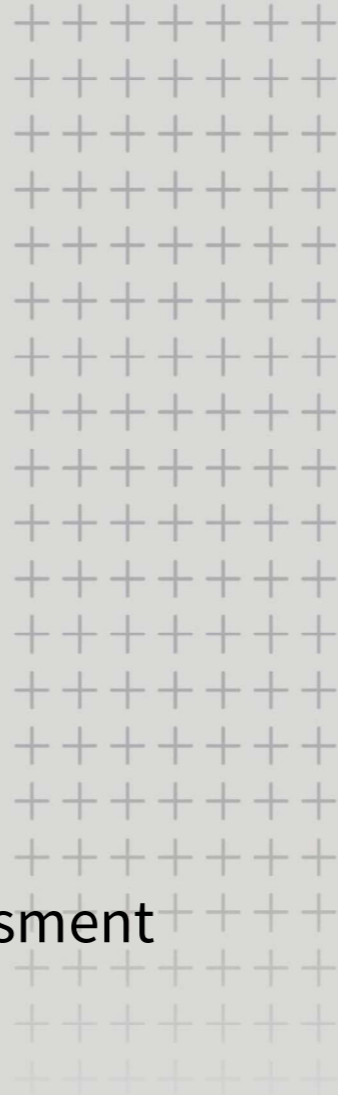


Appendix: Health

Annex 1: Health Impact Assessment

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Vinegar Yard: Health Impact Assessment

A Report by Hatch
October 2021

Vinegar Yard: Health Impact Assessment

October 2021

www.hatch.co.uk

Contents Page

1. Introduction	1
The Development Proposals	1
Assessment Methodology	2
Local Context	5
2. Assessment	7
3. Summary / Conclusions	24

1. Introduction

- 1.1 The national Planning Practice Guidance (PPG) states that local planning authorities should ensure that the healthcare infrastructure implications of any relevant proposed local development are considered. The PPG also refers to Health Impact Assessment (HIA) as a useful tool to assess and address the impacts of development proposals (paragraph ref 53-005-20190722). Furthermore, the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended 2020) states that ‘population and human health’ is a factor that should be assessed as part of an EIA, where appropriate.
- 1.2 At the London level, London Plan (Policy 3.2 Improving health and addressing health inequalities) indicates that the Mayor will take account of the potential impact of development proposals on health and health inequalities within London and that a HIA should be used for considering the impact of major development proposals on the health and wellbeing of communities. It states that ‘new developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities’ and that a HIA should be considered to ‘identify opportunities for minimising harms (including unequal impacts) and maximising potential health gains.’
- 1.3 Health priorities are set out in Policy GG3 of the London Plan (Creating a Healthy City) which specify that:
- ‘the potential impacts of development proposals and development plans on the mental and physical health and wellbeing of communities [should be assessed] in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments’.*
- 1.4 The policy states that Health Impact Assessments (HIA) should be undertaken ‘as early as possible’ in the plan making or design process of a development to ‘identify opportunities for maximising potential health gains, minimising harm and addressing health inequalities.’
- 1.5 In order to meet these requirements, Hatch has prepared a HIA which should be read in conjunction with the Environmental Statement (ES) for the Proposed Development.
- 1.6 The remainder of this section describes the Proposed Development, sets out the methodology for undertaking the HIA and provides an overview of the profile of the local population. Section 2 comprises the HIA itself.

The Development Proposals

- 1.7 The Vinegar Yard Site (hereafter referred to as ‘the site’) is 0.3ha site located within the London Borough of Southwark and is bounded by St Thomas Street, Fenning Street, Vinegar Yard and Snowfields.
- 1.8 The application is for the redevelopment of the site to include the demolition of existing buildings, retention and refurbishment of the warehouse and the erection of a ground, mezzanine and 18 storey building (with plant at roof) and 3 basement levels, comprising of café and community space within the warehouse and within the new building office, flexible medical and research and development, and flexible retail and affordable workspace, alongside cycle and disabled car parking, servicing, refuse and plant areas, public garden (including soft and hard landscaping), highway improvements and all other associated works.

Assessment Methodology

- 1.9 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.’¹ Factors that have the most significant influence on the health of a population are called ‘determinants of health’ defined by WHO as ‘the range of personal, social, economic and environmental factors which determine the health status of individuals and populations’.
- 1.10 The London Healthy Urban Development Unit (HUDU) Planning for Health Rapid HIA Tool Fourth Edition (October 2019) recommends the assessment of potential health impacts under 11 different broad health determinants. It does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. These health determinants are described in Table 1.1 below.

Health Determinant	Potential Health Impacts
Housing design and affordability	Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has an impact on community welfare, cohesion and mental wellbeing.
Access to healthcare services and other social infrastructure	Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.
Access to open space and nature	Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children are missing out on regular exercise, and an increasing number of children are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.
Air quality, noise and neighbourhood amenity	The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels among children. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.
Accessibility and active travel	Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and

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

	spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.
Crime reduction and community safety	Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the ‘fear of crime’, both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.
Access to healthy food	Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families and older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.
Access to work and training	Employment and income are a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.
Social cohesion and lifetime neighbourhoods	Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate, interact and feel safe in.
Minimising the use of resources	Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.
Climate change	There is a clear link between climate change and health. The Marmot Review is clear that local areas should prioritise policies and interventions that ‘reduce both health inequalities and mitigate climate change’ because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change. Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.

