

# **Appendix Socio-Economics**



# **Annex 1**



## ES Volume 3 Appendix: Socio-Economics

### Annex 1: Planning Policy

Camberwell Union

A report by Volterra Partners, August 2018

#### 1 National Planning Policy Framework, 2018

- 1.1 The National Planning Policy Framework (NPPF)<sup>1</sup> is a material consideration in planning decisions and the key principles of the NPPF of relevance to this assessment are set out below.
- 1.2 **Building a Strong, Competitive Economy (Section 6, paragraphs 80-81 excerpts thereof)** - Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter address the challenges of the future.
- 1.3 Planning policies should:
- set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
  - set criteria, or identify strategy sites, for local and inward investment to match the strategy and to meet anticipated need over the plan period;
  - 
  - seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
  - be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practises (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.
- 1.4 **Ensuring the vitality of town centres (Section 7, paragraph 85 excerpts thereof)** - Planning policies and decisions should support the role that the town centre plays at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:
- (d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting the anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so towns centre boundaries should be kept under review where necessary; and
  - (f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
- 1.5 **Delivering a sufficient supply of homes (Section 5, paragraph 59-63 excerpts thereof)** –To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- 1.6 Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

<sup>1</sup> National Planning Policy Framework, 2018, Ministry of Housing, Communities and Local Government

- 1.7 Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless...
- 1.8 To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.
- 1.9 **Achieving well designed places (Section 12, paragraph 127 excerpts thereof)** – Planning policies and decisions should ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - are visually attractive as a result of good architecture layout and appropriate and effective landscaping;
  - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of uses (including green and other public space) and support local facilities and transport networks; and
  - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 1.10 **Promoting healthy and safe communities (Section 8, paragraph 91 excerpts thereof):** Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- 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;
  - are safe and accessible environments, so that crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
  - 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.

## 2 The London Plan: The Spatial Strategy 2016

- 2.1 The London Borough of Southwark (LBS) is located within Inner London - the following policies from the The London Plan: The Spatial Strategy 2016<sup>2</sup> are of relevance to this assessment:
- 2.2 **Policy 2.14 'Areas for regeneration'**: recognises the need to work with strategic and local partners to co-ordinate the sustained renewal of regeneration areas (the top 20% more deprived LSOAs) by prioritising them for neighbourhood-based action and investment.
- 2.3 **Policy 3.3 'Increasing housing supply'**: recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. Working with relevant partners, the Mayor will seek to ensure the housing need is met particularly through provision consistent with at least an annual average of 42,000 net additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners.
- 2.4 **Annual housing delivery targets**: the annual average target of 2,736 net additional homes for Southwark between 2015/16 to 2024/25.
- 2.5 **Policy 3.5 'Quality and design of housing developments'**: states that housing developments should be of the highest quality internally, externally and in relation to their current and to wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live.
- 2.6 **Policy 3.6 'Children and young people's play and informal recreation facilities'**: highlights the importance of safe access to good quality, well designed, secure and stimulating play and informal recreation provisions, incorporating trees and greenery wherever possible. Developments that include housing should make provision for play and recreation areas in accordance GLA's SPG 'Shaping neighbourhoods: Play and Informal Recreation'.
- 2.7 **Policy 3.9 'Mixed and balanced communities'**: a mix of households by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods.
- 2.8 **Policy 3.11 'Affordable Housing Targets'**: states the need to maximise affordable housing provision and sets a target of 17,000 affordable homes in London per year over the plan period. In order to give impetus to a strong and diverse intermediate housing sector, 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale. Priority should be accorded to provision of affordable family housing.
- 2.9 **Policy 4.1 'Developing London's Economy'**: states the need to:

<sup>2</sup> The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011, 2016

- promote and enable the continued development of a strong, sustainable and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size and cost, supporting infrastructure and suitable environments for larger employers and small and medium sized enterprises, including the voluntary and community sectors;
  - support and promote the distinctive and crucial contribution to London’s economic success made by central London and its specialist clusters of economic activity;
  - sustain the continuing regeneration of inner London and redress its persistent concentrations of deprivation; and
  - emphasise the need for greater recognition of the importance of enterprise and innovation.
- 2.10 **Policy 4.2 ‘Offices’:** highlights the importance of supporting the management and mixed use development and redevelopment of office provision to improve London’s competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium sized enterprises.
- 2.11 **Policy 7.1 ‘Lifetime neighbourhoods’:** people should have a good quality environment in an active and supportive local community based on the lifetime neighbourhoods principles.

