for the outline application continues to emerge and keep them informed of progress</p> |

|  |            |   |                 |  |
|--|------------|---|-----------------|--|
| <p>developers are planning to address these gaps?</p>  |            | <ul style="list-style-type: none"> <li>• Community garden -Areas along Dee Street and other existing and future streets could include mobile gardens and places where to grow your own food. These could be incorporated in more permanent interventions in later phases.</li> <li>• Pop-up cinema and events -The open spaces and civic spaces such as Aberfeldy Square have the capacity to host a variety of events, including music events, film screenings, and events which showcase the history and future of the area. (DAS, p.119)</li> </ul>  |                 |  |
| <p>2.8 Does the existing site grow, promote or sell healthy or unhealthy (fast) food? (e.g. Markets. Supermarkets. Allotments , Specialist food shops. Fast food outlets. Food banks.)</p> | <p>Yes</p> | <p>A variety of uses will be found along the High Street including retail, food and beverage, community, St Nicholas Church and smaller independent retail units. A large portion of the High Street falls within detailed proposals, the detailed component of this application. In addition, through consultation with the local community, it has been considered that pop-up markets and seating with tables could be introduced along Aberfeldy Steet and a community gardens/mobile gardens alongside Dee Street could be introduced where food growing could be encouraged. (DAS p.119)</p> <p>As part of detailed proposals, Plot J will deliver a flexible allotment/community garden on-site .</p> <p>The garden character, domestic function and links to the river are harnessed and enhanced in a new public realm that is centred on community togetherness and well-being with the community garden at its heart. As the new community to Plot J will be known being relocated from Balmore Close, the final detail and content of the garden would be co-designed with them. The existing informal allotments on site will be built upon and expanded into a new interactive and functioning community garden heart that the new community can bond over and flourish in. The garden will be an asset that will help cement the new residents both as a community and into their surrounds, creating a stronger sense of belonging and well-being. DAS, p.256; Detailed DAS, p.244)</p> | <p>Positive</p> | <p>Confirm strategy for curating and hosting pop-up events and attracting local residents, businesses and community organisations to utilise the available space</p> |
| <p>Does the proposal (or temporary use) include and promote urban farming or community food projects?</p>  |            |   |                 |  |

## Enabling Active Living

- 3.3 The receptors of this health determinant will be residents using or seeking access to open space and children’s play space and will include those occupying the proposed development as well as those residing in the surrounding area. The Socio-economic ES Chapter and Section 2 above presents the baseline position with regards to open space and children’s play space provision and indicated good levels of open space provision and children’s play space provision. Potential vulnerable groups will include children, the elderly, disabled and those with underlying physical and mental health conditions who may benefit from increased levels of active travel and accessibility

Table 3.3 Enabling Active Living

| Assessment criteria   | Relevant? | Details/evidence   | Potential health impact | Recommended mitigation or enhancement measures   |
|---|-----------|--|-------------------------|--|
| 3.1 Has the development been designed to specifically encourage physical activity? What features have been included to encourage movement particularly among children and older residents? (e.g. Active building principles like central staircase and clear internal signage). | Yes       | <p>The proposed masterplan prioritises pedestrian and cycle movement ensuring safety and wider network legibility linking Aberfeldy to the wider east west and north south existing and emerging routes. A series of pedestrian and cycle priority routes through the masterplan which connects into green open spaces make up this network (DAS p.100)</p> <p>The proposed masterplan encourages an active and healthy lifestyle by:</p> <ul style="list-style-type: none"> <li>• Transforming the existing green spaces with improved opportunities for recreation and play.</li> <li>• Ensuring strong links between these green spaces to create a green network which encourages outdoor activities, social interaction and healthier transport choices. This will change the character of the neighbourhood to be greener and more sustainable.</li> <li>• Introducing the Healthy Street that connects north west to south east through the neighbourhood, and joins all green spaces with a pedestrian friendly environment.</li> <li>• Creating a pedestrian and cycle friendly public realm, which limits vehicular use where possible and uses traffic calming measures to prioritise cyclists and pedestrians.</li> <li>• Extending the network of healthy streets beyond the red line boundary to better connect the site with the surrounding neighbourhoods, as well as the Lea Valley walk.</li> <li>• Creating a strong landscape narrative which introduces a variety of hard and soft spaces suitable for all ages to enjoy.</li> </ul> | Positive                | <p>Appropriate internal and outdoor signage to indicate play areas and open spaces throughout site.</p> <p>Engagement with immediate community to develop vision for Highland Place, Jolly’s Green and Slip Road</p> |