Source: HUDU Rapid Impact Assessment Tool, October 2019, Fourth Edition

- 1.11 Southwark Council also employed the Healthy Urban Design Unit (HUDU) Rapid Health Impact Assessment (HIA) tool and Healthy Urban Planning Checklist when assessing the health and wellbeing implications of local plans. The tool has been designed to use existing evidence to assess the likely health impacts of development plans and proposals and recommend measures to address negative impacts and maximise benefits. The process looks at the positive and

negative impacts of a development as well as assessing the indirect implications for the wider community.

- 1.12 In line with Southwark Council, HUDU’s rapid HIA tool has also been utilised for this assessment. For each category, the rapid HIA tool has been completed drawing on documents such as the ES, Design and Access Statement (DAS), Transport Assessment (TA), Energy and Sustainability Statement and community engagement responses. These documents provide the detailed information in terms of the method of assessing impacts for each of the specialist areas. Where appropriate, these documents have been referenced and supplemented with information from discussions with the appropriate technical leads for each of the potential health impacts.
- 1.13 The HIA covers a wide range of health determinants and is largely a qualitative assessment, rather than quantitative. There is no formal or statutory requirement to assess or measure the significance of effects within a standalone HIA and for the most part, it is not possible to quantify the severity or extent of the effects which give rise to these impacts. Indeed, HUDU notes ‘it may not be possible to quantify the impacts as many of the effects on an individual’s or community’s health are not easily measurable and many health effects are indirect and take many years to manifest themselves’. To this end, the potential health impacts are described as outlined in Table 1.2 below, based on broad categories for the identified qualitative impacts. However, where the HIA has drawn on the assessments of effects presented within relevant ES Chapters, the significance of effect is stated in addition to being identified as either positive (beneficial), neutral, negative (adverse) or uncertain.

Table 1.2 HIA Impact Categories

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

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

- 1.14 Actions have been identified to mitigate any negative impact on health and opportunities to enhance health benefits where relevant have also been identified. For the most part, these measures already form part of the Proposed Development (embedded) or have been identified within the ES or supporting statements as mitigation measures and the assessment has considered these impacts as such. Where mitigation or enhancement measures are identified that are additional, this is noted.
- 1.15 To ensure a robust assessment has been made when considering the potential effects of the flexible nature of the end uses, two versions of the scheme have been assessed in this ES (as relevant) and set out below as follows:
 - Option 1: Where levels 1 - 10 of the Main Building are provided as D1 Use Class (medical use); and
 - Option 2: Whereby levels 1 - 10 of the Main Building are provided as B1b Use Class (research and development use).
- 1.16 In both Options the remaining levels of the Main Building and Warehouse are provided as B1(a) Office, affordable workspace (B1 / D1), D1 (community) and A1-A4 (retail).
- 1.17 The mitigation (if required) applies to the Proposed Development under both Option 1 and Option 2 unless stated otherwise.

Local Context

- 1.18 The geographical extent of the impacts assessed within this HIA is dependent upon the type of effects and receptors. Impact areas and associated baseline conditions are defined within each of the relevant ES Chapters and documents that this HIA has drawn upon and will vary depending on the health determinant and receptor. This section focuses on the area surrounding the site in order to provide a demographic context of the existing community locally. Demographic characteristics have been set out for the following geographies:
 - Local Impact Area (LIA) – defined as the best-fit Local Super Output Areas² forming the London Bridge intensification / commercial area within the Bankside, Borough and London Bridge Opportunity Area³;
 - Borough – London Borough of Southwark (LBS);
 - Regional - London; and
 - National – England.
- 1.19 A summary of the key demographic characteristics of the area is provided below:
 - According to the ONS 2020 Mid-Year Population Estimates (MYPE) the LIA has a population of 8,236 accounting for 2.6% of the total population of the LBS.
 - The working age population of the LIA represents approximately 83% of the total LIA population, which is considerably higher than the average of both LBS (73%) and England (62%). At 5%, the LIA also has a much smaller proportion of the population aged 65 and above compared to LBS (9%) and national (19%) averages.
 - Between 2011 and 2020, the population of the LIA increased by 23% (+1,541) which is higher than wider area growth rates. This level of growth equated to 5% of the overall growth experienced in LBS.
 - According to the Annual Population Survey (2021), the economic activity rate in LBS (84%) is higher than that of London (79%) and England (80%). Unemployment rates are also higher in LBS at 9% compared to the London (5%) and national (6%) averages. Data from the Annual Population Survey is not available at the LIA level.
- 1.20 Local Authority Health Profiles for each borough set out the health needs of the local population and informs the priorities for the GP commissioners locally. Table 1.3 shows several key points of note within the 2019 Health Profiles for LBS, where indicators are identified as being significantly worse (red), not significantly different (amber) or significantly better (green) compared to the national average.

Table 1.3 Local Authority Health Profile 2019

Health Indicator	Indicator value	LBS	London	England
Life expectancy at birth - male	Years	79.6	80.9	79.8
Life expectancy at birth - female	Years	84.9	84.7	83.4
Proportion physically active adults	Proportion (%)	71.7	65.2	66.4
Adults classified as overweight or obesity	Proportion (%)	50.4	55.7	62.8

² For the purpose of this HIA, and in line with the socio-economic assessment, the LIA is defined as the following LSOAs – Southward 003E, Southwark 003I, Southwark 003J and Southwark 006F.

³ Mayor of London (February 2010), ‘Bankside, Borough and London Bridge – Draft supplementary planning document and opportunity area planning framework’.

