



THE GOODSYARD

Health Impact Assessment

September 2019



ballymore.



PREFACE

This is a Health Impact Assessment (HIA) has been prepared by Temple Group.

It is submitted in relation to amendments ("Proposed Amendments") that are being made to the planning applications and applications for listed building consent (the "Applications") for the redevelopment of Bishopsgate Goodsyards. The Applications as amended by the Proposed Amendments form the "Revised Scheme".

On 21st July 2014 Bishopsgate Goodsyards Regeneration Limited (the "Applicant") submitted the Applications to the London Borough of Hackney and the London Borough of Tower Hamlets (the "Boroughs").

On 23rd September 2015 the then Mayor of London directed that he would act as local planning authority for the purposes of determining the Applications.

On 12th April 2016 the then Mayor deferred the determination of the Applications to allow the Applicant to address the issues raised in the Stage III Report.

The Applicant has carefully reviewed the issues raised in the Stage III Report and has liaised closely with the Mayor of London, the Boroughs and other stakeholders and consultees and is now submitting amendments to the Applications to address their feedback.

In broad terms, the Applicant is making the following Proposed Amendments to the Applications:

Plot 1 (Formerly Plots A and B)

The Proposed Amendments maintain the height of the building and the type of uses, as currently proposed and retains the bridging over the East London Line box. The building massing is proposed to be revised to include setbacks at the upper levels as a result of feedback from the GLA and the Boroughs to address the relationship with adjacent buildings.

Plot 2 (Formerly Plots F and G)

The Proposed Amendments replace the two tallest residential buildings with a commercial building with retail at the ground floor. The building would extend up to 17 - 29 storeys and would be the tallest building proposed. This building is being submitted with all matters in detail.

The reduction in height of Plot 2 means that no part of the scheme is now visible in views from the South Bastion of Tower Bridge.

Plot 3 (Formerly Plot K)

The Proposed Amendments maintain the height and footprint of the building and the type of uses, as currently proposed. The Proposed Amendments address design comments in

respect of the treatment to Phoenix Street and the listed Oriel Wall along Commercial Street.

Plot 4 (Formerly Plot C)

The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to 19 storeys.

Plot 5 (Formerly Plot D)

The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to between 6 -13 storeys.

Plot 6 (Formerly Plot E)

The Proposed Amendments change the use of this building to a cultural type use with retail use. The height of the building is proposed to be reduced to up to 5 storeys in order to address comments raised by the GLA in respect of daylight and sunlight impacts along Sclater Street and the massing in the north-east part of the site.

Plots 7, (Formerly Plots H, I, J), 8, 8A, 8B, 10 and 11

The Proposed Amendments maintain the mix of retail uses within the Oriel as well as the potential for Class D1/D2 uses within the Braithwaite arches with public open space above, as currently proposed (Plot 7). Plot 8 introduces hotel and residential uses with access at ground floor level within a 25 storey building to the west of Braithwaite Street, plus 4 storey buildings on top of the existing arches. The Proposed Amendments introduce residential within Plot 10 with retail at ground floor. The Proposed Amendments introduce retail use within a single storey building in Plot 11.

Public Open Space

The overall amount of public space as part of the Proposed Amendments would increase at platform level, including an area of consolidated open space at the eastern end of the platform.

The Proposed Amendments, and the rationale for them, are explained fully in the Planning Statement prepared by DP9 Ltd.

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1.1 PURPOSE OF THE REPORT

- 1.1.1 This report provides the findings of the Health Impact Assessment (HIA) for a mixed-use development (the Revised Scheme) partly located within the London Borough of Hackney (LBH) and partly within the London Borough of Tower Hamlets (LBTH). The HIA has been produced to support an Environmental Statement Addendum submitted to the Planning Application to the Great London Authority (GLA). The 'Applicant' is a joint venture between Hammerson and Ballymore.
- 1.1.2 This report has been produced on request of Local Authority to satisfy the requirements of the London Plan (2016)¹, as well as new Draft London Plan² and New Southwark Plan³ (NSP) which will be fully adopted in 2019.

1.2 SCHEME OVERVIEW

Site Location

- 1.2.1 The Revised Scheme is located partly in the LBH and partly within the LBTH. The western part of the site lies within the Hoxton and East Shoreditch Ward of LBH, whilst the central and eastern section of the site is situated in the Weavers Ward of LBTH.
- 1.2.2 The site is bounded by the A1209 Bethnal Green Road and Sclater Street to the north, Brick Lane to the east and the A10 Shoreditch High Street to the west. The Great Eastern Main Line and West Anglia Main Line railways from Liverpool Street station form most of the southern boundary of the site, with the A1202 Commercial Street to the southwest. Wheeler Street / Braithwaite Street run north/south through the centre of the site. Aside from the Shoreditch High Street Rail Station building and associated elevated London Overground rail line, there are currently no other permanent buildings on the site. As of December 2011, there are several temporary 'recycled metal shipping containers' used as a pop-up retail mall known as the 'Boxpark'⁴.
- 1.2.3 Through the centre of the site in a west / east orientation are multiple games pitches, including eight 'five-a-side' football pitches operated by Power league Fives Ltd. The southern section of the site including the listed arches and viaduct is

vacant and overgrown with scrub-like vegetation and several low value trees

- 1.2.4 The site lies within the City Fringe Opportunity Area (CFOA)⁵, as identified and adopted within the London Plan. The CFOA contains a significant development capacity in particular it has the potential to support the growth of digital creative businesses in the expansion of 'Tech City'. It is also intended a minimum of 15,000 new homes will be delivered within the CFOA. The site lies within the Shoreditch key strategic area of the CFOA, identified as 'Key Site: 8, Bishopsgate Goodsyards', *'the largest brownfield site in the City Fringe'*.
- 1.2.5 The location of the site is presented at **Figure 1**.

¹ GLA (2016). The London Plan – Spatial Development Strategy for London Consolidated with Alterations since 2011.

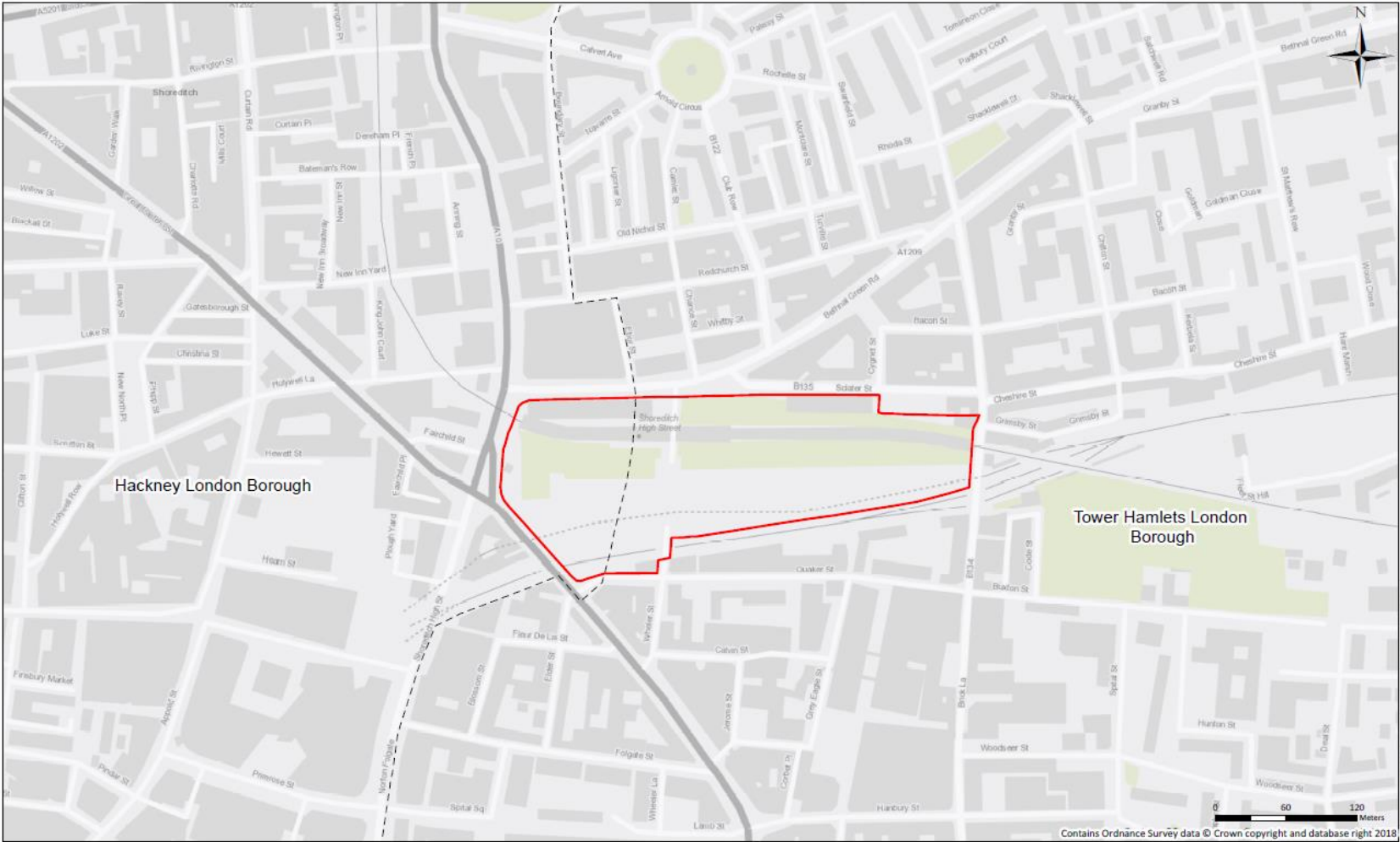
² GLA (2017). The Draft London Plan Draft for public consultation, GLA, 2017.

³ London Borough of Southwark (2017). New Southwark Plan – December 2017

⁴ www.cma-planning.co.uk/projects/283-boxpark

⁵ https://www.london.gov.uk/sites/default/files/city_fringe_oapf_adopted_dec_2015.pdf

Figure 1 Location of the site

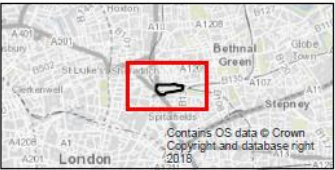


Project: Bishopsgate Goods yard
Client: Bishopsgate Goods Yard Regeneration Ltd

Application Site Boundary

TEMPLE
Temple Group Ltd, The Woolyard, 52 Berners Street, London, EC2A 4DF
Tel: 020 7394 5700 Fax: 020 7394 7571

Legend
[Red outline] Site Boundary
[Dashed line] Borough Boundary



Site Description

- 1.2.6 The Revised Scheme includes an outline application with part in detail split between the LBTH and LBH comprising:

LB Hackney Description of Development

An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising:

- Residential (Class C3) comprising up to 500 residential units;
- Business Use (Class B1) – up to 130,940 m² (GIA);
- Hotel (Class C1) – up to 11,013 m² (GIA);
- Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 18,390 m² (GIA) of which only 3,678 m² (GIA) can be used as Class A5;
- Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 6,363 m² (GIA);
- Public conveniences (sui generis) – up to 298 m² (GIA);
- Basement, ancillary and plant space – up to 21,216 m² (GIA);
- Formation of new pedestrian and vehicular access; means of access and circulation and car parking within the site; and
- Provision of new public open space and landscaping.

The application proposes a total of 10 buildings that range in height, with the highest being 142.4m AOD and the lowest being 19 m AOD.

With all matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on the site and the erection of a building for office (Class B1) and retail use (Class A1, A2, A3, A5) comprising a part 17 / part 29 storey building; and Plot 7 A, B, C and D comprising the use of the ground level of the Braithwaite Viaduct for retail and food and drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

For that part of the site within LB Hackney, the proposed development comprises the following mix of uses:

- Up to 109,599 m² (GIA) of Business Use (Class B1);
- Up to 4,509 m² (GIA) of Retail Use (Class A1, A2, A3 and A5), of which only 902 m² (GIA) can be used for hot food takeaways (Class A5);
- Up to 2,254 m² (GIA) of Class D1 / D2 use; and
- Up to 12,752 m² (GIA) of ancillary and plant space.

LB Tower Hamlets Description of Development

“An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising:

- Residential (Class C3) comprising up to 500 residential units;
- Business Use (Class B1) – up to 130,940 m² (GIA);
- Hotel (Class C1) – up to 11,013 m² (GIA)
- Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 18,390 m² (GIA) of which only 3,678 m² (GIA) can be used as Class A5;
- Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 6,363 m² (GIA);
- Public conveniences (sui generis) – up to 298 m² (GIA);
- Basement, ancillary and plant space – up to 21,216 m² (GIA);
- Formation of new pedestrian and vehicular access; means of access and circulation and car parking within the site; and
- Provision of new public open space and landscaping.