### 3 The New Draft London Plan

- 3.1 The New Draft London Plan<sup>3</sup> was published in December 2017 consulted upon in early 2018. It is not yet adopted but is a material consideration in planning decisions.
- 3.2 **Policy D4: Housing quality and standards** sets minimum space standards for new dwellings and design principles in order to optimise the development of housing on sites across London. It provides guidance on private open space and communal play space.
- 3.3 **Policy D5: Accessible housing** sets the aim of providing housing suitable for London’s diverse population, including disabled people, other people and families with young children.
- 3.4 **Policy D6: Optimising housing density** states that “development proposals must make the most efficient use of land and be developed at optimum density.”
- 3.5 **Policy H1: Increasing housing supply** states that “boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites”.
- 3.6 **Policy H5: Delivering affordable housing** sets targets for the delivery of affordable homes.
- 3.7 **Policy H12 Housing size mix** – discussing the importance of having an appropriate mix of unit sizes given identified needs.
- 3.8 **Policy S4 Play and informal recreation** promotes the importance of including opportunities for young people to play and informal recreation within developments.
- 3.9 **Policy E1 Offices** states the “improvements to the competitiveness and quality of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development.”
- 3.10 **Policy G1 Green infrastructure** promotes the importance of London’s network of green and open spaces, and the importance of integrating open space objectives with wellbeing and health (among others).

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<sup>3</sup> Draft London Plan December 2017

## 4 Southwark Local Plan – Core Strategy 2011 and the Saved Southwark Plan Policies (2007)

- 4.1 The current local plan is currently made up of the Core Strategy 2011<sup>4</sup> and the Saved Southwark Plan Policies (2007)<sup>5</sup>. The council is due to consult on the final draft of the New Southwark Plan later this year.
- 4.2 **Core Strategy: Strategic Policy 1 – Sustainable development:** Development will improve the places we live and work in and enable a better quality of life for Southwark's diverse population. It will help meet the needs of a growing population in a way that respects the limits of the planet's resources and protects the environment. This will be achieved by:
- Allowing more intense development for a mix of uses in the growth areas and making sure development makes the most of a site's potential and protects open space;
  - Regenerating areas like Aylesbury, Elephant and Castle, Peckham, Camberwell, Old Kent Road, and Canada Water;
  - Testing the impact of our development plan documents by carrying out sustainability appraisals and equalities impacts assessments and consulting on them widely; and
  - Requiring a sustainability assessment with applications to show how a scheme is the best possible development for a place by balancing economic, social and environmental needs. This includes taking into account the needs of all the community, including people of different ages, genders, faith, ethnicity, sexual orientation, income and disability.
- 4.3 **Core Strategy: Strategic Policy 3 – Shopping, leisure and entertainment:** maintain a network of successful town centres which have a wide range of shops, services and facilities, to help meet the needs of Southwark's population. Our centres will be used because they are vibrant, easy to get to, friendly and safe. This will be achieved by:
- Defining a hierarchy of town and local centres which reflect their size and roles. We will direct large leisure and retail development to town and local centres;
  - Applying the tests set out in national planning policy and the London Plan to assess developments of new shopping and leisure space which are proposed outside town and local centres;
  - Protecting and enhancing our centres by ensuring that the scale of new development is appropriate to their role and character, that a balance of different uses, including shops, bars, restaurants and cafes is maintained, and that we support the provision of markets; and
  - Protecting small scale retail facilities ('A' class uses) outside town and local centres to help meet day-to-day needs.
- 4.4 **Core Strategy: Strategic Policy 5 – Providing new homes:** Development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in growth areas.