|   |     |  |          |   |
|---|-----|--|----------|---|
|   |     | <ul style="list-style-type: none"> <li>• Designing rich planting and tree strategy, alongside sustainable urban drainage, which will enhance biodiversity. (DAS, p.70)</li> </ul>  |          |   |
| <p>3.2 To what extent is the existing site used for physical activity and is the proposed scheme replacing, improving or compensating for these existing uses? (e.g. functionality and usage of rooms, connections, recreational space)</p>                             | Yes | <p>The existing site is facing a number of barriers for local communities to participate in active lifestyles. While there are existing open spaces, the public consultation has revealed that many children and young people feel constrained – highlighting issues of older youths using playspaces and underpasses for anti-social behaviour leading to concerns about safety. (Public Consultation report, p.11)</p> <p>One of the main objectives of the Aberfeldy New Masterplan is to encourage outdoor activity, social interaction and a healthier lifestyle and this has been informed by the community consultation exercise including consultation with young people. The new Healthy Street will run along the existing Abbott Road and will be a green spine connecting together the series of public open spaces. Primarily these include Braithwaite Park and Leven Road Open Space, which will be improved as part of the masterplan proposals, alongside the new civic space Highland Place and a continued connection across the A12 to Jolly’s Green and West Poplar, facilitated by the transformation of the underpass. This network of pedestrian and cycle friendly connections will be extended to also enhance routes to Millennium Green, Poplar Riverside Park and East India Green, as well as incorporating new spaces on the masterplan such as Culloden Green and The Square. The Healthy Street will give priority to pedestrians and cyclists and seek to traffic calm vehicles to create a safe and child-friendly environment. The street will be green and leafy in character and the soft landscape will encourage residents, both existing and new, to spend time outdoors and allow them to feel safe when walking and cycling around their neighbourhood (DAS, p.133)</p> | Positive | None required   |
| <p>3.3 Does the proposal improve permeability through the site and actively encourage walking and cycling? (e.g. healthy streets assessment, step free access and gradients. Secure cycle parking)</p> <p>Is the new development well connected by green routes and</p> | Yes | <p>The proposed masterplan unlocks the site and helps to reintegrate Aberfeldy into its surroundings by making new and improved connections into the local area. These include:</p> <ul style="list-style-type: none"> <li>• Reconfiguring Abbott Road’s junction with the A12 by narrowing the carriageway, restricting northbound egress from Abbott Road and closing the vehicle underpass. This seeks to reduce the volume and speed of traffic entering or passing by the site to and from the north.</li> <li>• Re-purposing the existing vehicular underpass as a new pedestrian and cycle underpass which creates an improved connection across</li> </ul>   | Positive | Reserved matters application for outline part of the application will confirm potential to incorporate the north-south link connecting Braithwaite Park and Highland Place to the underpass and the Abbot Road Improvements |



|   |  |                                  |
|---|--|----------------------------------|
| <p>encourage walking and cycling between places?</p>  | <p>the A12 to Poplar to the west of the site. This strategic connection, which will benefit Aberfeldy and the wider community, is marked by taller buildings and Highland Place, a new public space at the heart of the neighbourhood.</p> <ul style="list-style-type: none"> <li>• The pedestrian underpass that connects Dee Street to the west of the A12, adjacent to Balfour Tower, will also be upgraded. Collectively, alongside public realm improvements to Dee Street this will better the pedestrian experience and strengthen east-west connections.</li> <li>• Promoting Abbott Road (the Healthy Street) as a pedestrian and cycle friendly connection and calming traffic along its duration.</li> </ul> <p>The masterplan also improves permeability and connections through the site with the introduction of two new north-south routes, Community Lane and Enterprise Yard, and the upgrading of the existing north-south route Aberfeldy Street, or the High Street. East-West permeability has been improved by reinstating the Victorian era historic street pattern of Dee Street, Ettrick Street and Blair Street. (DAS, p.96)</p> <p>The masterplan cycle strategy has been developed with Cycle Score and Velocity to meet the new London Plan requirements for cycle storage for residential and non-residential buildings. The proposal will deliver over 3,200 secure cycle parking spaces on-site.</p> |                                  |
| <p>3.4 Has sufficient quantity of playspace been provided on site?<br/>How will it be designed to encourage children or all ages, genders and backgrounds to be active and imaginative?<br/>Is it located so as to encourage wide use and social interaction, by residents of the development and the wider community?<br/>Are the new playspace provisions of high quality (e.g. suitably equipped and sized for structured sport and play for all ages, genders and social groups).</p> | <p>Yes</p> <p>The public consultation process has revealed the need for more play equipment for teenagers, as well as opportunities for more pedestrianized playspaces across the development (Public consultation report, p.10 and p.12).</p> <p>The on-site play strategy consists of a mixture of outdoor play spaces with dedicated and playable components woven incidentally throughout the public realm. The London Borough of Tower Hamlets Play Space Child Yield Calculator has been used to demonstrate both Scheme Requirement and Scheme Provision (sqm). All of the play requirements have been satisfied on Site as assessed within the Socio-economic ES Chapter.</p> <p>Play space provision for the under 5s and 5-11 year olds will be provided on-site and the final provision is subject to alteration for each Phase, determined the final mix (by size and tenure) applied for at each RMA stage. The play and open space plans for the illustrative scheme provided in the DAS demonstrates how the required play space for the child yield generated by the accommodation schedule can be met, demonstrating how it will be possible to meet the requirements of the LBTH within the Site. In addition to the improvement proposed to the play space provision with the Leven</p>   | <p>Positive    None required</p> |