Deprivation score (IMD 2015)	IMD 2015 Score	29.5	-	21.8
Percentage of people in employment	Proportion (%)	80.4	75.1	76.2

Source: Public Health England (2021)

- 1.21 The Health Profiles show that LBS has better health outcomes compared to the national average in terms of life expectancy for women, physical activity in adults, adult obesity levels and employment.

2. Assessment

- 2.1 This section sets out the HUDU Rapid HIA Matrix which has been designed to assess the likely health impacts of development plans and proposals.

Table 2.1 Housing Design and Affordability

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
1.1 Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	N/A	Not applicable due to the commercial nature of the Proposed Development.	N/A	N/A
1.2 Does the proposal address the housing needs of older people, i.e. extra care housing, lifetime homes and wheelchair accessible homes?	N/A	Not applicable due to the commercial nature of the Proposed Development.	N/A	N/A
1.3 Does the proposal include homes that can be adapted to support independent living for older and disabled people?	N/A	Not applicable due to the commercial nature of the Proposed Development.	N/A	N/A
1.4 Does the proposal promote good design through layout and orientation, meeting internal space standards?	N/A	Not applicable due to the commercial nature of the Proposed Development.	N/A	N/A
1.5 Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	N/A	Not applicable due to the commercial nature of the Proposed Development.	N/A	N/A
1.6 Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	N/A	Not applicable due to the commercial nature of the Proposed Development.	N/A	N/A

Table 2.2 Access to Health and Social Care Services and Other Social Infrastructure

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
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2.1	Does the proposal retain or re-provide existing social infrastructure?	Yes	The Design and Access Statement (DAS) ⁴ of the Proposed Development confirms that the scheme was redesigned to retain a warehouse (currently used as a temporary market) which considered to make a positive contribution to the Bermondsey Street Conservation Area. The DAS confirms that the retained warehouse will be a community-focused use including flexible meeting/event/exhibition space. The warehouse will provide a more flexible and diverse offer than currently and can work in conjunction with affordable workspace.	Positive	Confirm strategy for nature and scale of flexible community space and raise awareness locally for local residents and businesses to make use of the space
2.2	Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	Yes	The Socioeconomic ES of the Proposed Development notes that, under Option 1, levels 1-10 of the Main Building of the Proposed Development will be used for D1 medical use. Should this come forward, this would improve access to outpatient facilities within the LIA. The Applicant has engaged with Guys and St Thomas to discuss this provision of space. Under Option 2, the commercial nature (including research and development facilities) of the Proposed Development at levels 1-10 of the Main Building, is unlikely to impact on health and social care services.	Positive	Confirm floorspace scenario for the Development and confirm nature and management of outpatient facility.
2.3	Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes	The DAS of the Proposed Development states that the scheme could include space designed for either medical (D1) or research and development (B1b) use. The DAS notes that the design allows for medical use whether it be for medical lab / research or clinical use to capitalise on the proximity to Guy's and St Thomas' Hospital.	Positive	Confirm strategy for nature and scale of provision and continue to engage with the NHS to ensure space meets NHS requirements.
2.4	Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools and community facilities?	No	Given the commercial nature of the Proposed Development, the impact of the scheme is unlikely to impact on social infrastructure.	N/A	N/A
2.5	Does the proposal explore opportunities for shared community use and colocation of services?	Yes	The DAS confirms that a warehouse with community value will be retained for community use for activities such as events and exhibitions. The DAS states that the use of the warehouse space is anticipated to be free of charge.	Positive	Confirm strategy for nature and scale of flexible community space and raise awareness locally for local residents and businesses to make use of the space

Table 2.3 Access to Open Space and Nature

⁴ Kohn Pedersen Fox Associates (December 2020): Vinegar Yard, Planning Application – Design and Access Statement.

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
3.1 Does the proposal retain and enhance existing open and natural spaces?	Yes	The DAS of the Proposed Development confirms that the existing yard space will be replaced by a new garden and as much plant as possible has been retained within the basements. The proposal is for the warehouse ground floor to be opened up to contribute to the public realm. A wide north-south garden and a parallel public space has been proposed relating to St Thomas Street, with the additional benefit of improving connectivity between St Thomas Street and areas to the north. In addition, entrances between the Main Building and the retained Warehouse help to encourage an east – west route across the site.	Positive	No further mitigation measures required
3.2 In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The DAS of the proposed scheme confirms that additional external terraces will be created as part of the scheme and a new public plaza will be created, including hard and soft landscaping at lower levels of the scheme - with the Urban Green Factor increased. It is specifically noted that the existing yard will be replaced by a new garden.	Positive	No further mitigation measures required
3.3 Does the proposal provide a range of play spaces for children and young people?	No	N/A due to the commercial nature of the Proposed Development.	N/A	N/A
3.4 Does the proposal provide links between open and natural spaces and the public realm?	Yes	The DAS confirms that the Proposed Development seeks to create new public realm and contribute to LBS's vision for improved connectivity and green routes.	Positive	No further mitigation measures required
3.5 Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The developers of the St Thomas Street East Framework, which includes the site, have focused on the ground floor of respective developments to ensure the creation of a vibrant St Thomas Street East that works well for all users. The Proposed Development comprises new access routes, improving connectivity across the site and beyond for pedestrians and cyclists.	Positive	No further mitigation measures required

The DAS notes that guidelines relating to the development of the site would include:

- Step free access into buildings;
- Level or easy gradients along pedestrian routes surrounding the site, which will be well lit and have hard wearing paving; and
- Drop kerbs will be provided at all pedestrian crossing points and the detailing will incorporate tactile paving and hazard warning paving were required. All surfaces will be slip resistant with defined edges.