The application proposes a total of 10 buildings that range in height, with the highest being 142.4m AOD and the lowest being 19 m AOD.

With all matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on the site and the erection of a building for office (Class B1) and retail use (Class A1, A2, A3, A5) comprising a part 17 / part 29 storey building; and Plot 7 A, B, C and D comprising the use of the ground level of the Braithwaite Viaduct for retail and food and drink

uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

For that part of the site within LB Tower Hamlets, the proposed development comprises the following mix of uses:

- Up to 44,067 m² (GIA) of residential use (Class C3);
- Up to 21,3415 m² (GIA) of Business Use (Class B1);
- Up to 11,013 m² (GIA) of Hotel Use (Class C1);
- Up to 13,881 m² (GIA) of Retail Use (Class A1, A2, A3, A5) of which only 2,776 m² (GIA) can be used for hot food takeaways (Class A5);
- Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 4,109 m² (GIA);
- Up to 298 m² (GIA) of sui generis use;
- Up to 8,464 m² (GIA) of ancillary and plant space

- 1.2.7 The Revised Scheme also includes works which require listed building consent and therefore revised applications under the Planning (Listed Building and Conservation Areas) Act 1990 for listed building consent, have been submitted for the following:

Listed Building Consent Application (Plot 7 A)

“Restoration and repair of the existing Grade II listed oriel and gates and adjoining historic structures to provide a principal western pedestrian gateway into the scheme and to accommodate proposed Class A1/A2/A3/A5/ use into a number of the existing arches at ground floor. Part removal of a section of adjoining structures proposed to provide improved public realm and pedestrian access into the site.”

Listed Building Consent Application (Plot 7 B, C, D)

“Restoration and repair of the existing Grade II listed Braithwaite Viaduct and adjoining structures for proposed Class A1/A2/A3/A5/D1/D2 and sui generis use at ground level. Structural interventions proposed to stabilise London Road structure, removal of sections of London Road roof to create openings over proposed new public squares; formation of new shopfront openings, installation of new means of public access up to park level. Part removal of adjoining unlisted wall on Brick Lane to provide improved public realm and pedestrian access into the site.”

- 1.2.8 The Application divides the site up into 10 Building Plots (known as Plots 1 to 11 –

there is no Plot 9). The listed elements (Plots 7A-D) in addition to the tallest building (Plot 2) are submitted in detail.

Plot 1 (Formerly Plots A and B)

- 1.2.9 The Application proposes a building of 12-16 storeys plus ground in height comprising office and ground floor retail floorspace. The building straddles the boundary between LBH and LBTH and also bridges over the London Overground box.

- 1.2.10 The Revised Scheme maintains the height of the building and the type of uses and retains the bridging over the London Overground box. The building massing is proposed to be revised to include setbacks at the upper levels.

Plot 2 (Formerly Plots F and G)

- 1.2.11 The Revised Scheme replaces the two tallest residential buildings with a commercial building with retail at the ground floor. The building would extend from 17 up to 29 storeys, would be the tallest building proposed in the Revised Scheme and is submitted in detail.

Plot 3 (Formerly Plot K)

- 1.2.12 The Application proposes a 7-storey building comprising office and retail floorspace. The building straddles the boundary between LBH and LBTH and also bridges over the open cut railway line. The Revised Scheme maintains the height, footprint and type of uses proposed.

Plot 4 (Formerly Plot C)

- 1.2.13 The Revised Scheme maintains the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be 11-19 storeys (with retail at ground floor).

Plot 5 (Formerly Plot D)

- 1.2.14 The Revised Scheme maintains the uses within this building and comprises retail at ground floor with residential above. The height of the building is proposed to be reduced to between 6 -13 storeys (with retail at ground floor). The existing Weavers Cottage and the Mission Chapel are to be retained.

Plot 6 (Formerly Plot E)

- 1.2.15 The Revised Scheme changes the use of this building to a cultural use with retail use. The height of the building is proposed to be 5 storeys.

Plots 7, (Formerly Plots H, I, J), 8, 8A, 8B, 8C, and 11 (the Pavilion)

- 1.2.16 The Revised Scheme maintains the mix of retail uses within the arches with public open space above, as currently proposed (Plot 7). Plot 8 introduces hotel and residential use with access at ground floor level within a 25 storey building to the west of Braithwaite Street, plus 4 storey buildings on top of the existing arches. The Revised Scheme introduces hotel use within Plot 8.

Plot 10

- 1.2.17 The Revised Scheme proposes three plots (Plots 10A, 10B and 10C) ranging from 3 to 11 storeys with retail use at the ground floor and residential use above.

Public Open Space

- 1.2.18 The overall amount of public space as part of the Revised Scheme would increase to 12,627 m² at platform level, including an area of consolidated open space at the eastern end of the platform, and 12,958 m² at ground level.

1.3 KEY LEGISLATION, POLICY AND GUIDANCE

National Legislation and Guidance

Health and Social Care Act (2012)

- 1.3.1 The Health and Social Act⁶ introduces a duty upon local authorities to “take such

steps as it considers appropriate for improving the health of the people in its area”.

The Care Act (2014)

- 1.3.2 The Care Act 2014⁷ puts a requirement on local authorities to provide information on access to care and support services and availability of funding to support these services in the administrative area of the Council.

The Act requires local authorities to consider following matters:

- Type of care and support available;
- The range of care and support available;
- Process people are required to use to access the care and support;
- Where people can find independent advice on care and support; and
- How people can raise concerns about the safety and wellbeing of someone who has care and support needs.

Fair Society, Healthy Lives: The Marmot Review (2010)

- 1.3.3 The Marmot review⁸, the conclusions of which have been incorporated into *the Healthy Lives, Healthy People White Paper*, found that the health of individuals is partly determined by a number of factors such as education, income, local environmental quality and employment (the ‘social determinants of health’). For this reason, design and environmental factors, accessibility, local employment opportunities and other elements of the Revised Scheme could all have an impact on the health of the community.

National Policy

National Planning Policy Framework (NPPF)

- 1.3.4 The NPPF⁹ is a material consideration for planning decisions by Local Planning Authorities, and for the preparation of local and neighbourhood plans.
- 1.3.5 One of the three main objectives of NPPF is to ‘*support strong, vibrant and healthy communities*’. The NPPF states that planning policies and decisions should ensure that development:
- 1.3.6 “enable and support healthy lifestyles, especially where this would address

⁶ Her Majesty's Stationery Office (HMSO) (2012): The Health and Social Care Act

⁷ Her Majesty's Stationery Office (HMSO) (2014): The Care Act

⁸ Marmot, M (2010): Fair Society, Healthy Lives: The Marmot Review

⁹ Department for Communities and Local Government (2019). National Planning Policy Framework. 2019 Alternation

identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”

1.3.7 The NPPF advocates an integrated approach to planning so that the location of housing, economic uses and community facilities and services are considered together.

1.3.8 In Chapter 8 NPPF states:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.

1.3.9 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision (paragraph 96).

Planning Practice Guidance (PPG)

1.3.10 The National Planning Practice Guidance (PPG): Health and Wellbeing Guidance¹⁰ published in 2014 and updated in 2017 provides a resource in support

of the NPPF. The PPG *recognised* the importance of the health impact assessment as a tool that helps to identify significant impacts on health and wellbeing and necessary mitigation measures to make a development acceptable in planning terms.

London-Wide

London Plan

1.3.11 Policy 3.2 of the London Plan, states that the Mayor will take account of the potential impact of development proposals on health and health inequalities within London. The plan highlights the importance of physical improvements to areas of London that are deprived or run-down (and so not conducive to good health). New developments should not only protect public health, for instance, from environmental effects of construction, but should also help to encourage lifestyles that lead to better health and wellbeing, such as active lifestyles.

Draft New London Plan (Proposed Submission Version, December 2017)

1.3.12 In December 2017, the Draft New London Plan was published to provide an updated strategic plan which will shape how London evolves and develops. The New London Plan recognises an importance of planning system in creation of a health city. The document recognises Health Impact Assessment as an important tool to assess a potential impacts of new development proposals and to identify opportunities for maximising potential health gains, minimising harm, and addressing health inequalities.

1.3.13 The health and wellbeing have been considered explicitly by Policy GG3 Creating a Healthy City. The Policy states:

“To improve Londoners’ health and reduce health inequalities, those involved in planning and development must:

A) ensure that the wider determinants of health are addressed in an integrated and coordinated way, taking a systematic approach to improving the mental and physical health of all Londoners and reducing health inequalities.

¹⁰ Department for Communities and Local Government (2019). National Planning Policy Guidance: Health and Wellbeing (2017).

B) promote more active and healthy lives lifestyles for all Londoners and enable them to make healthy choices.

C) use the Healthy Streets Approach to prioritise health in all planning decisions.

D) 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.

D)A plan for appropriate health and care infrastructure to address the needs of London's changing and growing population.

D)B seek to improve London's air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution.

E) plan for improved access to and quality of green spaces, and the provision of new green infrastructure, and spaces for play, recreation and sports.

F) ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold.

G) seek to create a healthy food environment, increasing the availability of healthy food and restricting unhealthy options."

London Health Inequalities Strategy 2018

- 1.3.14 London's Health Inequalities Strategy 2018¹¹ introduces London-wide health objectives, including objectives to reduce barriers to employment, to transform London's housing, neighbourhoods and public spaces into healthy places and ensure equitable access to high quality health and social care services in order to decrease health inequalities. Of particular note is the need to tackle obesity, especially in children, and to improve mental health services provision.

Local Policy

Bishopsgate Goods Yard Interim Planning Guidance (2010)

- 1.3.15 The Bishopsgate Goods Yard Interim Planning Guidance¹², prepared by the LBH, the LBTH and the GLA.
- 1.3.16 The following policies are of relevance to health in relation to the Revised Scheme:
- "BG21: The development must provide a mix of housing tenures, including market sale, intermediate and social rented housing to meet local needs. In line with current planning policies a minimum of 35% affordable housing (calculated by habitable room) should be provided on site, subject to viability and site circumstances as outlined in the London Plan";*
- " BG22: High density residential development will only be acceptable where it can be supported by an appropriate level of social infrastructure including health, education, childcare, community, leisure, cultural and sports facilities".*
- "BG23: Redevelopment of the goods yard should provide space for a new community health centre in a prominent and accessible location within the site".*
- "BG24: The development could incorporate a mix of leisure opportunities, such as indoor sports facilities, swimming pool, health and fitness centre, arts and, exhibition spaces. Conversion of the arches beneath the Braithwaite Viaduct could create spaces to accommodate many of these leisure activities".*
- 1.3.17 Development of the Goods Yard should deliver a number of important benefits for the local community.
- 1.3.18 *"BG29: Examples of community benefit could include:*
- affordable housing;
 - crime reduction and public safety initiatives;
 - new on-site community facilities, including a new health care centre;
 - improvements to existing public open spaces, such as Allen Gardens;
 - improvements to the links between new and existing public open spaces;
 - improvements to the quality of streets and public realm in the surrounding area;

¹¹ GLA (2018). The London Health Inequalities Strategy. GLA. September 2018

¹² Mayor of London / London Borough of Tower Hamlets / London Borough of Hackney (2009): Bishopsgate Goods Yard: Interim Planning Guidance 2010

- contributions towards idea stores, libraries, sport and leisure facilities;
- contributions to community facilities and projects;
- contributions towards increasing the capacity of local schools;
- environmental improvements to Brick Lane, Shoreditch High Street, Braithwaite Street, Sclater Street and Bethnal Green Road;
- environmental enhancements to surrounding conservation areas and listed buildings;
- local training and employment initiatives;
- improvements to public transport services and facilities;
- improvements to highways for pedestrians, cyclists and vehicles;
- sustainable transport improvements, including cycle hire schemes; and
- opportunities for local biodiversity enhancements.

The City Fringe Opportunity Area Planning Framework

- 1.3.19 The GLA City Fringe Opportunity Area Planning Framework (OAPF)¹³ was published in December 2014. It aims to enable delivery of a spatial planning framework for the City Fringe Opportunity Area as designated by the London Plan, which covers parts of the LBH, the LBTH, the London Borough of Islington (LBI) and City of London (CoL).
- 1.3.20 Section 1 of the OAPF 'Implementing the London Plan' introduces the general policy direction for the City Fringe OA:
- "The arc of the eastern City Fringe from Shoreditch to Wapping is identified as containing a number of accessible, relatively central sites with significant development capacity, both residential and commercial".*
- It emphasises a strategic need "to accommodate the expansion of London's world city role in the City Fringe, to balance this with the need to maintain other economic and cultural activities in the area which serve both city and local markets and to accommodate the intensification of residential development".*
- 1.3.21 The Goodsyard is identified as the largest development site in the City Fringe Area.

