



Aberfeldy Village Masterplan

Health Impact Assessment – Statement of Conformity

Prepared for:
The Aberfeldy New Village LLP

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Trium Environmental Consulting LLP
The Whitehouse
Belvedere Road
London
SE1 8GA
+44 (0) 20 3887 7118
hello@triumenv.co.uk
www.triumenvironmental.co.uk

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Introduction

- 1 This document is a Statement of Conformity (SoC) to the April 2022 Health Impact Assessment Update that has been submitted in support of the hybrid planning application (LBTH Ref: PA/21/02377/A1 and GLA Ref: 2023/0300/S3). It should be read in conjunction with the April 2022 HIA Update and November 2022 HIA Statement of Conformity.
- 2 Following a resolution to refuse planning permission by the London Borough of Tower Hamlets (LBTH) Strategic Development Committee (SDC) in February 2023 and the subsequent direction that the Mayor will act as the local planning authority for the purposes of determining the Hybrid Application, the design of the scheme has been amended to accommodate second staircases in all buildings over 18m in height. The purpose of this SoC is to confirm that the impacts of the changes associated with the inclusion of second staircases do not change the effects previously assessed in terms of health and wellbeing and the conclusions set out in the report submitted in April 2022 remain valid.
- 3 For the sake of completeness only it should be noted that the Hybrid Application was previously amended in advance of its consideration by the LBTH SDC in February 2023 to take account of iterative changes to the masterplan. In summary these previous changes were as follows: the inclusion of Jolly's Green into the red line boundary of the Masterplan, the removal of the previously proposed Block A3 and associated increase in open space and play space, an increase the number of affordable rent family homes, and the inclusion of second staircases in Plots F & I.
- 4 Any relevant impacts associated with these changes were previously assessed within a HIA SoC dated October (although submitted in November) 2022.

Review of Scheme Changes

- 5 Following a resolution to refuse planning permission by the LBTH SDC in February 2023 and the subsequent direction that the Mayor of London will act as the local planning authority for the purposes of determining the hybrid application, amendments have been made to the design of the scheme to accommodate second staircases in all buildings over 18m in height.
- 6 For clarity, the updated description of development that will appear on the planning application is as follows:

“Hybrid application seeking detailed planning permission for Phase A and Outline planning permission for future phases, comprising:

Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 140,591 (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian route through the conversion and repurposing of the Abbott Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works.

In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and open space. This application is accompanied by an Environmental Statement.”

- 7 Further information on the hybrid application is set out within the accompanying Covering Letter (as prepared by DP9 Ltd, dated November 2023) and the updated Planning Statement (as prepared by DP9 Ltd, dated November 2023).

Review of the April 2022 HIA Update

- 8 Trium have undertaken a review of the proposed scheme changes against the April 2022 HIA Update.
- 9 The proposed scheme changes result in minor changes to the mix and overall number of residential units. There are no other design changes of relevance to the HIA. These changes would result in the following (in comparison to the levels considered in the April 2022 HIA Update):
- A slight reduction in the overall population yield from 3,285 to 3,190 (-95) and an increase in the overall child yield (+85). The play space demand can be met within the Proposed Development and the recommendations in relation to early years, primary and secondary education, GP services and community facilities set out in the April 2022 HIA Update remain valid.
 - A slight reduction in employment generated however there will still be an increase in employment generating uses in comparison to the existing site. The September 2023 EIA Statement of Conformity confirms that the effect on employment and the local economy remains unchanged from that previously reported in the October 2021 ES and the April 2022 ES Addendum.
- 10 The minor decrease in the number of housing units does not result in any material changes to the assessment of impact on health presented in the submitted HIA.
- 11 In summary, the amendments associated with the inclusion of second staircases do not result in any material changes of relevance to the HIA and the assessment of impact and the conclusions and recommendations presented in the April 2022 HIA Update therefore remain valid.