3.6	Does the proposal set out how new open space will be managed and maintained?	Yes	The final DAS and operations strategies will be incorporated in the Facilities Management Manuals for the buildings. Leaseholders and tenants will be informed of their responsibilities to maintain the inclusive environment in use, including maintaining external and internal pedestrian routes. The DAS further suggests that the site will have a Building Manager.	Neutral	No further mitigation measures required.
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Table 2.4 Air Quality, Noise and Neighbourhood Amenity

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
4.1 Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	<p>The Air Quality assessment of the ES notes that the LBS's Technical Guidance for Demolition and Construction states that "All major development in Southwark are considered 'high risk'". As such, the Air Quality assessment confirms that the mitigation measures set out in the GLA's SPG⁵ on The Control of Dust and Emissions During Construction and Demolition for a high-risk site will be implemented during the demolition and construction phase of the Proposed Development. Guidance from IAMQ⁶ is that, with appropriate mitigation in place, the effects of construction dust will be 'not significant'.</p> <p>The Noise and Vibration assessment of the ES confirms that construction traffic will have a negligible effect on surrounding receptors. However, in the worst case scenario, some receptors, namely the Horseshoe Inn, The Glasshouse, 8-14 Melior Street, 16 Melior Street, Snowfield Flats and 147 Snowfields, will experience significant, temporary moderate to major adverse impacts caused by demolition, excavation, piling and/or superstructure elements of the construction phase for both Option 1 and Option 2. The Horseshoe Inn, The Glasshouse and 8-14 Melior Street are also likely to experienced temporary moderate adverse construction vibration effects for both Option 1 and Option 2. The ES chapter notes that implementation of the mitigation measures set in ES chapter 15 – Mitigation and Monitoring would reduce the magnitude of impact and scale of effects experienced.</p>	Neutral	<p>Implementation of mitigation measures set out in the GLA's SPG on The Control of Dust and Emissions During Construction and Demolition.</p> <p>Implement mitigations set out in ES chapter 15 – Mitigation and Monitoring (Volume 1).</p>

⁵ GLA (2014): The Control of Dust and Emissions from Construction and Demolition SPG.

⁶ IAQM (2016): Guidance on the Assessment of Dust from Demolition and Construction v1.1

4.2	Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	<p>The Air Quality assessment of the ES confirms that the Proposed Development will not cause any exceedances of the air quality objectives at existing receptors and that the overall air quality effect of the Proposed Development will be 'not significant'. No further mitigation is suggested beyond the best practice design measures.</p> <p>The Air Quality assessment further confirms that an annual 2-hour air quality test will be carried out outside of the medical facility operating hours to remove the risk of exposure at this sensitive receptor (applicable to Option 1 only). Measures to reduce pollutant emissions from road traffic are principally delivered in the longer term by the introduction of more stringent emissions standards which are written into UK law.</p> <p>The Air Quality ES assessment on building emissions confirms that the Proposed Development performs better than air quality neutral in terms of building emissions under Option 1 and Option 2:</p> <ul style="list-style-type: none"> Under Option 1, the total building's oxides of nitrogen (NOx) Emission of 259.1 kg/annum is less than the total Building Emissions Benchmark (BEB) NOx Emission of 912 kg/annum. Similarly, the total building particulate matter (PM₁₀) Emission of 3.6 kg/annum is less than the total BEB PM₁₀ emission of 52 kg/annum. Under Option 2, the total building's oxides of nitrogen (NOx) Emission of 259.1 kg/annum is less than the total Building Emissions Benchmark (BEB) NOx Emission of 768 kg/annum. Similarly, the total building particulate matter (PM₁₀) Emission of 3.6 kg/annum is less than the total BEB PM₁₀ emission of 44 kg/annum <p>The Energy and Sustainability Statement (ESS)⁷ confirms that an indoor air quality plan will be developed at RIBA Stage 3 which will define sources of indoor air pollutants and will establish mitigation and flush-out measures.</p> <p>Once operational, the Air Quality assessment of the ES anticipates a generation of 26,292 car trips/annum under Option 1 and 2,143 car trips per year under Option 2 as a result of the Proposed Development. This is considered better than "air quality neutral" in terms of transport</p>	Neutral	<p>Implement best practice design measures highlighted in the Air Quality assessment, including agreed mitigation with the Council to offset the excess transport emissions.</p> <p>Implement mitigations set out in ES chapter 15 – Mitigation and Monitoring (Volume 1).</p>
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⁷ Sweco UK Ltd (October 2021): 'St Thomas Street - Energy and Sustainability Statement – Vinegar Yard Development'.

				emissions as it is lower than the Total Trip Rate Benchmark of 35,640 trips/annum under Option 1 and 49,009 trips/annum under Option 2.
4.3	Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	Positive	<p>The ES confirms that a plant noise assessment has been undertaken and demonstrates that noise emissions from mechanical plant equipment are expected to comply with the requirements.</p> <p>The Noise and Vibration ES chapter confirms that building services plant noise will have a not significant effect (negligible) on the area for both Option 1 and Option 2 and road traffic noise will have a not significant, minor adverse effect on the area for Option 1, and a not significant, negligible effect on the area for Option 2.</p>