London Borough of Hackney

LBH Saved and Retained UDP Policies (2010)

- 1.3.22 In 2010 the LBH agreed a list of 'saved' Unitary Development Plan (UDP) policies¹⁴ with the Secretary of State, which would remain relevant for guiding spatial development within the Borough subsequent to the adoption of the LBH Core Strategy¹⁵. These saved policies should be read in conjunction with the LBH Core Strategy. The following policies are of relevance to the Revised Scheme:
- Policy CS9: Provision of childcare facilities, emphasises that *"new development which will attract substantial numbers of visitors or workers will be expected to include childcare facilities"* of a scale which is relevant to the development and site;
 - Policy EQ10: Vacant Land, states that *"the council will seek to establish positive uses for vacant or uncared for land, and will undertake or encourage private owners to undertake environmental improvements"*.

LBH Core Strategy (2010)

- 1.3.23 The Planning and Compulsory Purchase Act 2004¹⁶ introduced a new two-tiered plan system, made up of the Regional Spatial Strategy and the Local Development Framework (LDF). The LDF is made up of a portfolio of Local Development Documents (LDD) and a number of Supplementary Planning Documents (SPD). Its main document, the Core Strategy, sets out the general spatial vision and objectives in the LDF. The LBH's Core Strategy was adopted in 2010, setting out the Council's vision for the Borough.
- 1.3.24 The following policies are of direct relevance to health in relation to the Revised Scheme:
- 1.3.25 Core Strategy Policy 11: Health Investment and Infrastructure
- "The Council will work with City and Hackney Primary Care Trust, Homerton University Hospital Foundation Trust and London Ambulance Service to raise the quality of healthcare and the health of Hackney's residents through:*
- *Favourably considering appropriate proposals for new healthcare facilities in Hackney's growth areas, and other areas, where the evidence demonstrates significant need.*

¹³ GLA (2014). City Fringe Opportunity Area Planning Framework (OAPF) – December 2014.

¹⁴ LBH (2010). Saved UDP Policies.

¹⁵ LBH (2010). Core Strategy – Hackney's Strategic Planning Policies for 2010-2025.

¹⁶ House of Commons (2004). Planning and Compulsory Purchase Act 2004.

- *Seeking reasonable financial or other contributions from housing or commercial development for addressing pressures on Hackney's health infrastructure.*
- *Identifying appropriate sites for new health infrastructure especially within Hackney's growth areas through the Site Specific Allocations DPD, Area Action Plans DPDs and other appropriate DPDs.*
- *Working with the primary care trust to encourage the provision and design of flexible community facilities that can accommodate community-based health services.*
- *Facilitating the role of Homerton as a strategic hospital for Hackney and London along with supporting its key role during the 2012 Olympic Games".*

1.3.26 Core Strategy Policy 12: *Health and Environment*

"The Council will encourage development that contributes to an urban and natural environment that enables all Hackney residents regardless of age, family type and ability to lead a more healthy and active lifestyle in which regular physical activity plays a greater role and the physical environment contributes more to tackling childhood obesity.

The Council and other partners will work together to create a more healthy outdoor and indoor environment through:

- *Encouraging appropriate refurbishment of its leisure centres, community halls and school halls to meet Hackney's need for an additional 4 sports halls and 5 commercial size fitness centres.*
- *Creating new publicly accessible open spaces where there are deficiencies, including Dalston, or investing in improving the quality of existing spaces, especially Hackney Marshes.*
- *Favourably facilitating appropriate investment into improving the quality of Hackney pedestrian and cycle network especially around Hackney Wick and the Olympic Park area".*

Emerging LBH Local Plan 2033 (2018)

- 1.3.27 In January 2019, LBH's emerging Local Plan was submitted to the Planning Inspectorate for examination in public. The emerging Local Plan 2033 for LBH, known as LP33 aims to be the key strategic planning document used to direct and

guide development in the Borough. The following emerging policies are of relevance to the Revised Scheme:

- Policy PP8: This outline that the Council seek to further establish Shoreditch and Hoxton (including Haggerston) as thriving and vibrant destination recognised internationally for Tech City; the home of creative, digital and tech industries. The Council's vision also includes growth in south Shoreditch will extend into the more residential neighbourhoods of Hoxton and Haggerston which will share in the success of this part of the borough through improved access to high quality affordable homes and workspaces, community facilities, training and employment.
- Policy LP8: Social and Community Infrastructure, states that proposals for social and community infrastructure will be supported where they meet all of the certain criteria.
- Policy LP9: Health and Wellbeing, outlines that new developments should contribute to providing a new environment that enables LBH to lead healthier and active lifecycles and reduce inequalities will be supported.

LBH Planning Contributions Supplementary Planning Document

- 1.3.28 The LBH Planning Contributions Supplementary Planning Document (SPD)¹⁷ sets out the Council's approach to determining planning contributions when considering planning for development in the LBH. The SPD details the type of planning contributions that may be required, the qualifying development thresholds and monetary contribution formulae where appropriate and the relative importance that the Council places on the varying types of planning contribution.
- 1.3.29 The document outlines a number of health facilities have will be supported monetary contribution.
- 1.3.30 For non-monetary contribution SPG require a submitting of HIA.
- 1.3.31 The SPG states:

¹⁷ LBH (2009). Hackney Planning Contributions Supplementary Planning Document (SPD).

“The submission of a Health Impact Assessment is required to identify the impacts of development on the wider determinants of health, and to identify and implement measures to mitigate adverse impacts and enhance beneficial impacts.

Where the opportunity arises a health facility may be able to be incorporated within a new major development. For instance, where a developer through certain economies of scale is able and willing to build out an identified health facility to an appropriate standard cheaper than any required monetary contribution”.

- 1.3.32 For monetary contribution the SPG, recommend used of The Healthy Urban Development Unit (HUDU) model.

“The Healthy Urban Development Unit (HUDU) model will be used to calculate any healthcare contribution required to mitigate the impact of development based on the likely population of the Revised Scheme. The contribution takes into account the number/amount of hospital beds or floor space required for that population in terms of acute elective, acute non-elective, intermediate care, mental health and primary care; the capital cost of providing the required space and the revenue costs of running the necessary services before mainstream NHS funding takes account of the new population.. “

LBH Development Management Local Plan (2013)

- 1.3.33 The Draft LBH Development Management Local Plan (LP)¹⁸ contains development policies that elaborate on the Core Strategy. Consultation on the draft Development Management LP took place during 2012, and it is currently undergoing examination by the Secretary of State. The following policies are of relevance to this assessment: report:
- Policy DM3 – *Promoting Health and Well-Being*. The policy is associated with several positive social and environmental sustainability objectives.
 - Policy DM5 - *Protection and Delivery of Social and Community Facilities and Places of Worship*. The policy helps retain community, social and educational facilities and will therefore contribute to social cohesion, improved education and a reduction in crime.

LBH Joint Health and Wellbeing Strategy 2015 -2018

- 1.3.34 The Strategy¹⁹, commitments to improving health outcomes in Hackney and tackling the problems that prevent all our residents from enjoying full, healthy and happy lives. The Strategy outlines following Health and Wellbeing Priorities:

“6.1 Improving the health of children and young people, in particular tackling childhood obesity and working with pregnant mothers and children aged under five years old

6.2 Controlling the use of tobacco, with a renewed emphasis on stopping people from starting smoking as well as helping them to quit;

6.3 Promoting mental health, focusing on relieving depression and anxiety for working age adults; and

6.4 Caring for people with dementia, ensuring our services are meeting the needs of the older population”.

London Borough of Tower Hamlets

LBTH Local Development Framework Core Strategy 2010

- 1.3.35 The Core Strategy (2010) sets the spatial strategy for the Borough to 2025²⁰. The strategic objectives seek to promote development which makes optimal use of land to achieve the London Plan housing targets.
- 1.3.36 Policy SP03 outlines Boroughs aims to:
- 1) *Support healthy and liveable neighbourhoods for healthy and active lifestyles;*
 - 2) *Address the impact of noise and air pollution;*
 - 3) *Provide a hierarchy of accessible, high-quality health facilities, services and premises to meet the needs of the existing;*
 - 4) *Provide high-quality leisure centres to meet the needs of the existing and future population in accessible locations;*

¹⁸ LBH (2012). Local Development Framework (LDF) Draft Development Management Local Plan.

¹⁹ LBH (2015). Hackney Joint Health and Wellbeing Strategy 2015 – 2018.

²⁰ LBTH (2010) Local Development Framework Core Strategy.

- 5) *Provide high-quality social and community facilities; and*
- 6) *Proactively plan for the needs and requirements of a multi-faith burial ground.*

1.3.37 Policy SP13 – Planning obligation states:

“The Council will negotiate planning obligations in relation to Revised Scheme. These may be delivered in kind or through financial contributions.

- *The following represent the Council’s priorities:*
- *Affordable housing*
- *Sustainable transport*
- *Publicly accessible open space*
- *Education*
- *Health*
- *Training, employment and enterprise*
- *Biodiversity enhancements*
- *Community facilities*
- *Highway works*
- *Public realm and public art”*

LBTH Managing Development Document (2013)

1.3.38 The Managing Development Document (MDD) Development Plan Document (DPD)²¹ was adopted by the LBTH in April 2013. The MDD DPD provides guidance for managing development across the Borough and strategic guidance for key sites, and the planning policies and site allocations needed to achieve the LBTH Core Strategy’s long-term spatial vision. The policy DM3 is explicitly consider health and wellbeing. The policy states:

- *DM3: Community Infrastructure – policy aims to protect existing Health, leisure and social and community facilities, insures a new developments are not adversely affecting existing health, leisure and social and community facilities and advises that new facilities should be located at or at the edge of town centres.*

LBTH Tower Hamlets Planning Obligations Supplementary Planning Document (2016)

1.3.39 The LBTH Planning Obligations Supplementary Planning Document (SPD)²² sets out the Council’s approach to planning obligations required to mitigate the impacts of major development proposals across the Borough. This Planning Obligations SPD was produced to deal with the reduced scope for S106 agreements following the introduction of the Community Infrastructure levy (CIL), which deals with major social infrastructure rather than S106.

1.3.40 Tower Hamlets introduced a Community Infrastructure Levy (CIL) in 2015. It is a non-negotiable charge which will raise infrastructure funds on new developments. CIL takes the form of a charge per square metre of floorspace applied to most new developments that involve an increase of 100 square metres or more of gross internal floor space or that involves creating a dwelling even where this is below 100 square metres. The CIL charges are based on the size and type of the new development.

1.3.41 The SPD sets out formulae and benchmark requirements for calculating planning obligations for the following community facilities/initiatives:

- affordable housing and wheelchair accessible housing;
- student housing;
- employment and skills training;
- local enterprise;
- transport and highways;
- public access and children’s play space;
- environmental sustainability, including energy (notably carbon offsetting), biodiversity and flood risk; and
- monitoring and implementation.

The Draft Local Plan 2031

1.3.42 The draft Local Plan will (on adoption) become the key spatial planning document for LBTH²³ in conjunction with NPPF and London Plan.

1.3.43 Policies related to Health and Wellbeing include:

1.3.44 Policy S.SG2: Delivering sustainable growth in Tower Hamlets, states:

²¹ LBTH (2013). Managing Development Document DPD.