|   |     |  |          |  |
|---|-----|--|----------|--|
|   |     | <p>Road Open Space and Braithwaite Park, it's considered that play space demand can be met within the Site. EcoWorld, Poplar Harca and the team are designing Aberfeldy Village to be a child friendly neighbourhood. This means it will be a safe place for children to play out, young people will feel welcome and included and all ages of the community will enjoy spending time outside. (DAS, p.74)</p> <p>The proposed playspace has been distributed across both the detailed and outline proposals in a way which allows for different tenure homes to have direct access to both dedicated playspace and playable landscape (DAS,p.214)</p> <p>Play provision has also been made to support the door stop provision – as part of the detailed proposals, significant investment will be made in Braithwaite Park and Leven Road Open Space which will include significant new play that all residents can access. (Detailed DAS, p.243)</p>   |          |  |
| 3.5 Are there opportunities for all to experience places of peace, calm. enjoyable well landscaped open spaces benefiting from good clean air, free of excessive ambient noise from road traffic and alike? | Yes | <p>The Healthy Street will give priority to pedestrians and cyclists and seek to traffic calm vehicles to create a safe and child-friendly environment. The street will be green and leafy in character and the soft landscape will encourage residents, both existing and new, to spend time outdoors and allow them to feel safe when walking and cycling around their neighbourhood (DAS, p.141)</p> <p>Setting the principal of Abbott Road as a Park Connector establishes positive foundations for all movement and use of the street, be that for children, adults, cyclists or motorists. The design intent is to establish the Healthy Street as a favoured north-south pedestrian route, which vehicles continue to use but with traffic calming initiatives in place, and clear, safe, easy east-west crossing points. (DAS, p.133)</p> <p>The masterplan will be a safe place for children to play out, young people will feel welcome and included and all ages of the community will enjoy spending time outside. This will benefit the community as a whole, allowing people to get to know their neighbours, feel safer from traffic, experience less pollution, having more places to rest and enjoy green space and nature and know that the next generation will grow up in a friendly and supportive environment (DAS, p.72)</p> | Positive | Reserved matters application for outline part of the application will confirm potential to incorporate the Abbot Road improvements |
| 3.6 Ensure that the HIA explain how developers will test and demonstrate how a new development maximise the physical and social opportunities to enable active  |     | <p>The Applicant is committed to undertaking post-occupation survey to ensure future residents' views are considered and that meaningful feedback is gained which will help to inform future design. It is recommended the Applicant liaise with the RSG and Poplar HARCA to establish a post-occupation communication channel where residents can voice concerns, issues and suggestions.</p>   | Positive | Secure as part of S.106 agreement  |

citizens (potentially including post occupation well-being and satisfaction survey). In particular, show how the scheme will address disparities in levels of physical exercise and leisure time activities between higher income groups and others who suffer from health inequalities.

## Creating the healthiest environments

- 3.4 The receptors of this health determinant will be occupants of the proposed development (once operational) as well as residents of the identified Local Impact Area during both construction and operation. LBTH has declared an Air Quality Management Area (AQMA) across the entire borough with a neighbouring AQMA in LBN. The Noise and Vibration ES Chapter assessed existing and introduced receptors of noise and vibration to be medium to high sensitivity.