<sup>4</sup> Core Strategy, Southwark Council, 2011

<sup>5</sup> Saved Southwark Plan Policies (2007)

Development will provide as much housing as possible whilst also making sure that we have enough land for other types of development and that new housing is in keeping with the character of the area. This will be achieved by providing 24,450 net new homes between 2011 and 2026. Note that these numbers have been updated in the New Southwark Plan – refer to the next section.

- 4.5 **Core Strategy: Strategic Policy 6 – Homes for people on different incomes:** Development will provide homes including social rented, intermediate and private for people on a wide range of incomes. Development should provide as much affordable housing as is reasonably possible whilst also meeting the needs for other types of development and encouraging mixed communities.
- Requiring as much affordable housing on developments of 10 or more units as is financially viable;
  - Providing a minimum of 8,558 net affordable housing units between 2011 and 2026;
  - Requiring a minimum of 35% affordable housing units on developments with 10 or more units;
  - Developments of 10 or more units must provide a mix of housing.
- 4.6 **Core Strategy: Strategic Policy 7 – Family homes:** Development will provide more family housing with 3 or more bedrooms for people of all incomes to help make Southwark a borough which is affordable for families. New homes will have enough space for the needs of occupants.
- Developments of 10 or more units must have:
  - At least 60% 2 or more bedrooms. This must be split between private, social and intermediate housing.
  - A maximum of 5% as studios and only for private housing
  - All developments will be expected to meet the Council's minimum overall floor sizes.

Note that these numbers have been updated in the New Southwark Plan – refer to the next section.

- 4.7 **Core Strategy: Strategic Policy 10 – Jobs and businesses:** increase the number of jobs in Southwark and create an environment in which businesses can thrive and ensure that local people and businesses benefit from opportunities which are generated from development:
- Protecting existing business floorspace and supporting the provision of around 25,000sqm - 30,000sqm of additional business floorspace to help meet general demand for office space in the CAZ, town and local centres, strategic cultural areas, action area cores, Camberwell Action Area and on classified roads;
  - Protecting industrial and warehousing floorspace and enabling growth in new sectors such as green manufacturing and technology in the following strategic and local preferred industrial locations: Bermondsey, Old Kent Road, Parkhouse Street and Mandela Way. Note that the site allocation of Parkhouse Street has changed in the New Southwark Plan – refer to the next section;
  - Protecting small units in the locations listed in the bullet point above and encouraging provision of flexible space to help meet the needs of the local office market and independent retailers;

- Protecting creative, cultural and tourism facilities and encourage new facilities, particularly in strategic cultural areas;
- Allowing development of hotels within the town centres, the strategic cultural areas, and places with good access to public transport services, providing that these do not harm the local character;
- Targeting new jobs and training opportunities which arise from development towards local people;
- Promoting supply chain opportunities for local businesses during and after construction of development; and
- The need to avoid areas at high risk of flooding.

4.8 **Core Strategy: Strategic Policy 11 – Open spaces and wildlife:** improve, protect and maintain a network of open spaces and green corridors that will make places attractive and provide sport, leisure and food growing opportunities for a growing population. We will protect and improve habitats for a variety of wildlife

## 5 New Southwark Plan

- 5.1 The New Southwark Plan (November 2017) is currently under consultation<sup>6</sup> and therefore it has not been fully adopted as yet; however, there are a number of policies that are of particular relevance that should be noted.
- 5.2 **Strategic Policy 1 – Quality affordable homes:** Aim to build 11,000 new council homes by 2043, improve housing standards and build more homes for households with children as well as childless households. The plan states that there are enough sites to build at least 2,736 new homes per year which would meet the London Plan target of 27,362 new homes between 2015 and 2025.
- 5.3 **Development Management Policy 1 – Affordable homes:** states that planning permission will be granted for development providing 11 or more homes which provide a minimum 35% affordable homes (a minimum of 24.5% must be social rented and up to 10.5% should be intermediate) subject to viability.
- 5.4 **Strategic Policy 2 – Social regeneration to revitalise neighbourhoods:** Work towards ensuring that all neighbourhoods and all residents have access to a healthy environment where they can live and work.
- 5.5 **Development Management Policy 9 – Optimising delivery of new homes:** Developments must be within the residential density outlined in the table below.