²² Tower Hamlets (2016). Planning Obligations Supplementary Planning Document (SPD) – September 2016. Accessed from: <https://www.towerhamlets.gov.uk>

²³ London Borough of Tower Hamlets (2017). Tower Hamlets Local Plan 2031 Managing growth and sharing the benefits Regulation 19 Consultation October 2017

	1.	<i>“Development will be supported and is considered to contribute towards delivering the Local Plan vision and objectives and to be sustainable where it:</i>			<i>vi. Publicly accessible open space.</i>
	b.	<i>shares the benefits of growth, through:</i>			2. <i>Developments of a scale referable to the Greater London Authority (as set out in legislation) are required to complete and submit a detailed health impact assessment as part of the planning application”</i>
		<i>i. contributing to creating healthy environments - encouraging physical activity, promoting good mental and physical wellbeing and reducing environmental factors which can contribute to poor health, including poor air quality;</i>	1.3.46	Policy S.DH1: Delivering high quality design, states:	
		<i>ii. creating mixed and balanced communities;</i>	1.3.47	<i>“Development is required to meet the highest standards of design, layout and construction which respects and positively responds to its context, town scape, landscape and public realm at different spatial scales, including the character and distinctiveness of the borough’s 24 places and their features. To achieve this, development must:</i>	
		<i>iii. delivering tenure-blind developments;</i>	1.3.48	<i>... provide a mix and range of publicly accessible open spaces that promote biodiversity, health and well-being”.</i>	
		<i>iv. increasing opportunities for social interaction;</i>	1.3.49	Policy D.DH11: Telecommunications, states;	<i>“.. not create any unacceptable risks to the health and well-being of residents and users of surrounding and nearby sites”.</i>
		<i>v. providing local training or employment opportunities in either, or both, the construction and end use; and</i>			
		<i>vi. delivering social and transport infrastructure and public realm improvements which are inclusive and accessible to all.”</i>			
1.3.45	Policy D.SG3: Health impact assessments, states	<i>“The following developments are required to complete and submit a health impact assessment as part of the planning application.</i>	1.3.50	Policy D.TC2: Protecting retail in our town centres, states	<i>“ 2. Development will not be supported where it would have a negative or potentially negative impact on the vitality and viability of Primary Frontages and Columbia Road and Red church Street Neighbourhood Centres as well as the health and well-being of local people.”</i>
	a.	<i>Major developments.</i>			
	b.	<i>Development within an area of sub-standard air quality (as shown on the Policies Map).</i>			
	c.	<i>Developments which contain any of the following uses:</i>			
		<i>i. Education facilities.</i>	1.3.51	The aim of the Strategy ²⁴ is to make a difference to the physical and mental health and wellbeing of everyone who lives and works in the Borough.	
		<i>ii. Health facilities.</i>	1.3.52	The Strategy outlines five priorities of the Council;	
		<i>iii. Leisure or community facilities.</i>			
		<i>iv. A5 uses (hot-food takeaways).</i>			
		<i>v. Betting shops.</i>			

²⁴ London Borough of Tower Hamlets (2017). Tower Hamlets Together. Tower Hamlet Health and Wellbeing Strategy 2017 - 2020

1. *Communities Driving Change;*
2. *Creating a Healthier Place;*
3. *Employment and Health;*
4. *Children's Weight and Nutrition; and*
5. *Developing an Integrated System.*

1.3.53 All priorities contribute to the shared vision of the council, which includes: *People, Place, Health and Wellbeing and Services.*

1.4 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

Methodology

- 1.4.1 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”. Public health encompasses general wellbeing, not just the absence of illness. HIA is used to assess a development in terms of its potential effects on the health and wellbeing of a population, and the distribution of these effects within the population.
- 1.4.2 The scope is based around an assessment of the determinants of health, namely factors that have an influence on health and wellbeing. These include:
- Socio-economic – including access to employment opportunities;
 - Environmental factors, including exposure to poor air quality or access to open space and wildlife; and
 - Lifestyle factors that can be influenced by the physical environment, e.g. exercise levels.
- 1.4.3 This is considered to be a best practice approach as recommended by the WHO, due to the difficulties in predicting actual health outcomes which have complex causal pathways. It also follows the ‘rapid’ HIA approach set out London Healthy Urban Development Unit (HUDU) 2013 guidance²⁵. A ‘rapid’ HIA would meet the

²⁵ London Healthy Urban Development Unit (HUDU) (2013), Rapid Health Impact Assessment Tool guidance.

requirement to assess the effect of the application on the health of persons in London under the Town and Country Planning (Mayor of London) Order 2008²⁶.

- 1.4.4 The HIA process, as outlined in the HUDU guidance, involved the following main stages, **Figure 2**.

Figure 2 Rapid HIA Main Steps



Determination of Baseline

- 1.4.5 A profile of the local community, including demographic data, health and wellbeing needs and assets and information on vulnerable or priority groups, has been prepared to enable issues and topics to be assessed based on local priorities and needs in the local area. This has been supplemented by a review of the relevant UK, London and Local Authorities planning policies to identify key health related issues relevant to both the locality and the type of development proposed.
- 1.4.6 The Application Site is located partly in LBH (Haggerston Ward) and LBTH (Weavers Ward), as shown in **Figure 3**. The study area will include Haggerston and Weavers Wards as well as Spitalfields and Banglatown Ward located south from of the Proposed Development site. This is based on the size of the Revised Scheme and its location within the ward and the Borough. These considerations help to determine where the zone of impact on health is likely to extend.
- 1.4.7 The baseline year used in this assessment is 2018. When information for year 2018 are not available the assessment refers to the latest available information. Where data for the study area are unavailable (particularly for some health data), data for the whole borough has been used to supplement the evidence base.
- 1.4.8 The assessment has taken input from various documents to provide an evidence base for the assessment. These include:
- The Design and Access Statement;
 - Statement of Community Involvement;
 - Planning Statement;
 - Transport Assessment (and Construction Logistics Plan & Travel Plan); and

²⁶ Department for Communities and Local Government (2008). The Town and Country Planning (Mayor of London) Order 2008

- Other technical chapters and appendices of the ES Addendum.

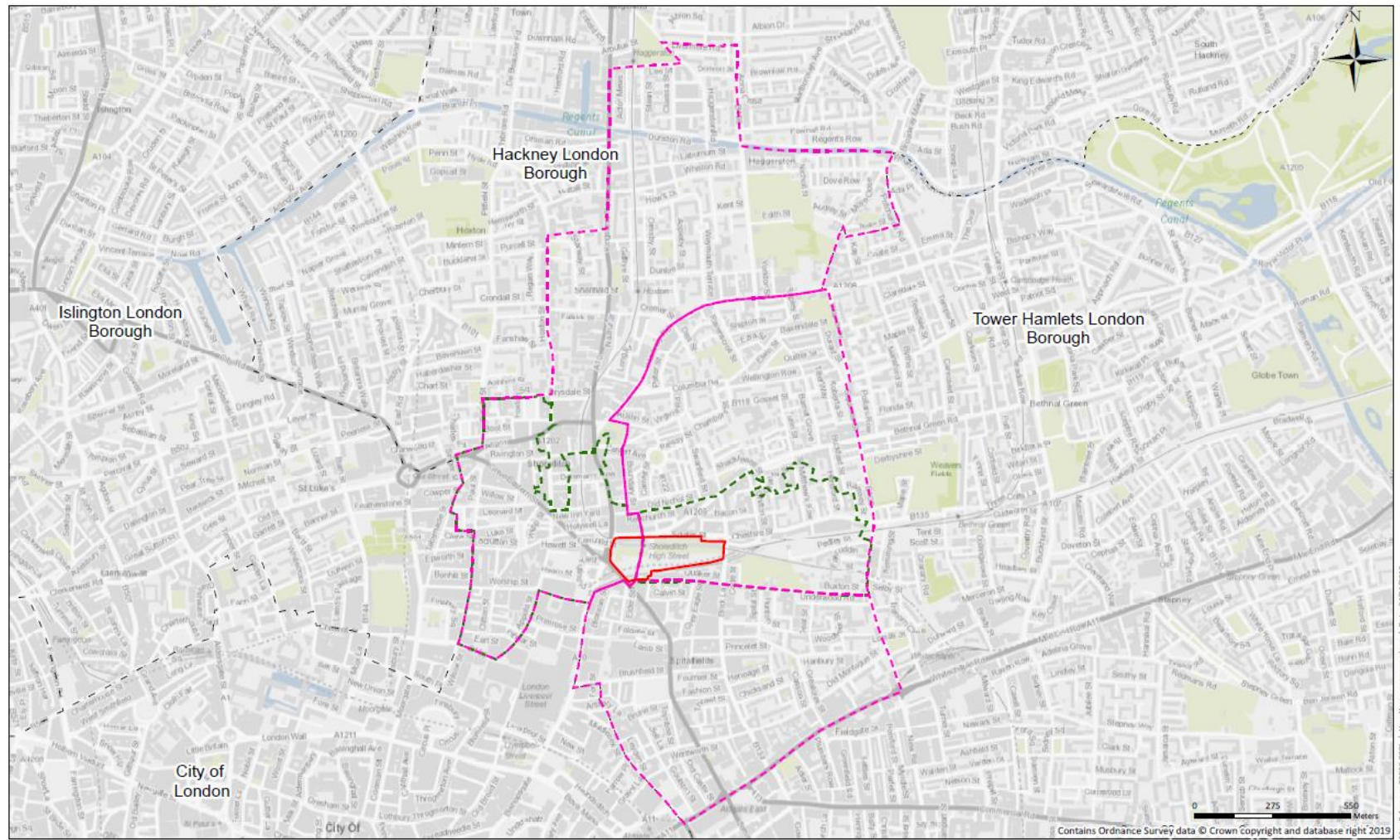
Assessing Effects

- 1.4.9 The parameters of the assessment include likely direct, indirect, temporary, permanent and cumulative effects. Health effects related to construction and demolition are also considered alongside operational effects.
- 1.4.10 The sensitivity of receptors will correspond to the individual community groups sharing similar characteristics, with a similar sensitivity to health and wellbeing. For the need of this assessment following receptor groups have been identified:
- High sensitivity – Local residents: Children and pregnant women; elderly people; disabled people;
 - Medium sensitivity – Local residents: Working age people; and
 - Low sensitivity - Locally employed people and transient people.

Mitigation, Enhancement, Management and Monitoring

- 1.4.11 Where adverse effects are identified, measures to prevent, reduce and remedy these effects have been suggested where feasible.

Figure 3 Revised Scheme Study Area



- Legend**
- Site Boundary
 - Study Area (Weavers Ward - LBTH, Haggerston Ward - LBH & Spitafields and Banglatown Ward - LBH)
 - Hackney and Tower Hamlets LSOA
 - Borough Boundaries



1.5 ASSUMPTIONS AND LIMITATIONS

- 1.5.1 The assessment is based on a reasonable set of assumptions.
- 1.5.2 The baseline information is based on the latest available Census data carried in year 2011. As such, the baseline data is often out of date; however, this is the most comprehensive dataset on demographics and is the best available despite its age.
- 1.5.3 During the construction phase:
- The Construction Phase will include all recommended mitigation measures by relevant ES Addendum Chapters ensuring that potential effects of the demolition and construction works are considered as not significant; and
 - Mitigation will be used that is appropriate to the potential impact and based upon details available at the time of writing.
- 1.5.4 During the operational phase:
- The future Reserved Matters Applications for the scheme will adopt the recommended mitigation set out later in this chapter; and
 - The design will accord with accessibility legislation (Approved Document Part M of the Building Regulations).

1.6 BASELINE CONDITIONS

- 1.6.1 Bishopsgate Goods Yard is located in Shoreditch, East London. It is located across two London Boroughs: Tower Hamlets and Hackney. The western part of the site lies within the Hoxton and East Shoreditch Ward of LBH, whilst the central and eastern section of the site is situated in the Weavers Ward of LBTH.
- 1.6.2 The Revised Scheme has building plots which fall within both LBH and LBTH. Where relevant, this assessment has concentrated on different methodological approaches within the two boroughs. The main distinction is that the residential element of the Revised Scheme is anticipated to be situated within LBTH. The childcare, education and health receptors focus on the impacts related solely to LBTH.

²⁷ Unless otherwise specified, data are derived from the Census (2011).

Demographic Profile

Population

Local Level - LBTH and LBH

- 1.6.3 According to the most recent statistics at ward level, the population of both LBTH and LBH were around 254,096 and 246,270, respectively in 2011 (Census 2011)²⁷. In terms of age groups, the proportion of the population aged 16-64 was 74 % for LBTH, 72% for LBH and 69 % for London as a whole. Furthermore, the proportion of the population aged 65 was 6 % for LBTH, 7 % for LBH and 11% for London as a whole (Table 2).

Table 1 Population (2011)

Population	LBTH	LBH	London
Age	No.	No.	No.
0-15	50,143 (20%)	51,125 (21%)	1,624,768 (20%)
16-64	188,383 (74%)	177,750 (72%)	5,644,424 (69%)
65+	15,570 (6%)	17,395 (7%)	904,749 (11%)
Total	254,096 (100%)	246,270 (100%)	8,173,941 (100%)

Source: ONS Census 2011

Population Projections LBTH and LBH

- 1.6.4 In terms of future population, the latest available projections (2016-based Sub-National Population Projections) are available at Borough level and above and indicate that the total population of LBTH is expected to increase by 15 % from

around 300,943 in 2016 to 383,179 by 2034 (when the Revised Scheme is expected to be completed). Furthermore, LBTH's population is expected to increase by 12 % (equating to an increase of 35,254) over the same period. During this period, the proportion of population aged 65 and over in LBTH are expected to increase by 4 % whilst the working age population is set to increase by 2 %.