Table 3.4 Creating the healthiest environments

| Assessment criteria   | Relevant? | Details/evidence  | Potential health impact | Recommended mitigation or enhancement measures                                       |
|---|-----------|---|-------------------------|--|
| 4.1 Does the construction phase have the potential to result in significant improvement in air quality, noise, traffic, contaminated land, changes to flood risk? | Yes       | The risk of dust soiling and human health impacts from Demolition and Construction phase has been assessed as 'High', prior to mitigation. In accordance with the IAQM guidance and Mayor of London's SPG, it is therefore recommended that 'highly recommended' measures are incorporated into the DMP in accordance with Table 8.7 of the Air Quality ES Chapter 8. The significance of residual dust impacts on nearby receptors following the implementation of appropriate and best practice mitigation is considered to be negligible (ES Chapter 8 Air Quality, p.9)<br>To control the impact of noise during construction of the Proposed Development, contractors will ensure that construction works are carried out in accordance with best practicable means (BPM) as described in BS 5228. (ES Chapter 10, p.13) | Neutral                 | Implementation of a Dust Management Plan, Construction Logistics and Management Plan |

Construction related vibration impacts are likely in the short term. A programme of vibration monitoring should be implemented to manage any impacts. Best Practicable Means should be employed to reduce vibration at the source. (ES Chapter 10, p.13)

The Flood Risk Assessment submitted with the application indicates the proposed development may be completed in accordance with the requirements of planning policy subject to incorporation of a number of mitigation measures, including incorporation of SuDS measures to reduce surface water run-off to as close to Greenfield run-off rates as feasible under the site restrictions. (FRA, p.23 and Sustainability Statement, p.21).

The assessment presented in ES chapter 7 Traffic and Transport has shown that the effects of the peak demolition and construction programmed works on the study area for vehicle and bus delay, pedestrian and cycle delay, amenity, fear and intimidation, and accidents and safety will be not significant.

The assessment contained within the chapter has shown that the impact of the increased HGV movements at Lochnagar Street and Bromley Hall Road will result in the following significant effects:

- Short to medium term Large adverse severance effect at Bromley Hall Road on pedestrians and cyclists; and
- Short to medium term Moderate adverse severance effect at Lochnagar Street on pedestrians and cyclists.

The implementation of a Construction Logistics Plan will be important to avoid, minimise and mitigate any construction effects on the environment, existing communities and residents.

Given the low pedestrian flows at the A12/Lochnagar Street pedestrian crossing it's considered that overall pedestrian flow is limited and by limiting deliveries to be outside of the peak hours and having banksmen on-site to help reduce conflict between pedestrians and cyclists and construction vehicles, the likely residual effect for Bromley Hall Road and Lochnagar Street would be 'Slight Adverse' and not significant.

In addition to a Construction Logistics Plan, Construction Management Plans (CMPs) will be produced that will cover each phase of construction. As part of the CMPs, monitoring of vehicle movements will be secured via planning condition. (ES Chapter 7, p.16)

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|--|-----|--|---|
| 4.2 How is the scheme achieving true design excellence targeted at creating a healthy place equally serving well the | Yes | The proposed masterplan has been designed in every possible opportunity to (re)connect people with natural systems has been considered to ultimately enhance health and well-being for the | Positive Interventions highlighted by the landscaping & planting strategy for the outline proposals to be secured as part of Reserved Matters Application |
|--|-----|--|---|