Location	Habitable Rooms
CAZ	650-1,100
Urban Zone	200-700
Suburban Zone	200-350

- 5.6 **Development Management Policy 13 – Residential design:** Meet or exceed the minimum national space standard, providing adequate internal space for the intended number of occupants. A ceiling height of at least 2.5 metres is strongly encouraged for at least 75% of the dwellings, provide adequate private amenity space, provide green communal amenity space for all residents and share entrances and exits between affordable and market homes.
- 5.7 **Development Management Policy 15 – Ensure efficient use of land.**
- 5.8 **Strategic Policy 4 – Strong local economy:** Provide more opportunities for people in Southwark to find work, get into training and achieve their aspirations; make Southwark a place where the town centres and high streets thrive and a place to do business in the central London and global economy, where business owners know this is the borough where their enterprises will grow and prosper. Ensuring the retention of the industrial premises that London needs.

<sup>6</sup> New Southwark Plan, Proposed Submission Version, November 2017. This local plan is yet to be finalised and released but is undergoing a consultation period

- 5.9 **Development Management Policy 26 - Office and business development:** Retain or increase the amount of employment floorspace (GIA) on-site (B class use or sui generis employment generating uses). Promote the successful integration of homes and employment space in physical layout and servicing in areas that will accommodate mixed use development. This will include a range of employment spaces including freight, logistics, light industry, co-working, maker spaces and offices.
- 5.10 **Development Management Policy 28 – Small and independent businesses:** states that development must retain and small and independent businesses; and Incorporate well designed and flexible units suitable for small and independent businesses.
- 5.11 **4.11 Development Management Policy 39 – Access to employment and training:** Developments which exceed 5,000sqm of new floorspace must provide training and jobs for local people in the construction stage, developments which exceed 2,500sqm of new non-residential floorspace must provide training and jobs for local people in the final development, developments which exceed 1,000sqm must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.
- 5.12 **Site Allocations: Burgess Business Park (NSP23).**
- 5.13 Redevelopment of the site must:
- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace;
  - Provide new homes (C3);
  - Enhance permeability including new north-south and east-west green links;
  - Provide public realm improvements including a square;
- 5.14 Redevelopment of the site should:
- Provide industrial employment space (B2, B8);
  - Provide active frontages (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations ground floor locations.
- 5.15 Redevelopment of the site may:
- Provide extra care housing (C2)