- 1.6.5 In contrast, LBH is expected to experience a significant increase in the over 65s by 71 % and a 16 % increase in the working age population between 2016 and 2034. For London as a whole, the overall population is expected to increase by a more modest 6 %, driven by the increase in people aged 65+ by 44 %.

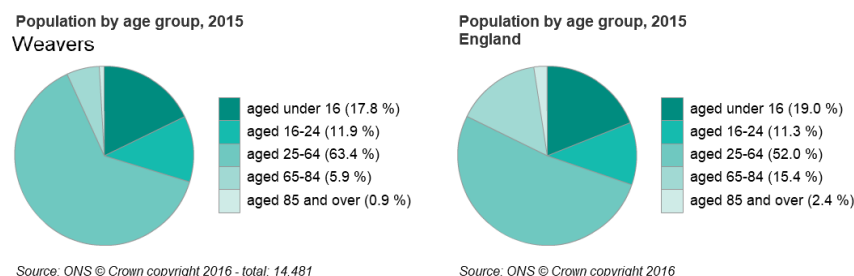
Ward Level

LBTH- Weavers Ward

- 1.6.6 In 2011, Census data, the population of Weavers has been estimated for 13,206. Between year 2011 and 2015 the population of the ward increased by 9 % to 14,481²⁸, representing approximately 5 % of the population of LBTH. The average age of the population in the ward is 32. The age profile within this ward in 2015 was slightly higher for the following age groups 16-24 and 25-64 and lower for under 16 and 65+ groups when compared to the national average, as presented at **Figure 4**.

- 1.6.7 The gender split in the ward is 52/48 males/females compare with 51/49 males/females split in the LTBH.

Figure 4 Population of Weavers and England by age group, 2015

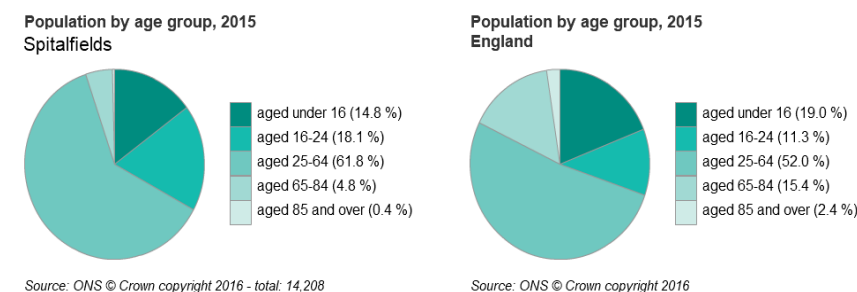


LBTH- Spitalfields and Banglatown Ward

- 1.6.8 In 2011, Census data, the population of Spitalfields and Banglatown has been estimated for 10,286. Between year 2011 and 2015 the population of the ward increased by 27 % to 14,208²⁹, representing approximately 5 % of the population of LBTH. The average age of the population in the ward is 31. The age profile within this ward in 2015 was slightly higher for the following age groups 16-24 and 25-64 and lower for under 16 and 65+ groups when compared to the national average, as presented at **Figure 5**.

- 1.6.9 The gender split in the ward is 47/53 males/females compare with 51/49 males/females split in the LTBH.

Figure 5 Population of Spitalfields and Banglatown and England by age group, 2015



LBH- Haggerston Ward

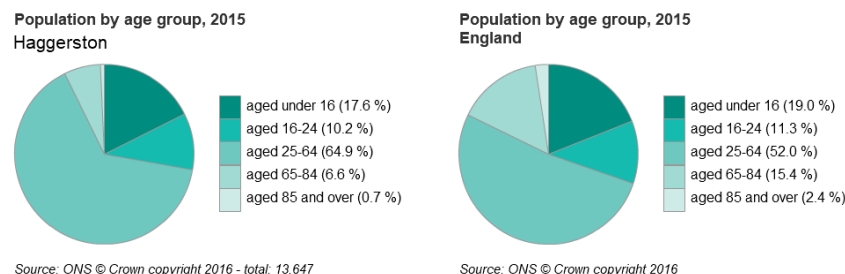
- 1.6.10 In 2011, Census data, the population of Haggerston has been estimated for 13,904. Between year 2011 and 2015 the population of the ward decreased by 2 % to 13,647³⁰, representing approximately 5 % of the population of LBTH. The average age of the population in the ward is 32. The age profile within this ward in 2015 was slightly higher for the following age groups 25-64 and lower for all other groups when compared to the national average, as presented at **Figure 6**.

- 1.6.11 The gender split in the ward is 48/52 males/females compare with 50/50 males/females split in the LBH.

²⁸ www.localengland.org.uk. Accessed on March 2019

²⁹ www.localengland.org.uk. Accessed on March 2019

Figure 6 Population of Haggerston and England by age group, 2015

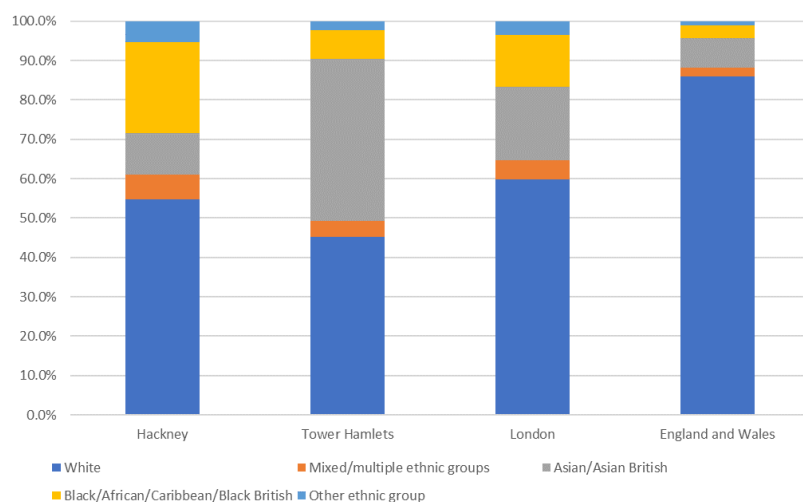


Ethnicity

Local Level - LBTH and LBH

- 1.6.12 According to the Census 2011 data, around 45 % of the population in LBTH were White, with the vast majority of these being White British. In contrast, the proportion of white residents in LBH was 55 %, both Boroughs were below the London average of 60 % (**Figure 7**). LBH also has a relatively larger proportion of Black / African Caribbean / British with 23 % compared to 7 % for LBTH and 13 % across London as a whole.

Figure 7 Ethnicity



Source: ONS Census 2011

1.7 POPULATION (2011)

LBTH - Weavers Ward

- 1.7.1 According to 2011 Census data, 34 % of residents in the ward are from Asian / Asian British ethnic group, including Indian, Pakistani, Bangladeshi, Chinese and other Asian. Black / African / Caribbean / Black British, Mixed / multiple and Other groups ethnic groups accounts for 14 %. The remaining 52 % of Weavers' residents are White.
- 1.7.2 In 2011 over 30 % of the population of Weavers identified as Muslim, 25 % as Christian and 1 % as Buddhist, with other religions approximately 2 % of the population in total. The remaining 42 % of the population described themselves as having "no region" (25 %) or decided not to state their religion status (17 %).

LBTH- Spitalfields and Banglatown Ward

- 1.7.3 According to 2011 Census data, 45 % of residents in the ward are from Asian/ Asian British ethnic group, including Indian, Pakistani, Bangladeshi, Chinese and other Asian. Black / African / Caribbean / Black British, Mixed / multiple and Other groups ethnic groups account for 10 %. The remaining 45 % of Spitalfields and Banglatown's residents are White.
- 1.7.4 In 2011, over 39 % the population of Spitalfields and Banglatown identified as Muslim, 19 % as Christian and 1 % as Hindu, with other religions approximately 2 % of the population in total. The remaining 39 % of the population described themselves as "no region" group (22 %) or decided not to state their religion status (17 %).

LBH - Haggerstown Ward

- 1.7.5 According to 2011 Census data, 22 % of residents in the ward are from Black / African / Caribbean / Black British ethnic group. Asian / Asian British, Mixed / multiple ethnic groups (including Indian, Pakistani, Bangladeshi, Chinese and other Asian) and Other groups ethnic groups accounts for 23 %. The remaining 55 % of Spitalfields and Banglatown's residents are White.
- 1.7.6 In 2011, over 40 % the population of Haggerstown identified as Christian, 16 % as Muslim and 2 % as Buddhist, with other religions approximately 2 % of the population in total. The remaining 41 % of the population described themselves as "no region" group (32 %) or decided not to state their religion status (9 %).

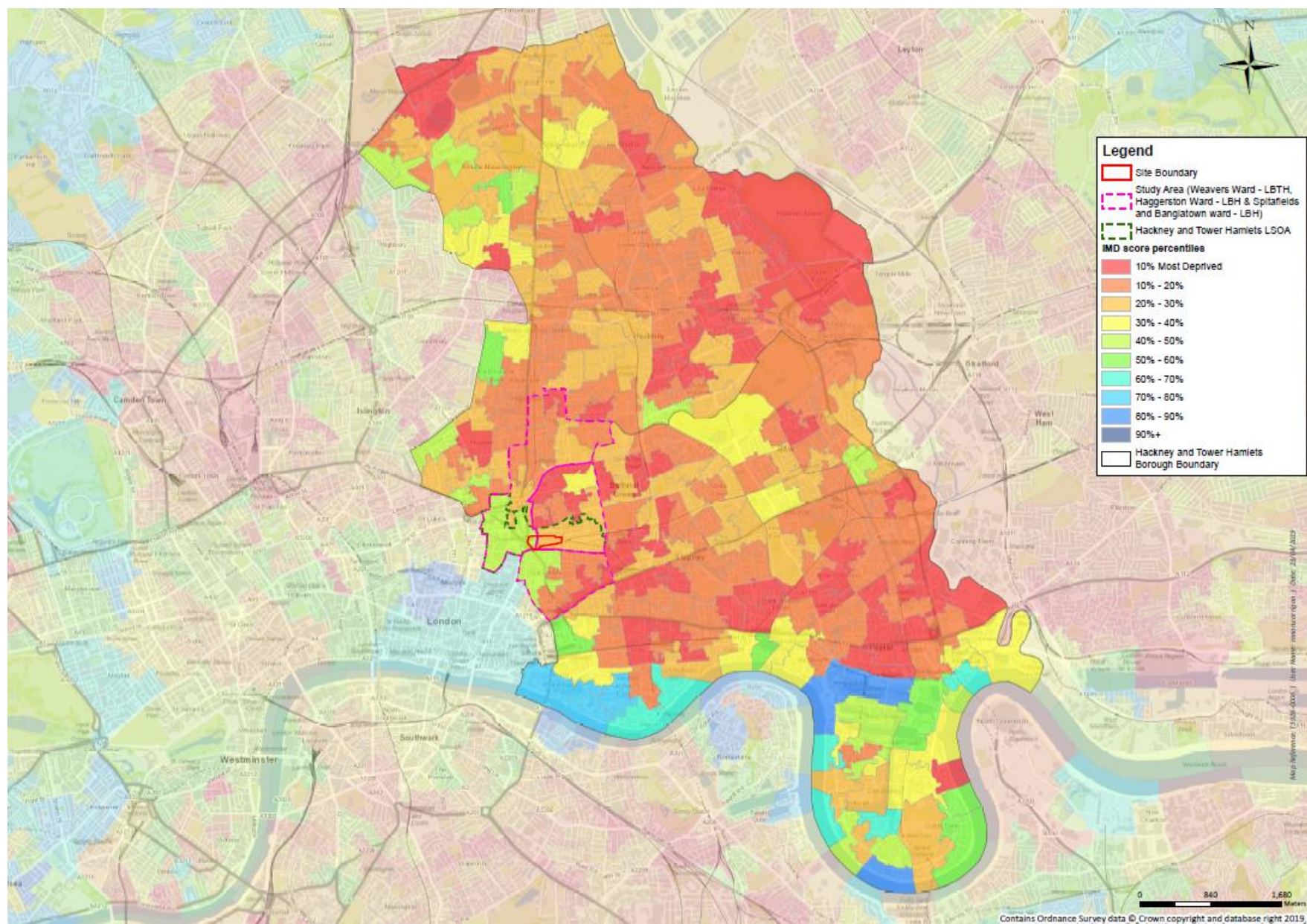
Deprivation

- 1.7.7 The proportion of households experiencing multiple deprivation in the Weavers and Spitalfields and Banglatown (LBTH) and Haggerston (LBH) wards that the Application Site is situated within - is higher than that of LBTH, LBH and London. Overall, 71 % of households resident in the two wards are deprived in one or more dimensions (67 % in LBTH, 69 % LBH, and 61 % in London); 21 % of households are deprived in two dimensions compared to 21 % LBTH, 22 % in LBH and 19 % in London, while 10 % of the ward's households are deprived in three dimensions compared to 9 % in both LBTH and LBH and 6 % in London.
- 1.7.8 There are 19 lower super output area (LSOAs)³¹ in the three relevant (Weavers / Haggerston / Shoreditch and Banglatown) wards. Seven of the 19 LSOAs are amongst the 10 % most deprived in England; a further seven of the 19 LSOAs, including the LSOA for the Application Site, are amongst the 20 % most deprived LSOAs in England according to the 2015 Index of Multiple Deprivation (IMD)³². This is shown in **Figure 8** which maps the distribution of deprivation within the LBTH and LBH. These figures should be treated with some caution as the population in some parts of the ward is very low and rapidly changing

³¹ LSOAs are a UK geographic hierarchy designed to improve the reporting of small area statistics. They have an average of roughly 1,500 residents and 650 households.