|  |            |   |                 |  |
|--|------------|---|-----------------|--|
| <p>objectives of sustainable development and the global environmental environment? (e.g. design new open spaces with the highest access to sunlight will enable plants to prosper and rich biodiversity to establish).<br/>How does the scheme incorporate natural elements which allow people to have access to nature?</p> |            | <p>local community, both new and existing. Abbott Road - the new Healthy Street - forms an important spine in the delivery of this approach, and connects the improved open spaces of Leven Road and Braithwaite Park, and new Highland Place.<br/>The design team approach is to create natural capital and green connections as a layered matrix across the entire site, and in this way actively respond to the climate emergency. A variety of planting typologies will be proposed, including semi-natural wildflower meadow planting, SuDS, and flower-rich ornamental planting with perennials, grasses and shrubs. (DAS, p.222)<br/>The landscape proposal significantly increases the biodiversity across the masterplan area compared with the existing site condition, offering a range of habitats for urban wildlife to flourish. With the addition of Jolly's Green in the red line plan the Ecology Addendum has confirmed an overall BNG for the Masterplan is 20.38% with all habitat trading rules met and the proposals exceeding any legislative and planning policy requirements with regards BNG. The Urban Greening Factor has also been updated to reflect the inclusion of Jolly's Green to the red line plan and is assessed as 0.37 and represents a significant improvement to the existing ecological value of the Site.<br/>Key ecological areas of note are the provision of intensive roofs across the scheme, swathes of wildflower meadow planting, which will perform a vital role for pollinating insects and small mammals, the retention of mature street trees, and the planting of many new trees (DAS, p.302)<br/>The planting strategy has been designed to reinforce the character of the area, to assist with placemaking, increase biodiversity, provide seasonal interest and increase the ecological value of the site. (DAS, p.304)</p> |                 |  |
| <p>4.3 What aspects of the new scheme address good health, inequalities in health outcomes and wider global environmental agendas? For instance, how does the development promote both energy efficiency/reduce carbon footprint as well as promote health ? (e.g. maximising access to daylight/sunlight; enabling</p>      | <p>Yes</p> | <p>The scheme focuses on creating a sustainable urban environment with health and well-being being at the heart of the design strategy, with both buildings and landscape which are energy efficient and sustainable.<br/>The masterplan takes ambitious steps to meet zero operational carbon on-site and helps address the climate emergency. The masterplan has therefore been developed with early principles in mind, this includes orientation, simple building forms and high levels of insulation. This allows the scheme to be developed in a sustainable fashion where principles are followed through to the detailed design.</p>  | <p>Positive</p> | <p>Implementation of mitigation measures listed in Sustainability Statement (p.29)</p> |



|   |            |  |                 |                      |  |
|---|------------|--|-----------------|----------------------|--|
| <p>passive room heating with less requirement for active energy systems, roof top solar panels and efficient use of air ground source heat pumps, natural ventilation, rich scheme planting, soft landscaping).<br/>Can the applicant demonstrate how these interconnected considerations have informed the fundamentals of the design?</p> |            | <p>The adoption of these measures will minimise energy demands and make homes comfortable for residents. The approach also provides the foundation to allow homes to meet and exceed the London Plan targets through fabric and renewable measures alone.<br/>This scheme has been designed to allow the buildings delivered in the detailed phase A (buildings H1-3 and F) to be linked to the existing Energy Centre within the extant permission. Buildings 1 and J of Phase A will be provided with their own ASHPs and WSHPs and will be independent of the wider energy strategy. A new energy centre will be delivered in Phase B for the outline element of the scheme. Flat roofs allow the integration of energy produced from solar photovoltaic panels to provide a renewable supply of energy to the site.<br/>A portion of homes have been designed to be dual aspect with appropriate window sizes for their orientation and integrated shading from window reveals, balconies and tree planting. These design features will ensure good levels of daylight, natural cross ventilation and a reduction in overheating. An Overheating Assessment has been submitted with the application, which indicates that a Mechanical Ventilation with Heat Recovery system (with summer bypass) has also been proposed to supplement natural ventilation via openable windows providing additional ventilation to ensure thermal comfort throughout summer months. (Sustainability Statement, p.29).<br/>The creation of new landscaped areas such as the Healthy Street green loop brings with it with it local wildlife, a reduction in the heat island effect, views of green space, good access to open space and play and a natural process for surface water drainage through the use of rain gardens.<br/>Reduced parking areas and electric car charging points encourage residents to use alternative methods of transport, while the new cycle route and pedestrian routes along the Healthy Street is designed to keep residents active (DAS, p. 336)</p> |                 |                      |  |
| <p>4.4 Can the design show that it has considered equity issues? E.g. new affordable homes on the lower storeys with their window facades cast in shadow or obstructed from receiving direct sunlight to the rooms and private balconies shows a lack of proper consideration on these matters or relies heavily</p>                        | <p>Yes</p> | <p>Each phase has been designed to have a mix of affordable and private homes to ensure a mixed tenure community is delivered.<br/>The different tenures are generally split between cores, but where cores are shared this is between intermediate and private tenures. Large social rented family maisonettes within the courtyard buildings C &amp; E are located at ground and first floor, with private homes above. Homes of all tenures share the communal podium amenity space. The social rented homes are generally located in the low and mid rise buildings, with the majority of the private homes located within the towers and in buildings closer adjacent to the A12 (DAS, p.157)</p>   | <p>Positive</p> | <p>None required</p> |  |

on mechanical ventilation to gain ventilation and clean air.