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## **Annex 2**



## ES Volume 3 Appendix: Socio-Economics

### Annex 2: Health Impact Assessment

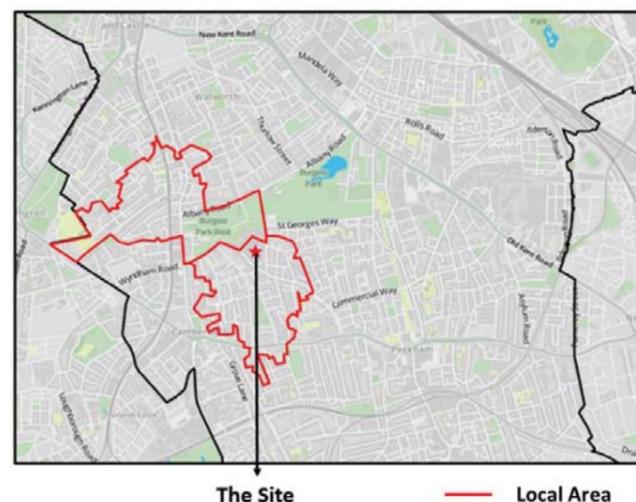
Camberwell Union

A report by Volterra Partners, August 2018

#### 1 Introduction

- 1.1 Volterra has been commissioned by Peachtree Services (“the Applicant”) to provide a Health Impact Assessment (HIA) of Camberwell Union, a proposed mixed-use development at the site of the existing Burgess Business Park in the London Borough of Southwark (LBS).
- 1.2 The Proposed Development will provide 499 additional homes, including 173 affordable units, bringing the total number of residential units at the site to 502 (there are three units onsite that will remain in their current state). It will also provide c. 4,290m<sup>2</sup> NIA of commercial space including office, maker spaces, retail and leisure.
- 1.3 The site description is as follows: ‘Demolition of the existing buildings and redevelopment of the site to provide **499 residential units, up to 3,379 sqm (NIA) of Class B1 commercial floorspace, up to 122 sqm (NIA) of Class D2 leisure floorspace and up to 789 sqm of Class A1-A3 floorspace** within 13 blocks of between 3-14 storeys, with basement, car and cycle parking and associated hard and soft landscaping.’
- 1.4 The Applicant’s ambition is to create a multi sector workplace environment which is open, dynamic, flexible and modern, and builds on Camberwell’s artistic, craft and manufacturing heritage.
- 1.5 The site is situated at a key point along the axial routes between creative hubs at Elephant and Castle, Bermondsey and Peckham, with new creative spots emerging in Camberwell and along the Old Kent Road. It is just to the south of Burgess Park, the largest park (56 hectares) in the LBS with significant recreational and leisure facilities.
- 1.6 For the purposes of data collection, the Local Area is made up of two Middle Layer Super Output Areas (MSOAs) - Southwark 020 MSOA in which the site falls and Southwark 017 MSOA which borders the northern side of Southwark 020 MSOA very close to where the site is located. Figure 1 shows the location of the site with the relevant MSOAs and boundary borders highlighted in red.

Figure 1: Site location



1.7 This HIA assesses the potential impact of the scheme on the health and wellbeing of the population. It is intended as a supporting, explanatory document to be viewed alongside the Rapid HIA matrix which is appended to this document. Where appropriate, the sections consider separately the impacts in the construction and operational phases, others (if relevant) just consider the operational phase. The sections are set out in the same order as the content within the Rapid HIA matrix:

- Housing quality and design;
- Access to healthcare services and social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighbourhood amenity;
- Accessibility and active travel;
- Crime reduction and community safety;
- Access to healthy food;
- Access to work and training;
- Social cohesion and lifetime neighbourhoods;
- Minimising the use of resources; and
- Climate change.

## 2 Housing quality and design

### Quality of housing design

2.1 All dwellings have been designed to meet the GLA requirements - Part 2: Quality standards of the Housing SPG March 2016 - and the requirements of the LBS - 2015 Technical Update to the Residential Design Standards (2011), in particular the following items:

- All 3+bed units must have at least 10sqm of private amenity space
- Integral bulk storage facilities
- A mix of open of plan living-kitchen-diners and units with separate kitchen diners to offer choice to potential occupiers
- All three bed affordable dwellings should be designed to have self-contained kitchens

2.2 In addition, all units have been designed to current housing standard and guidance, drawing on the following documents where applicable:

- Technical housing standards – nationally described space standard (March 2015)
- London Housing Design Guide Interim Edition (August 2010)
- Building Regulation Approved Documents, including Part M
- Habinteg Wheelchair Housing Design Guide
- Lifetime Homes principles
- Building for Life principles
- Secured by Design (New Homes) principle

2.3 A significant number of the new homes will exceed the minimum standards, being larger than the minimum requirements to optimise the quality, flexibility and amenity of residents.