³² The English Indices of Deprivation 2015 rank small areas and Local Authorities according to their overall level of deprivation (IMD) and in seven specific aspects of deprivation, which include barriers to housing and services.

Figure 8 Distribution of deprivation between LBTH and LBH



Local Health Profile

- 1.7.9 The life expectancy level for men recorded in Weavers and Spitalfields & Banglatown wards is below the rate recorded for LBTH. The life expectancy recorded in Haggerston ward is very similar to the rate recorded in LBH. The life expectancy for men recorded in all wards was slightly below the national level.
- 1.7.10 The life expectancy in women recorded in Weavers ward is similar to the rate recorded in the whole LBTH. The life expectancy recorded in Spitalfields & Banglatown ward is slightly above the local rate recorded in the whole of LBTH. The life expectancy recorded in Haggerston ward is at a similar level to the life expectancy recorded in LBH. When compared to the national rate, the life expectancy is below the national rate in all wards with the exception of Spitalfields & Banglatown.

Table 2 Health Indicators 2011 - 2015

Indicator	Weavers	Spitalfields & Banglatown	LBTH	Haggerston	LBH	England
Life expectancy at birth (Male)	75.2	77.3	77.8	77.1	78.3	79.4
Life expectancy at birth (Female)	82.3	84.3	82.2	82.1	82.7	83.1
Under 75 SMR: all causes	120.3	109.7	108.8	115	104.2	100
Under 75 SMR: cardiovascular	148.5	117.3	114.4	129.8	117.9	100
Under 75 SMR: cancer	123.7	84.4	106.7	123	106.8	100
Under 75 SMR: heart disease	217.5	133.6	136.4	156.3	132.7	100

SMR- Standard Mortality Rate

- 1.7.11 In 2011-15, the under 75 Standard Mortality Rates (SMR) recorded in all wards were above the national and local rate recorded in the whole LBTH and LTH. The main causes of premature mortality in all wards are heart disease, cardiovascular

and cancer. The heart disease under 75 SMR rate recorded in Weavers ward is noticeably higher than rate recorded locally and nationally.

Health Provision

- 1.7.12 The nearest hospital to the Revised Scheme is the Royal London Hospital, located on Whitechapel Road. The Hospital is 1.7 km or 20 minutes' walk away. The hospital offers a range of inpatient, day care and outpatient services including A&E, a wide range of specialist services, general surgery, maternity and children and adolescent services.
- 1.7.13 Based on information from NHS Choices and data received from the LBTH, there are six surgeries within a one kilometre catchment area of the site (considered to be typical walking distance). The six surgeries are outlined in **Table 3**.

Table 3 GP surgeries within 1 km of the Application Site

Name	Distance (km)	Number of GPs	Currently accepting new patients?	Practice List Size
Spitalfields Medical Centre - Health E1	0.5	4	Yes	1,259
The Spitalfields Practice	0.6	7	Yes	13,850
The Blithehale Medical Centre	0.6	9	Yes	14,968
Strouts Place Medical Centre	0.8	5	Yes	4,691
Bethnal Green Health Centre	1.0	9	Yes	8,263
Pollard Row Practice	1.0	2	Yes	4,872
TOTAL		36		47,903

Source: NHS Direct

- 1.7.14 At these six practices there are a total of 36 GPs and new patients are being accepted in all surgeries. With a total list size of 47,903, this gives a ratio of 1,331

patients per GP which complies with the London benchmark of 1,800 patients per GP.

- 1.7.15 The sensitivity of the local population within the study area in respect to health has been assessed as low as the immediate area is not considered to be sensitive to changes in the demand for health services due to relatively low GP ratios.
- 1.7.16 The Revised Scheme will include healthcare provision that would have the capacity for 2 GPs. However, the facility is expected to initially accommodate 1 FTE GP, with the potential for a further GP to be accommodated in the future.
- 1.7.17 Assuming the 'worst case scenario' (500 new homes), that all 1,021 of the new residents register with a GP (a 2 % increase on the existing number of patients served by the 36 accessible GPs) and based on the HUDU ratio of 1:1,800, it is estimated that the Revised Scheme will generate demand for an additional 0.6 GPs. Currently, baseline figures for GP services within the local immediate area (within 1km) indicate an average patient size of 1,331 which is significantly lower than the target patient list of 1,800 FTE patients per GP recommended by Department of Health. Therefore, there is a higher level of service than the average provision target of England.
- 1.7.18 There are number of dentist clinics located nearby the Revised Scheme Site. The local dental practices are outlined in **Table 4**.

Table 4 Dental Practices within 1km from the Revised Scheme

Name	Location	Distance (m)	Walking Time (minutes)	Accepting new NHS patients
Dent Essentials	75 Curtain Road, Shoreditch	500	6	Yes
EC1 Dental Centre	344 Old Street	1000	12	No
Alba Dental Care	32 Toynbee Street	900	11	Yes
Fresh Springs Dental Practice	40/42 Toynbee Street	1000	12	Yes

Name	Location	Distance (m)	Walking Time (minutes)	Accepting new NHS patients
AP Dental Practice	Bethnal Green Road	550	7	Yes

Community Facilities and Open Space

- 1.7.19 The Chapter 6: Socio-Economics of the ES Addendum, provides a summary of community facilities and open space located nearby:

- Education and childcare facilities;
- Open spaces and play spaces; and
- Community and leisure facilities.

Places of Worship

- 1.7.20 There are over 10 different places of worship located within 1 km from the site. **Table 5** outlines places of worship located within 1 km from the Revised Scheme site.

Table 5 Places of Worship

Name	Location	Distance (m)	Walking Time (minutes)
Hope of City	Club Row	300	4
Saint Anne's Roman Catholic Church	Underwood Road	1000	12
St Matthews Church	St Matthew's Row	700	9
Christ Church Spitalfields	Commercial Street	700	8
The Friends of Christ Church	Fournier Street	800	9

Name	Location	Distance (m)	Walking Time (minutes)
Apostolic Shalom Church	46-50 Greatorex Street	1000	12
St Leonard Church	Shoreditch, Shoreditch High Street	500	6
Shoreditch Tabernacle Baptist Church	18-20 Hackney Road	500	7
Shoreditch Mosque	Redchurch Street	200	3
Brick Lane Mosque	59 Brick Lane	800	10
BBC Community Mosque	16 Toynbee Street	800	10

1.8 FUTURE BASELINE CONDITIONS

- 1.8.1 The Revised Scheme is expected to be fully built out and fully operational by 2034. In the absence of the Revised Scheme, the baseline conditions described above are not expected to have significantly changed by the opening year. Therefore, for the purpose of this assessment the current baseline data is considered as representative of the future baseline data.

1.9 RAPID HEALTH IMPACT ASSESSMENT

1.9.1 Tables 6 to 16 provides an assessment against a number of questions provided in the HUDU Rapid HIA tool. It includes questions relating to all key determinants of health and covers both construction and operational phases.

Table 6 Housing Quality and Design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all the health and wellbeing credits contained in the Code for Sustainable Homes (CfSH) and BREEAM?	Yes	<p>As outlined in the BREEAM Strategy, the non-domestic elements of the scheme have been assessed against the BREEAM criteria under the relevant use class and target the following BREEAM ratings:</p> <ul style="list-style-type: none"> - BREEAM Refurbishment and Fit-out will target a achieving a "Very Good" rating for Plot 7 (refurbishment of the listed arches). <p>A completed BREEAM 2014 Refurbishment and Fit out (RFO) pre-assessment for the proposed refurbishment of the Plot 7 concluded that the score of 59.8 % which is equivalent to a 'Very Good' rating is anticipated, with a margin of 4.8 % above the 55 % threshold.</p> <p>A BREEAM pre-assessment also has been completed for the detailed application for Plot 2 under the BREEAM 2018 New Construction assessment. The building has been assessed using a "shall and core" assessment type due to its speculative nature. In line with local policy requirements, the assessment targets a BREEAM "Excellent" rating as a minimum. The current anticipated score is 74.4 % which is equivalent to an 'Excellent' rating, with a margin of 4.4 % above the 70 % threshold.</p>	Positive	Seek to achieve as higher scoring under the health and wellbeing aspects of BREEAM
Does the proposal address the housing needs of older people, people with long-term health conditions and people with a disability, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	<p>90 % of residential units within Plots: 4, 5, 8 and 10 will be designed to Approved Document Part M, M4(2) Category 2 Additionally, 10 % of residential units will be spatially designed to Approved Document Part M, M4(3a) Category 3, although will not be fitted out as such.</p> <p>Split-level and duplex apartments are not user-friendly for people with mobility difficulties, and therefore will not be designated for use as wheelchair adaptable units. The exact location of wheelchair adaptable units will be determined at a later stage. Designated wheelchair accessible residential units will be located so as to provide a variety of views and experiences.</p>	Positive	Maximise potential to meet the needs of this group in other methods on top of wheelchair access e.g. extra care housing, sheltered housing, lifetime homes.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal include homes that can be adapted to support independent living for older, people with long-term health conditions and people with a disability?	Yes	The site has been designed to be inclusive to all users, regardless of age, gender or disability, age or health conditions. All buildings and facilities across the site will have level access into them and all primary entrances will be directly accessed off the streets or platform level.	Positive	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	<p>As stated in the Daylight Assessment, the design of the internal layout of the residential units shows that there is potential for good daylight amenity. This is due to the site layout and the proposed variation in buildings' height which allow for good sky visibility for most of the proposed facades.</p> <p>There are a few instances where daylight availability is lower due to the proximity to the East London Line train box at the lowest floors of Plots 4, 5 and 10, the relationship between the western façade of Plot's 8 residential tower and the commercial building on Plot 2, and where the residential buildings face each other within a short distance. The address this the cores and service areas are proposed where lower daylight is expected; dual aspect flats, where living areas are located in the portion of the buildings with greater daylight availability; and dual aspect living areas, where one façade has greater daylight availability than the other.</p>	Orientation and daylight: positive	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	In line with a London wide Local Plan (Policy D.H2) and local policy the development is required to include a minimum of 35% of affordable housing. The development includes a wider variety of housing spread between plots. Based on proposed 500 residential dwellings, 185 (50 %) will be affordable (based on habitable rooms in line with LBTH policy). This provides in excess of the required affordable housing target of at least 35 % and provides a range of sizes between one- and four-bedroom properties, with a higher number of one-bedroom dwellings.	Positive	
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes	Low and zero carbon technologies such as Air Source Heat Pumps (ASHP) and Photovoltaic panels (PVs) will be utilised on a plot-by-plot basis to provide space heating and a proportion of domestic hot water. Through a combination of passive design, energy efficiency measures and Low or Zero Carbon (LZC) technologies the development targets a CO ₂ emission reduction of beyond the requirements of the Building Regulations Part L (2013) of 36 %. Please refer to the Energy Strategy for further details.	Positive	

Table 7 Access to healthcare services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	Yes	The design has provision for uses including a GP Surgery, Cultural / Exhibition Attraction and food and drink uses, as well as open spaces. The site does not include any existing social infrastructure, with an exception of eight five-a-side football pitches. Therefore, the development is likely to have a positive impact on social infrastructure.	Positive	
Does the proposal assess the demand for healthcare services and identify requirements and costs using the HUDU model?	Yes	It has been estimated that the development will generate a 2 % increase in the existing number of patients served by the two assessable GPs. Based on the HUDU recommended GP to patient ratio of 1:1,800, it is estimated that the development will generate demand for an additional 0.6 GPs. Given five of the existing six GP practices in the local area have ratios which suggest spare capacity, and all are accepting new patients and use locums to help meet demand, this additional population is likely to be easily absorbed by the new proposed GP surgery and existing provision. Therefore, the impact is considered to be positive overall.	Positive	
Does the proposal provide for healthcare services either in the form of a financial contribution or in-kind? Does a health facility provided as part of the development match NHS requirements and plans?	Yes	The proposal will include a provision for up to 310 m ² of health facilities uses, with the capacity for 2 GPs. However, as the exact use of the health facilities have not been specified, the confirmation with the NHS plans will be obtained at the later stage of the project. If necessary, the applicant will make a financial contribution (via a Section 106 agreement / Community Infrastructure Levy (CIL) contribution) based on the extra health requirements caused by the development.	Positive	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Yes	The socio-economic chapter of the ES Addendum includes a full assessment of the capacity, location and accessibility of other social infrastructure.	Neutral	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal explore opportunities for shared community use and colocation of services?	Yes	<p>The development will provide significant areas of open green park space alongside smaller areas of hard and soft publicly accessible places. The new open space will be created at the street level, as well as on the platform.</p> <p>The open space at the platform includes a flexible open lawn area and a wooded play garden. Flexible uses to include community use D1 have been included along with Assembly and Leisure uses (D2); it is possible that these can be used for co-location of services although this is not confirmed. Given the shared open space (for residents, workers and visitors), the development has been scored as positive for this criterion.</p>	Positive	
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	Yes	It has been estimated that the development will have a limited impact on the current and future childcare, primary and secondary school places in a local area. The effect of the development on demand for school places has been scored as minor-adverse. The details are provided in the Socio-Economics Chapter of the ES Addendum.	Slight negative	CIL contribution towards secondary school provision in the Borough.