Table 2.5 Accessibility and Active Travel

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
5.1 Does the proposal address the ten Healthy Streets indicators?	Yes	<p>The Transport for London's Healthy Streets Approach⁸ provides a framework of policies and strategies to increase active travel across London. The 10 Healthy Street indicators are as follows:</p> <ol style="list-style-type: none"> 1. Pedestrians from all walks of life (welcoming streets) 2. Easy to cross 3. Shade and shelter 4. Places to stop and rest 5. Not too noisy 6. People choose to walk, cycle and use public transport 7. People feel safe 8. Things to see and do 9. People feel relaxed 10. Clean air <p>The DAS suggests that the Proposed Development will succeed in addressing these metrics – particularly in terms of indicators 1, 2, 3, 5, 6, 8 and 9. The DAS indicates that the site benefits from good public transport links, a mixture of uses, active frontages, a permeable ground floor, a fully accessible pedestrianised plaza and confirms that the layout of the site has been developed to support the</p>	Positive	No further mitigation measures required.

⁸ Transport for London (2017): Healthy Streets for London.

				plan to implement the Healthy Streets cycle lane and traffic calming in St Thomas Street.
5.2	Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	Positive	<p>The proposal includes a pedestrianised public plaza, permeable ground floors of buildings to improve connectivity across the site and widening of the south pavement of St Thomas Street.</p>
5.3	Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	Positive	<p>As noted above, the masterplan layout has been designed to support the plan to implement the 'Healthy Streets' cycle lane in St Thomas Street. The DAS confirms that cyclist arrival has equal prominence to pedestrian arrival. To encourage cycling, the DAS states that employee cycle parking will be provided in a below ground automated cycle parking area accessible from the plaza via a dedicated ramped entrance on St Thomas Street. 36 Showers, 237 lockers and changing facilities will also be provided for employees. On street bicycle parking provisions will also be available.</p> <p>The DAS states that, in total, 465 bicycle parking spaces are proposed at the site. The proposal is for the underground automated storage facility to accommodate approximately 204 bicycles, with 64 bicycle spaces available around the site at ground floor level including 48 spaces on the St Thomas Street footway. The remainder of the cycle parking spaces, in the form of double stacked racks,, folding bicycle lockers and sheffield stands for accessible cycle styles will be located in a store at the mezzanine level.</p> <p>The St Thomas Street spaces can be used by accessible style bicycles (12 spaces).</p>
5.4	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	Positive	<p>The DAS confirms that the site boasts improved connectivity for pedestrians and cyclists within throughout the site and connecting to the wider walking and cycle networks, such as Low Line – a new walking destination along the Victorian rail viaducts spanning Bankside, London Bridge and Bermondsey.</p>
5.5	Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	Positive	<p>Servicing of the site is via two loading bays served via a re-routed Vinegar Yard and arrive at an appointed time. The re-routing of Vinegar Yard for servicing was primarily to support the wider ambition of TFL to complement traffic calming measures in St Thomas Street.</p>
5.6	Is the proposal well connected to public transport, local services and facilities?	Yes	Neutral	<p>The DAS states that the site benefits from a PTAL of 6b (the highest possible rank) in recognition of its central location within Zone 1, with a direct connection to the public transport network at London Bridge, proximity to Bermondsey Station on the Jubilee Line connecting to London Overground as well as the local bus and cycle hire network.</p>

5.7	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 DAS confirms that no car parking is being provided on site. Drop off in the adjacent streets will be possible. The roads surrounding the site are part of a Controlled Parking Zone and so, on this basis, employees at the site will not be able to park cars on surrounding streets. Two accessibility parking bays will be provided off-site along Snowfields. The Draft Framework Employee Travel Plan ⁹ (hereafter 'Employee Travel Plan') does however confirm that there are several car club vehicles in the vicinity of the site should employees require the use of a vehicle – with the nearest car located 210m from the site and the nearest van located 350m from the site. Roads surrounding the site feature single and/or double yellow line restrictions, double red line restriction (St Thomas Street) or Controlled Parking Zones.	Positive	No further mitigation measures required.
5.8	Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The DAS states that primary entrances will be at grade and all floors will be fully accessible via the use of lifts (the primary mean of vertical movement), escalators and/or ramps (with easy gradients, e.g. 1:12). Corridor widths are designed in accordance with Approved Document M2 to allow easy manoeuvring for wheelchair users. The DAS further states that the bicycle spaces located on St Thomas Street can be used by accessible style bicycles, and that accessible changing facilities, toilets and lockers as well as disabled car parking will be provided.	Positive	No further mitigation measures required.

Table 2.6 Crime Reduction and Community Safety

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
6.1 Does the proposal incorporate elements to help design out crime?	Yes	The DAS confirms that the developer met with the Metropolitan Police and anti-terrorism representatives to review the previously submitted proposal and advice received has been applied to the current planning application. While no major concerns were raised, the following recommendations were made and now form part of the proposal: <ul style="list-style-type: none"> enclose groups of cycle parking within the basement, ideally no more than 80 stands per group. 'Cages' can be used to secure groups of cycles while providing visibility. 	Positive	Principles for the public realm should be discussed as part of the more detailed landscape design.