Lower levels of daylight are seen typically on the lowest floors and where rooms are located beneath a balcony. The design has incorporated strategies to make the best use of the available daylight within these areas of the scheme. As it is typical of an urban environment, the rooms falling short of recommendation are located on the lowest floors, and the majority of them are located beneath or behind a balcony, which inherently reduces access to daylight whilst providing valuable private outdoor amenity spaces. This is a typical trade-off of amenities in the urban environment and is acknowledged by the London Housing Design Guide. These rooms, however, are all generously sized and, whilst the rear sees lower levels of light (which push down the Average Daylight Factor for the room), their front portions will see higher levels of daylight. The Detailed Proposals (which accommodate the highest proportion of affordable homes) will provide good or acceptable levels of daylight and sunlight for future residents (Internal daylight, sunlight and overshadowing Report, p.3, 12 & 13).

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## 4. Conclusions & Recommendations

4.1 The findings of the HIA suggest that the Proposed Development will lead to a number of positive health impacts. These can be summarised as follows:

- **Housing Quality and Design:** the Proposed Development will provide 1,628 high quality new homes of varying size and tenure contributing to London Borough of Tower Hamlets' annual housing target as well as helping to meet local demand for family housing and affordable housing, encouraging a vibrant resident community. Residents will benefit from functional, comfortable and energy efficient living including accessible units.
- **Access to Open Space and Nature:** the Proposed Development includes communal outdoor amenity space including 3,400m<sup>2</sup> of new public open space and will provide a number of improvements to existing open space amenities and linkages between public realm and open space thereby encouraging physical activity and helping to maintain or improve mental well-being.
- **Crime Reduction and Community Safety:** The Proposed Development promotes active and multi-use of public spaces enabling possibilities for community interaction and avoiding social exclusion. Community engagement has taken place which help foster a sense of ownership and empowerment.
- **Access to Work and Training:** the Proposed Development will provide up to 6,400m<sup>2</sup> of commercial floorspace including workspace and retail uses generating up to approximately 177- 234 FTE jobs providing opportunities for employment, including for local residents. In addition, during the demolition and construction phase, temporary employment opportunities will be generated.
- **Social Cohesion:** The Proposed Development connects well to the wider area. The creation of new routes going north-south and west-east through the Proposed Development will improve connections both within the Site and to / from the surrounding areas. In addition, the provision of 3,400m<sup>2</sup> of open space as well as a new High Street and Town Square will create spaces in which the local community can interact.
- **Pedestrian and Cycling Activity:** The Proposed Development has strong public transport links and prioritises pedestrian and cycling modes of travel, both in terms of accessing the Site and within the Site itself thereby encouraging and promoting active travel and exercise.
- **Best use of existing land:** The Site meets the principle of paragraph 11 of the NPPF by reusing land that has previously been developed for a mix of uses and will enhance the amenity value of the Site for occupiers and the local community.

4.2 Measures have been identified within the ES or other documents submitted with the planning application and that will result in an enhanced positive impact, reduced negative or neutral health impact following implementation. These can be summarised as follows:

- The Proposed Development will generate a substantial Community Infrastructure Levy payment, which will be used to fund a wide range of infrastructure, including education and healthcare. Contributions could therefore help to mitigate the potential for minor

adverse effects with respect to healthcare facilities, early years and primary education and open space provision. While there is no certainty that CIL funds will be applied to education, open space and health facilities serving the study area, it is the responsibility of the Local Authority to apply funds appropriately.

- Moreover, health facilities and early years provision are to be provided within Phase 3B of the 2012 OPP were planned to meet the needs of the occupants of Phases 4-6 of the OPP which are now replaced by the Proposed Development. Therefore, the basis of any future s106 agreements will need to be based on the uplift in additional residents as a result of the Proposed Development, over and above what would have been provided in Phases 4-6 of 2012 OPP. This will need to be the subject of more detailed calculations at Reserved Matters stage,
- Securing details with regards to elements that fall within the outline element of the hybrid application at Reserved Matters Stage
- Enhancement: continued and proactive engagement with the local community throughout all stages of the Application
- Embedded Mitigation: Implementation of all mitigation and monitoring measures proposed in the Environmental Statement together with those set out in the Energy Assessment, Sustainability Strategy

# Appendix 1 Health Profile Lansbury Ward





# HATCH



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# POPULARWORKS

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