Table 8 Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	No	The site contains eight temporary private five a side football pitches run by the power league, these are for hire and are not open to the general public for use. The site does not contain any public open and natural spaces at this time.	N/A	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	As mentioned above, the proposal seeks to follow design principles to create vital open space. This includes the creation of significant areas of park space alongside smaller areas of hard and soft publicly accessible places. The new open space will be created at the street level, as well as on the platform level. The increase of open space is likely to have a positive health impact, increasing access to green spaces which can encourage physical activity and maintain or improve mental health.	Positive	
Does the proposal provide a range of play spaces for	Yes	<p>A range of multi-functional formal and informal play spaces and equipment to encourage physical activity will be provided. The play spaces proposed as a part of the Revised Scheme will include:</p> <ul style="list-style-type: none"> • Doorstep playable space – age: 0-5s; 	Positive	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
children and young people?		<ul style="list-style-type: none"> Local playable space – age: 5-11s; Neighbourhood playable space – all ages; and Youth space – age: 12 +. <p>A total playable space of 3,970m² will be provided. These spaces will help prevent child obesity, a health priority for LBTH and LBH leading to a positive health impact.</p>		
Does the proposal provide links between open and natural spaces and the public realm?	Yes	Overall the Revised Scheme will involve creation of gardens, public open space and semi-private open space, resulting in a total contribution of 25,812m ² of public realm. There is good permeability between the buildings meaning that residents located within all parts of the Revised Scheme will have easy access to the open spaces. In terms of linking the open spaces and public realm on the site with the wider public realm, it is planned that there will be increased linkages with surrounding green spaces throughout the design including appropriate bicycle and walking networks.	Positive	
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The open and natural spaces provide facilities for a range of different uses – play spaces, relaxation, walking – and therefore would be welcoming to a range of people. The entry points will enable the wider community to access the new park and open space.	Positive	
Does the proposal set out how new open space will be managed and maintained?	Yes	Ease of maintenance and management has been considered to ensure that the open space can be upheld and the planting matures and develops as intended. A Landscape Design Strategy has been created with respect to management and maintenance of open space across the site. The Revised Scheme will be controlled by a management company, funded by a service charge levied on the entire scheme. The company will control, service and maintain all of the communal areas, including open spaces, car parks and common parts as well as maintaining external envelopes of the buildings. This is to ensure that the entire scheme is maintained to a very high standard, reflecting the quality of the architecture and the landscaping.	Positive	Implement plans for maintenance and management of the open space and community gardens at the detailed design stage.

Table 9 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction	Yes	The surrounding area is considered to be highly sensitive to human health effects, particularly inhalable fine particulate matter (PM ₁₀) effects. Mitigation measures are	Dust: Neutral	Effects from construction will be mitigated through the CEMP.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
impacts such as dust, noise, vibration and odours?		proposed in accordance with GLA guidance, to be incorporated within the Construction Environment Management Plan (CEMP) and agreed with the Local Authority. In terms of noise and vibration from construction activities, the predicted levels at the closest noise sensitive receptors will be temporary but likely will cause minor to moderate adverse effects. Those effects will be reduced to the negligible effects with an application of the best practice means. For further details, refer to the air quality and noise and vibration chapters of the ES Addendum which accompanies the application.	Noise/vibration: Negative	
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	<p>During the construction phase, emissions of dust and exhaust gases from construction activities will be effectively controlled through the use of suitable mitigation measures implemented through a Construction Environmental Management Plan and a dedicated Dust Management Plan, which would be agreed with Local Authority.</p> <p>The development does not include internal energy centre with combustion units. The Air Source Heat Pumps (ASHP) and Photovoltaics (PV) will be used to provide heat and power to the Revised Scheme. Therefore, the Revised Scheme will not generate any emissions related to the operation of the energy centre. The Revised Scheme is car free and emissions generated by the Revised Scheme will be only limited to the vehicles servicing the development. For further details, refer to the air quality chapter of the ES Addendum which accompanies the application.</p>	Neutral	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	As mentioned above the construction phase impact will be mitigated via the application of best practice methods. With regards to the operational impacts, the assessment of the noise exposure of the Revised Scheme has been completed based on the future noise levels in the year when the site is fully operational (all phases are completed). The assessment indicated the operational impacts of the Revised Scheme will be negligible with regards to noise and vibration levels caused by traffic and commercial uses. For further details, refer to the noise chapter of the ES Addendum which accompanies the application.	Neutral	Implementation of appropriate mitigation measures through embedded mitigation and good construction practice will ensure compliance with all relevant noise limits.
Does the proposal protect residents from potential historical contaminative uses of the site?	Yes	As stated in the Ground Condition Chapter of the ES Addendum, based on current knowledge of the site, the likely negative effects in all cases were judged to be negligible, requiring no additional mitigation actions. It should be noted that the removal of contaminated soils associated with the preparatory ground works and foundation excavations of the Revised Scheme will result in a moderate beneficial residual effect to the local environment, as this will reduce the net contaminant loading in the area. For further details, refer to the Ground Condition chapter of the ES Addendum which accompanies the application.	Positive	

Table 10 Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes	The development will be car-free in line with local planning policy with on-site parking limited to delivery vehicle loading bays, as justified through the Transport Assessment. Sustainable modes of transport including walking, cycling and public transport will be encouraged throughout the design including appropriate bicycle network and storage.	Positive	
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes	The development includes a cycling strategy. The cycle strategy proposes to support the local cycle culture through a number of initiatives, the key aspects of which are as follows: <ul style="list-style-type: none"> • Providing a safe environment for both cyclists and pedestrians; • Generous provision of cycle storage facilities; • Visitor cycle parking facilities located at perimeter at all entrances; • Hire cycles located at key locations north, south, east and west; and • Cycle hub facility to Braithwaite Street and Cygnet Lane. 	Positive	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The site is located within an established area for residential, office and commercial / retail use classes. The location of the site also benefits from being within recommended walking distance to local amenities. Footways are provided adjacent to the site along Bethnal Green Road, Sclater Street, Brick Lane, Commercial Street and Shoreditch High Street. A number of TfL's cycle routes are located adjacent and in close proximity to the site, providing access for cyclists travelling northbound, southbound, eastbound and westbound in and around the site. The Revised Scheme includes general visitor cycling parking provision on the perimeter of the scheme and two cycle hubs with additional facilities being provided on Braithwaite Street (close to Shoreditch High Street Station) and Cygnet Lane. Additionally, TfL docking stations will be increased with new locations being provided on Shoreditch High Street and Braithwaite Street.	Positive	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	The design of the Revised Scheme includes a modification of and new pedestrian crossings, which will enable safe crossing of existing highways. The development is car free with a limited vehicular access providing pedestrian priority, which will minimise road injuries.	Positive	
Is the proposal well connected to public transport, local	Yes	Access is readily available to the site via public transport through bus, overground, underground and rail. This is reflected by the centre of the site having a Public Transport Accessibility Level (PTAL) of 6 b, (the highest rating possible).	Positive	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
services and facilities?		Bus stops are located adjacent to the site on Bethnal Green Road and Commercial Street. Shoreditch High Street Overground Train Station is situated within the centre of the site. The nearest underground station to the site is Liverpool Street which lies approximately 950 m to the southwest of the site.		
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	The Revised Scheme is car-free in line with local planning policy with on-site parking limited to delivery vehicle loading bays as justified through the Transport Assessment. Sustainable modes of transport including walking, cycling and public transport will be encouraged throughout the design including appropriate bicycle network and storage.	Positive	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The basement will be step free and the access to the basement as well as to the upper levels will be provided via wheelchair accessible lifts and stairs. Sanitary facilities, including wheelchair accessible cubicles and facilities for the ambulant disabled will be located on each floor and will be provided.	Uncertain	Ensure that the detailed design incorporates wheelchair accessibility where feasible.

Table 11 Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	Yes	<p>Much of the residential development fronts onto open space, which creates passive surveillance creating a sense of security for those using the space. The following security and crime reduction measures have been incorporated into the design development:</p> <ul style="list-style-type: none"> The site has well defined boundaries. The Goodsynd wall forms part of the perimeter along the Northern edge to Sclater Street. New Buildings (1, 2 and 4) are proposed to create boundaries and street edges to Bethnal Green Road and Shoreditch Highstreet. The site is bound to the South by a railway viaduct and a new proposed building (building 3). Breaks in the boundaries are for pedestrian movement through the scheme. The existing north-south route through the site (Braithwaite Street) is complemented by four new north-south routes and two 	Positive	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>new east-west routes. These routes will be well defined, legible and well lit. Access to the podium level is via seven vertical access points located off the main pedestrian routes running through the scheme. Each node has a stair and a lift. The team has discussed the possibility of controlling access by having the ability to close a number of these points. The aim being to focus higher volumes of pedestrian movement on specific routes and as a result dissuade any potential crime occurring;</p> <ul style="list-style-type: none"> • The existing site is well connected to local and wider services and amenities for pedestrians, trains, buses, taxis and cyclists; and • Long-stay covered and secure SBD approved cycle storage areas are being provided for staff / residents within the specific building's security-controlled areas, and external SBD approved cycle parking is being provided for visitors at entry / egress points to the site which benefit from both formal and natural surveillance and which will be highly animated. Two cycle hubs are also being provided which provide secure (key card) access, to well lit, managed storage; cycle maintenance facilities are also provided. <p>Additionally, a number of security and crime reduction measures have been incorporated into the Revised Scheme's design:</p> <ul style="list-style-type: none"> • All new buildings have been positioned and designed to overlook the existing public highways and newly created streets through the scheme. Active uses are proposed at ground level; • The buildings on the podium have been designed to overlook the publicly accessible space and have active uses and frontages at podium level; • Inactive facades have been limited where possible and are typically clustered around the service yard gates; • Natural surveillance, combined with appropriate lighting, will be maximised and actively monitored in appropriate publicly accessible areas in and around access points throughout the site. The use of glass in public areas will assist with maintaining open visibility; • No onsite carparking is provided, as the site is car free; • Cycle storage will be actively monitored via CCTV and two staffed cycle hubs are proposed; • The lighting throughout the site will be provided supporting personal and staff safety and active and natural surveillance for site security; • CCTV is to be extensively provided supported by appropriate lighting, access and alarm monitoring systems around the site; • The CCTV network will be connected to a sitewide Building Management System and will be constantly monitored by security personnel. This will allow for a 'dynamic lockdown', should it be required; and 		