⁹ Caneparo Associates Ltd (December 2021): Draft Framework Employee Travel Plan

			<ul style="list-style-type: none"> all terrace balustrades should be a minimum of 1.8m tall. <p>The DAS further confirms that the proposals feature a high level of permeability of the ground floor and transparency of the lower levels which will positively contribute to the safety of the site.</p>		
6.2	Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	N/A	Not applicable due to the commercial nature of the Proposed Development.	N/A	N/A
6.3	Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The Proposed Development will create a new mixed used area. The DAS expresses the ambition to have a mixture of retail, office and community focussed spaces as well as public and private (for the use of employees) outdoor spaces (in the form of the plaza and building terraces).	Positive	No further mitigation measures required.
6.4	Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	The Statement of Community Involvement Addendum ¹⁰ summarises community involvement activities and responses to feedback between December 2018 and March 2020. The focus of community engagement has been on awareness and information provision, consultation, scheme development, social impact, landowner coordination and partnership development. The Addendum confirms that various modes of engagement have been employed to reach all stakeholders in the local community, including: <ul style="list-style-type: none"> over 5,000 newsletters distributed in the local area; 15+ meetings with local stakeholders; 1 public exhibition on the St Thomas Street East Design Framework; 4 topic sessions; 1 public meeting; The offer of one-to-one meetings for all residents in blocks near to the site; A permanent Vinegar Yard exhibition; Local business engagement and door-knocking programme; and A dedicated project website and contact centre. <p>The DAS confirms that the St Thomas Street Framework has been adapted and improved across three iterations as a result of an</p>	Positive	No further mitigation measures required.

¹⁰ CIT (March 2020): Vinegar Yard – Statement of Community Involvement Addendum

extensive public consultation process with local residents, community groups and other stakeholders. As mentioned previously, discussions have also been undertaken with the Metropolitan Police.

In June 2020, LBS resolved to refuse the application for planning permission. The Applicant has used the time since then to make focused adjustments to the proposals that respond positively to the concerns expressed by the Council's Planning Committee and the GLA.

The Community Update Report¹¹ confirms engagement activities employed with other major landowners in the vicinity, businesses and the public include:

- 31+ meetings with local stakeholders
- 4 public exhibitions and a permanent display at Vinegar Yard
- 2 public meetings
- 5 public workshops
- 2 webinars presenting proposals
- Site notice boards explaining the scheme
- 7 direct mailshots to residents in the area comprising 4 newsletters and 3 letters each with a distribution of up to c.5,000 addresses
- 3 newspaper adverts
- A digital advertising campaign
- Door-to-door & business engagement with 60 businesses; and
- A dedicated project website and contact centre.

Table 2.7 Access to Healthy Food

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or
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¹¹ Four (October 2021): Vinegar Yard Community Update Report.

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
7.1 Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	No	Not applicable due to the urban nature of the Proposed Development.	N/A	N/A
7.2 Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	The socio-economic assessment states that, under Option 1, the Proposed Development includes 588 sqm (GIA) of A1-A4 retail floorspace. Under Option 2, 618 sqm (GIA) will be delivered. In addition, the Statement of Community Involvement Addendum confirms that intended use for the ground floors within the Proposed Development include a curated mix of retail, art, affordable studio space and food and drink offers. As such, the new community space will provide the opportunity for pop-up events which may include community and social enterprise events and stall and food festivals and markets (similar to the current Vinegar Yard use).	Neutral/Positive	No further mitigation measures required.
7.3 Does the proposal avoid contributing towards an overconcentration of hot food takeaways in the local area?	N/A	At this stage, tenants of the Proposed Development are yet to be secured. However, the DAS of the Proposed Development notes that the developer group making up the St Thomas Street East Framework are in the process of developing a joint plan for the social and economic regeneration. This will set out the group's joint commitments to "create a place for culture, jobs and opportunity, bring people together and local health and wellbeing". In addition, the scale of provision of flexible retail space is such that it is unlikely to contribute towards an overconcentration of hot food takeaways in the local area.	Neutral/Negative	No further mitigation measures required.

Table 2.8 Access to Work and Training

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
8.1 Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Socio-Economic assessment of the ES anticipates there to be an average of 520 FTE construction jobs supported each year over the Proposed Development's demolition and construction period of three years. Once completed, under Option 1, the Proposed Development will support between 682 and 900 gross FTE jobs across a range of sectors	Positive	Measures to target local employment during both construction and operation to be secured through a Section 106 agreement.

		and occupations on-site. A further 188 to 216 additional FTE jobs be supported off-site via supply chains under Option 1. Under Option 2, it is estimated that 885 gross FTE jobs could be supported on-site and 277 additional FTE jobs off-site.		
8.2	Does the proposal provide childcare facilities?	No	N/A	N/A N/A
8.3	Does the proposal include managed and affordable workspace for local businesses?	Yes	The Statement of Community Involvement confirms that key spaces available for partner use are on the lower ground floor, ground floor (within the Main Building and the Warehouse) including the New Vinegar Yard public space and the mezzanine. The proposed uses include affordable workspaces, including artist and studio space, curated retail space and community space.	Positive No further mitigation measures required.
8.4	Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	The Statement of Community Involvement confirms that the Applicant has entered into agreements with Southwark Studios as the preferred partner for the lower ground floor where they will deliver genuinely affordable studio space, gallery and community space at a 50% discount for 30 years. Vinegar Yard Ltd has also been selected as the preferred partner to manage the ground floor curated retail space as well as the new Vinegar Yard performance space. The curated retail space will be a similar use to the meanwhile use currently on the site. The Proposed Development chapter of the ES, Volume 1 (Chapter 4) states that 2,943 sqm (GIA) of affordable workspace will be delivered as part of the Proposed Development under both options.	Neutral / Positive Measures to target local procurement during construction and operation to be secured through a Section 106 agreement.