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<ul style="list-style-type: none"> There is a possibility that relevant CCTV footage on the site may be shared with the local police force to assist with crime reduction in the area. 		
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The Revised Scheme is mostly open to the wider community apart from the private gardens for the residential area (see the Landscape Strategy for more details). The design elements described above (in helping to design out crime) should make people feel more secure.	Positive	
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The proposals reflect good design; there is a strong building line along the streets which creates good frontages to the area, and also creates strong vistas through the site. The Revised Scheme includes a good mix of open spaces and playable spaces (see Landscape Strategy for more details). These all provide attractive open spaces that can be used for a mix of activities. There is a mix of uses taking place across the Revised Scheme including D1 uses which could provide space for a mix of community uses.	Positive	
Has engagement and consultation been carried out with the local community?	Yes	<p>Initial outreach with regards to the Revised Scheme began in 2011, followed by extensive consultation between 2013 and 2015, which engaged with over 1,500 local people during the process. This included a wide range of public events, regular newsletters, a steering group made up of local residents and a Community Liaison Group. The consultation recorded the areas of most importance locally, setting community aspirations and tracking where the proposals had and hadn't met these, and why. Consultation involving key stakeholders continued on the updated proposals in Autumn / Winter 2018.</p> <p>During the November 2018 11 public events were held, including three themed exchanges. Across the event around 620 people attended and 74 provided feedback on forms provided.</p> <p>In March 2019, further consultation was undertaken to share the updates to the masterplan that were made in response to the previous round of feedback. Three public exhibitions were held sharing the updated masterplan as well as a 3D model of the proposals. Two site tours were also held giving the community an opportunity to visit the site and understand the opportunities and constraints of the project.</p> <p>The feedback from all consultation events has been considered and where feasible incorporated into the development of the design. See the Design and Access Statement and Statement of Community Involvement for more details.</p>	Positive	

Table 12 Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes	The proposals allow for the provision of outdoor facilities including communal gardens and allotments. They will provide positive benefits on this assessment criterion.	Positive	Information provision (a home owner's pack) to new home owners / tenants: including details of local food sources, e.g. farmers markets; and details of nearby food growing areas.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	<p>The Revised Scheme includes a diverse mix of uses, including A1 to A3 retail use. The majority of retail space is located at street level with a greater proportion of leisure and other recreational focused commercial uses being accommodated at the upper former platform level. The retail strategy proposed for the Revised Scheme actively takes into account this diversity and aims to provide retail experiences and spaces that acknowledge the needs of both local communities, retailers and visitors. The strategy puts emphasis on independent retailers, cafes and eateries.</p> <p>The precise mix and range of retail uses to come forward within the site will be informed by on-going discussions with the Council and stakeholders.</p>	Positive	Ensure opportunities are made for smaller and affordable shops for social enterprise
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes	There is no A4 (drinking establishments) use planned within the Revised Scheme. There is A5 use planned though this will be capped at a maximum of 20% of retail provision and will be discouraged. The predominant use class for the provision of food will be A3. Accessibility is only a one component that determines choice of food. There are likely to be other food choices at the Revised Scheme (e.g. convenience stores and restaurants) as alternatives.	Positive	

Table 13 Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities,	Yes	Construction employment – some 5,200 person-years of employment which equates to 520 Full Time Equivalent (FTE) jobs. The net additional jobs (FTEs) in the LBTH and LBH economies could be 379 FTE jobs per annum during the construction period of the Revised Scheme. This does not take account of the potential for additional jobs	Positive	Agree skills and employment strategy for providing local employment and training opportunities so that a positive impact can be achieved.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
including temporary construction and permanent 'end-use' jobs?		<p>associated with any temporary uses, and therefore this estimate provides a worst-case scenario in terms of employment benefits during construction.</p> <p>Operational employment – the total number of gross jobs expected to be created by the Revised Scheme is 8,585 (under the minimum development parameter scenario). The net increase in employment, taking account of current employment at the site and economic adjustments, has been estimated for the local economy at 6,231 net jobs. There will be support offered to ensure local businesses and people can access opportunities, working with the boroughs and other local partners to provide training, apprenticeships and other education and skills opportunities.</p>		
Does the proposal provide childcare facilities?	Yes	No childcare facilities are planned for the Revised Scheme, although the Revised Scheme provides for flexible uses which could include childcare. It is uncertain at this outline stage whether there will be any take up of the space for this use.	Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	Yes	The plans aim to enable active frontages and mixed-uses, a range of commercial / community / retail uses, meaningful ground floor space and active letting strategies. It is proposed that the tenant mix is first and foremost for the local communities, then the Londoner, then the tourist. Therefore, there is the potential to enable local businesses to have affordable workspace, however, this requires further planning to ensure its delivery.	Uncertain	Ensure affordable workplaces are provided in the final designs.
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	Given the stage of Revised Scheme, this has not yet been decided, and will be determined following further discussions with LBTH.	Uncertain	Agree skills and employment strategy including local procurement arrangements prior to the commencement of construction.

Table 14 Social cohesion and lifetime neighbourhoods

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal connect with existing	Yes	The Revised Scheme connects well with the existing area. The revised masterplan seeks to create a characterful and meaningful connection to the local context of Shoreditch and Brick Lane. These surrounding areas are rich in their retail, hotel, food and beverage	Positive	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?		scenes. It is proposed that the site develops its own unique, engaging and varied retail experiences, adopting a site-wide approach to animate connections, routes and public spaces. As such, each individual plot will provide their own retail elements at ground level. This will help to craft retail spaces of different characters and scales, encouraging a mix of tenants to take up residency in the Goodsyards.		
Does the proposal include a mix of uses and a range of community facilities?	Yes	There is a mix of uses taking place across the development including 4,462 m ² of flexible use including D1 uses which could provide space for a mix of culture / heritage and community uses, though take-up for this use is uncertain at this stage. The office space is predominantly located where larger footprints could be accommodated in at the west of the scheme, whereas the smaller footprint hotel and residential elements are accommodated to the east where the urban structure has a finer grain. The retail commercial and cultural space is all located either at street level or park level. The majority of retail space is located at street level with a greater proportion of leisure and other recreational focused commercial uses being accommodated at the upper former platform level. It is important that both the ground and platform levels have a curated mix of uses that will ensure that a vibrant 24 / 7 environment is created to ensure positive life, passive surveillance and activity throughout the day	Positive	
Does the proposal provide opportunities for the voluntary and community sectors?	Yes	As above. There are opportunities for the voluntary and community sectors, though take-up is uncertain at this stage.	Uncertain	Ensure opportunities are provided as the plans develop to enable voluntary and community sectors to have opportunities.
Does the proposal address the principles of Lifetime Neighbourhoods?	Yes	The main components of Lifetime Neighbourhoods are (DCLG, 2011): <ul style="list-style-type: none"> • Resident empowerment – resident-led activities to plan/deliver/evaluate features of lifetime neighbourhoods; • Access – enable residents to get out and about in the areas in which they live – both physically and virtually – and connect with other people and services in the immediate neighbourhood and beyond; • Services and amenities – neighbourhoods with a mix of residential, retail and employment uses. Affordable access to a range of services such as health, post offices, banking facilities or cash machines; • Built and natural environments – built environments that promote safe, inclusive access to key services and facilities. Outdoor spaces and buildings that promote 	Neutral	Seek opportunities to involve the local community and promote community uses at the detailed design stage.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>social contact. Locally accessible greenspace, and affordable access to natural environments;</p> <ul style="list-style-type: none"> • Social networks/ wellbeing – informal/formal opportunities and activities (social, learning/training, volunteering), where people feel safe and confident and which respect and reflect the needs of different ages, cultures and ethnicities; and • Housing – a range of affordable housing choices based on inclusive design principles in order to meet the occupants' needs across their life – space / layout within homes designed to meet changing needs. <p>The Revised Scheme addresses many of these principles, for example, improving accessibility, creating neighbourhoods with a mix of uses, providing some affordable housing and creation of outdoor spaces which promote social contact. The overall impact has been judged neutral, however, since the design has not involved other elements, e.g. resident empowerment, and given that the possible community uses on the Revised Scheme are uncertain at this stage.</p>		

Table 15 Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	Yes	The site has been derelict since a fire on the site in the December of 1964 and demolition of the majority of the buildings in 2004. The new Shoreditch High Street Rail Station on the London Overground has opened up in the centre of the site in April 2010, with the 'boxed' London Overground line in the centre of the site providing services to the south east, north London and Canary Wharf. The Revised Scheme includes a mix of uses to bring activity to what is currently an inaccessible island.	Positive	
Does the proposal encourage recycling (including building materials)?	Yes	The Revised Scheme will consider incorporating a reclaimed / recovered rain or grey water system into the design as a water reduction measure. Furthermore, the site will seek to achieve zero waste to landfill for all on-site construction and demolition waste. The recycling and reuse of materials on site or locally will be maximised.	Positive	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate sustainable design and construction techniques?	Yes	<p>The main contractor will be required to source materials in accordance with a sustainable sourcing strategy. Low-impact materials will be prioritised where possible.</p> <p>The design of the Revised Scheme is based on sustainable design and construction principles as informed by planning requirements and industry best practice. It is on this basis that we are utilising a sustainability framework based on five defined factors; i.e. the people, the building, the social network, the natural environment, and the economic. For more details refer to Sustainability Strategy and Chapter 5: The Revised Scheme and Demolition and Construction Overview Chapter of the ES Addendum.</p>	Positive	

Table 16 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes	The Revised Scheme does not include an energy centre with combustion units. It is proposed that ASHP technology will be utilised on a plot-by-plot basis to provide space heating and a proportion of domestic hot water. PV provision will be determined on a building by building basis within subsequent reserved matters applications, dependant on available roof space once ASHP plant is accommodated.	Positive	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes	<p>The Mechanical, Electric and Plumbing (MEP) servicing strategy for Plot 2 includes the following:</p> <ul style="list-style-type: none"> Central air-handling plant for the office areas located in a triple height plant space at floor levels 01 – 03 inclusive, and in a plant area within the double height roof space above level 25. Air-handling plant will incorporate high efficiency heat recovery devices, and inverter-controlled fans to optimise energy efficiency; High efficiency ASHPs to generate low temperature hot water heating and chilled water for use by the central ventilation plant, and heating and cooling systems throughout the building; High efficiency air-cooled chiller plant located at roof level to generate chilled water for use by landlords and tenant 24/7 critical cooling systems throughout the building; and The building service strategy for other buildings will be determined at later stage of the project. 	<p>Buildings: uncertain;</p> <p>Landscaping: positive</p>	Ensure the detailed design of the buildings incorporates elements to respond to winter and summer temperatures.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		The detailed building design, e.g. how insulation and ventilation are incorporated, will be determined at a later stage. The tree cover for shading will enable the public spaces to be used in warmer temperatures.		
Does the proposal maintain or enhance biodiversity?	Yes	<p>The Revised Scheme will create a significant new green infrastructure. The proposed landscape will deliver a broad range of planting and green spaces across the site that will enhance wildlife, improve local biodiversity and compliment the built environment, both existing and new.</p> <p>It is proposed to provide a long-term structure, of predominantly native species planting, and within that to provide for diversity of habitat, character and visual amenity in response to the design and function of the particular area. The variety is to provide year-round seasonal interest, spatial structure, visual amenity, biodiversity, play and educational resource as follows:</p> <p>Ground Level - The Shoreditch Tapestry</p> <ul style="list-style-type: none"> • New street tree planting; • Planting to historic wall at Building 4 & 5; and • Climbing plants on blank facades. <p>Platform Level - The Platform</p> <ul style="list-style-type: none"> • Wide range of planting typologies to each of the garden areas; • Planting to include, trees, hedging, shrub, groundcover, climbing planting ornamental planting, wildflower, woodland planting and community planting beds; and • The Field, being the largest consolidated green space includes extensive planting including the creation of a large wildflower lawn and woodland garden with variety of trees and mixed understorey planting. <p>Roof Level - Office Terrace Gardens</p> <ul style="list-style-type: none"> • Variety of planting to include trees and ornamental planting suited to microclimate. 	Positive	
Does the proposal incorporate sustainable urban drainage techniques?	Yes	A site wide sustainable urban drainage system (SuDS) for the site has been designed to achieve a greenfield runoff rate reduction for up to the 1 in 100 year + 40 % Climate Change Storm event. The proposed attenuation storage systems will be at roof level, podium level or below the proposed external lower ground areas, whereby a combination of attenuation systems will be utilised (permeable / porous surface / surfacing, blue roofs and geocellular attenuation tanks) to accommodate the required attenuation storage.	Positive	

1.10 CONCLUSION

- 1.10.1 The HIA considered a number of criteria to establish the overall effects of the Revised Scheme on local health.
- 1.10.2 It is considered that the Revised Scheme will positively impact public health in all assessed criteria, with an exception of impacts on:
- Primary and Secondary and post 19 education needs – impact: slight negative (although mitigated by financial contribution towards secondary school provision in the Borough); and
 - Impacts of dust, noise, vibration and odours – impact: dust – neutral; noise and vibration – negative (although mitigated by Construction and Environmental Management Plan and application of the best practicable means).
- 1.10.3 A number of recommendations have been provided which may help to lead to improved health outcomes. These recommendations should be considered at further stages of the project, including the design, construction and operation.

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Hammerson