Table 2.9 Social Cohesion and Inclusive Design

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or
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¹² Sweco UK Ltd (October 2021): 'St Thomas Street - Energy and Sustainability Statement – Vinegar Yard Development'.

				enhancement actions
9.1	Does the proposal consider health inequalities by addressing local needs through community engagement?	No	Given the commercial nature of the Proposed Development, the scheme is unlikely to influence existing health inequalities. However, the Statement of Community Involvement confirms that health and wellbeing is a key priority for the St Thomas Street East developments, as such a Health and Wellbeing Drop-In Consultation event was held where the proposals for the site were presented to local residents, businesses, community groups and political stakeholders. The Statement of Community Involvement confirms that as a result in response to residents requesting more affordable and local produce, Vinegar Yard Ltd will require tenants to have at least one menu option under £5 to ensure that all users can enjoy the new space.	Positive No further mitigation measures required
9.2	Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The proposal includes permeable buildings and a landscaped public plaza avoiding physical barriers and severances as well as providing areas for social interaction for employees and the general public. The creation of a performance / exhibition space within the warehouse for community use establishes synergies between the affordable workspace (which is currently proposed to be let to Southwark Studios) and the wider creative community.	Positive No further mitigation measures required
9.3	Does the proposal include a mix of uses and a range of community facilities?	Yes	The DAS of the Proposed Development confirms that the proposal is for a mixed-use site, comprising workspace, retail, medical/research and development and community focussed uses. The roof of the warehouse space is designed to create divisible space for uses such as meetings and smaller community clubs. When the walls of this space are retracted, the space will have the capacity to host events with up to 200 people.	Positive No further mitigation measures required
9.4	Does the proposal provide opportunities for the voluntary and community sectors?	Yes	As mentioned previously, the DAS confirms that the warehouse space, currently used as a temporary market, will be retained and transformed into a flexible community focussed use space for events, meetings and exhibitions.	Positive No further mitigation measures required
9.5	Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The DAS sets out how the principles of inclusive design are incorporated into the design to provide an accessible and sustainable development. All buildings, facilities and external environment will be accessible to all uses. This includes: <ul style="list-style-type: none"> External environment and local transport – the site location is well served by bus, National Rail and London underground with reasonably accessible pedestrian routes with level or easy gradients and tactile paving from transport stations to the site. Vehicle and bicycle parking - the basement / bicycle storage areas can be used to store larger wheelchairs and mobility scooters – charging points for wheelchairs/scooters will also be provided in these areas. Accessible showers and toilets will be provided for office and retail staff, with lockers provided at a suitable height for disabled users. Entrances/Foyers – primary entrances will be at grade and have level thresholds and will avoid highly reflective surfaces, good lighting, 	Positive No further mitigation measures required

		<p>manifestations on clear glass to make it visible, accessible reception desks and slip resistant flooring.</p> <ul style="list-style-type: none"> Horizontal and Vertical Circulation – lifts to all floors will be fully accessible, with ramps (maximum gradient 1:12) between Basement level B02 and B03. Staircases will also feature closed risers, continuous handrailing which extend beyond the last step, contrast and nosing on both tread and riser and 2m headroom under stairs. Corridor widths have also been designed in accordance with Approved Document M2. Toilet facilities – will be available on all office floors including accessible toilets. All toilets will be unisex. To maintain travel distances within 40m, an additional accessible toilet will be provided in the centre of the office area on Levels 01-16. On Levels 17 and 18 travel distances to the accessible toilets are within 40m for 90% of the floor office area. An accessible unisex toilet will also be available on level B03, serving the performance venue. Means of Escape – call systems will be suitable for use by all people with disabilities, including hearing, speech or visual impairment. Signage – wayfinding signage will be clearly written and pictorial information (where appropriate). 		
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Table 2.10 Minimising the Use of Resources

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
10.1 Does the proposal make best use of existing land?	Yes	<p>The site has historically been in industrial and commercial use. It has recently been used as a works site related to the redevelopment of London Bridge Station. The Proposed Development has been designed to respond to its context and better integrate the site with the rest of the Bermondsey Street Conservation Area and wider area.</p> <p>Best use of land is also promoted by the fact that the Proposed Development provides synergies with the existing creative community, creates new routes through the site and improves connectivity with its immediate surrounds.</p> <p>The ESS reiterates this, noting that the permeable and inviting public realm aims to celebrate the community heritage of the site and become a new</p>	Positive	No further mitigation measures required

		<p>and lively destination by promoting a mix of uses. The ESS further states that the building's massing carefully responds to townscape views, local context and constraints on viewing corridors.</p>		
10.2 Does the proposal encourage recycling (including building materials)?	Yes	<p>The ESS notes that the Proposed Development aims to provide a strategy that looks at each stage of the developments life and establish methods of reducing embodied carbon, including recycling and reuse strategies. The proposal is to use frameworks and approaches to help design out wastage during demolition and construction.</p> <p>The ESS notes that the Southwark Sustainable Design and Construction SPD (2009) requires 95% of all construction, demolition and excavation waste to be diverted from landfill and reused or recycled. The current waste management targets for the Proposed Development are set at less than 7.5m³ of construction waste generated per 100m² (GIA) which will exceed this requirement and is considered tough enough to drive low-waste performance. The Proposed Development aims to achieve a BREEAM 2018 target of 2 no. credits for Wst 01 construction resource efficiency.</p> <p>Once operational, the Proposed Development seeks to achieve a BREEAM Wst 03 credit (Excellent) which upholds similar requirements to the Southwark SPD, but also includes better separation of recyclable waste streams, labelling and provision for cleaning facilities associated with organic waste.</p>	Positive	<p>Create and implement Site Waste Management Plan or Resource Management Plans for both demolition and construction.</p> <p>Creation and implantation of a Waste Management Strategy during operation</p>
10.3 Does the proposal incorporate sustainable design and construction techniques?	Yes	<p>The ESS confirms that the Proposed Development applies sustainable design and construction techniques, including requirements, recommendations and/or targets set out in the Southwark Sustainable Design and Construction SPD (2009), the Mayor of London's planning guidance on Sustainable Design and Construction and United Nations Sustainable Development Goals amongst others.</p>	Neutral	No further mitigation measures required.

Table 2.11 Climate Change

Assessment Criteria	Relevant?	Details / Evidence	Potential health impact	Recommended mitigation or enhancement actions
11.1 Does the proposal incorporate renewable energy?	Yes	<p>The ESS states that a high efficiency air source heat pump (which is considered a renewable heat source by the GLA) is proposed for the Proposed Development.</p>	Positive	No further mitigation measures required

		The Energy Strategy and Sustainability Strategy (set out in the DAS) states that on-site renewable energy will be provided with photovoltaic (PV) panels which will be mounted over the roof space on the warehouse and the southern façade of the Main Building.		
11.2 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	The ESS confirms that the design of the Proposed Development includes façade openings across all elevations to enhance the free cooling potential from night-time ventilation an enable flexibility to adopt a mixed mode ventilation solution. The design aims to achieve full natural ventilation operation during the early summer months and 'night purge' to reduce peak cooling loads during the summer months. Due to high external temperatures experienced in London during peak summer months, provisions of mechanical cooling have been made. It is further stated that the façade design provides extra depth for further shading.	Neutral	No further mitigation measures required
		The DAS confirms that the new public realm and all building terraces will be landscaped.		
11.3 Does the proposal maintain or enhance biodiversity?	Yes	The ESS states that enhancing site biodiversity and facilitating urban greening is one of the six core development strategies for the Proposed Development. The Preliminary Biodiversity Offsetting Assessment ¹³ (PBOA) confirms that the existing site has no habitat units, no hedgerows and no river units. As such, due to the lack of vegetated habitats present, any new habitat provided as part of the Proposed Development will result in a net gain. The PBOA confirms that the Proposed Development includes a plaza with planting, additional trees and an area of species rich grassland as well as inset terraces and roof terraces containing shrubs and herbaceous planting. Once complete, the site would deliver +0.33 habitat units and 4,552% net gain.	Positive	Implement recommendations noted within the ESS to reduce impact on breeding birds and meet pre-planning biodiversity and green infrastructure targets. Implement recommendation set out in the PBOA to add to the net biodiversity gain at the site
11.4 Does the proposal incorporate sustainable urban drainage techniques?	Yes	The Flood Risk Assessment of the Proposed Development states that risk of flooding at the site is low. Nevertheless, sustainable urban drainage techniques will be implemented at the site, focusing on source and site controls to ensure surface water is managed. To achieve the estimates 150m3 of storage volume required, the Drainage Strategy proposes a combination of the following solutions:	Neutral	No further mitigation measures required

¹³ Wardell Armstrong (November 2021): Preliminary Biodiversity Offsetting Assessment

	<ul style="list-style-type: none"> • Blue roof (dual ecological and drainage/water storage benefits), • Geo-cellular tanks and • Rainwater harvesting.
	It is assumed that the full value of BREEAM 2018 Pol03 surface water runoff credits will be achieved – underlining the positive nature of the approach taken.
	The DAS states that the overarching landscape design of St Thomas Street East (being developed separately from this Proposed Development's application) includes guidelines relating to the site, including allowance for rainwater attenuation.

3. Summary / Conclusions

- 3.1 The findings of the HIA suggest that the Proposed Development will lead to a number of positive health impacts. These can be summarised as follows:
- **Access to Social Infrastructure:** the Proposed Development will retain a warehouse of significant community value, transforming into a flexible, community focussed venue and affordable workspaces. The new, high-quality public realm will also provide the opportunity for pop-up events which may include community and social enterprise events and stalls and food festivals and markets.
 - **Access to Work and Training:** the Proposed Development will support between 682 and 900 gross FTE jobs under Option 1 and 885 jobs under Option 2, providing opportunities for employment across a range of sectors and occupations including for local residents. In addition, during the demolition and construction phase, temporary employment opportunities (approximately 520 FTE jobs per annum) will be generated.
 - **Accessibility and active travel:** The Proposed Development makes no provisions for private vehicles and includes a fully accessible site including the buildings, pedestrianised plaza and terraces and provides significant cycle infrastructure (including for accessible style bicycles) across the site. The site further benefits from strong public transport links.
 - **Access to open spaces:** The Proposed Development will open up the site with permeable ground flood design and landscaped public plaza, enhancing public access across the site. Landscaped inset and roof terraces will also be available for employees. The Proposed Development will further contribute to the greening of this urban setting.
- 3.2 The HIA has identified a number of mitigation or enhancement measures which should be considered as the design develops which apply to both Option 1 and Option 2. The key measures are:
- Create and adhere to commitments/targets set in a Site Waste Management Plan / Resource Management Plan
 - Measures to promote local procurement during both construction and operation to be secured through a Section 106 agreement.
 - Implementation of all embedded mitigation and mitigation measures proposed in the Environmental Statement, Energy and Sustainability Statement and Preliminary Biodiversity Offsetting Assessment.



HATCH