### Supporting the needs of the elderly population

2.4 Camberwell Union has been designed to ensure that the layout creates an inclusive environment for all residents, from the approach to the home.

2.5 All internal routes are level and direct to the lift cores of which two are provided for blocks above 6 storeys and all designed to be fully wheelchair accessible. All stairs are designed for ambulant disabled.

2.6 At the residential floors the corridor is generally 1.6m wide and increases to 2.0m at the lifts. Circulation has been designed to remove acute angles, unnecessary internal partitions and with clear legibility.

2.7 The Proposed Development includes 10% of units which are wheelchair adaptable homes; these have been designed to comply with the Building Regulation requirement M4(3) and Southwark's 2015 Technical Update to the Residential Design Standards SPD. In addition, the layouts have been reviewed in accordance with Habinteg guidance as well as the GLA's SPG best practice guidance on Wheelchair Housing (Annex 2, SPG). Key design criteria for the internal layouts include:

- Transfer zones in hallways;
- Larger bathrooms;

- Wheelchair turning space in rooms;
- Larger bedrooms; and
- The facility for hoists from bedrooms to bathrooms.

Contribution towards housing supply in Southwark

- 2.8 The London Plan 2015 establishes a target for the LBS of 2,700 dwellings each year until 2024/25<sup>1</sup> based on the current level of demand, supply and the inward and outward flow of residents to the borough. The London Plan does not outline a strategic, London-wide target for affordable housing provision, however it notes that “the maximum reasonable amount of affordable housing should be sought subject to viability” and that importance should be placed on strategic targets at a borough level.
- 2.9 Over the past decade, the maximum number of new housing units delivered in the LBS in a single year was 2.4k (2016/17). This is below the minimum target set out by the London Plan for the LBS of 2.7k new homes per year. Average annual housing delivery (1,756 units over the last ten years) in the LBS would need to increase by 50% to meet this target.
- 2.10 The Proposed Development will provide 499 additional housing units in LBS – this is equivalent to 18% of the LBS’s annual housing target which is a significant contribution from one scheme. The Proposed Development would include a range of housing types and sizes - with 60% of dwellings having two or more bedrooms and 35% of houses being affordable housing - responding to local needs.

<sup>1</sup> GLA, The London Plan: The Spatial Development Strategy for London Consolidated with Alterations Since 2011, March 2016

Table 1: Dwellings split by Tenure and Number of Bedrooms

	Studio	1	2	3	Total	
Private	23	113	121	69	326	65%
Intermediate	0	24	30	0	54	11%
Socially rented	0	41	44	34	119	24%
Total	23	178	195	103	499	100%
	5%	36%	39%	21%	100%	

Energy efficient homes

- 2.11 The strategic design approach follows the London Plan energy hierarchy outlined below:
- Use less energy -> “Be Lean”
  - Supply energy efficiently -> “Be Clean”
  - Use renewable energy -> “Be Green”
- 2.12 The Proposed Development has been assessed using approved software to demonstrate the potential energy usage and CO<sub>2</sub> emissions. The development will achieve a 35.38% improvement over Building Regulations Part L 2013 (the London Plan requires this to be at least 35%) and an additional developer’s commitment to off-set the remaining CO<sub>2</sub> reductions through financial contribution will assist in achieving the zero carbon homes policy objectives.
- 2.13 The proposed energy efficiency measures to deliver this performance are summarised below:
- Construction of highly insulated fabric and low air tightness;
  - Heat recovery on Mechanical ventilation with heat recovery (MVHR) in residential apartments and air handling unit plant;
  - Multi pressure sensors on pumps and fans;
  - Provision of lamps/luminaires with high efficacy and efficient lighting controls;
  - Provision of combined heat and power (CHP) within communal plantroom;
  - Provision of efficient air source heat pumps (ASHP) systems for cooling in non-residential retail/office areas; and
  - Provision of Photo-voltaic (PV) panels on sedum roof.
- 2.14 For further information please refer to the Energy Statement.

### 3 Access to healthcare services and social infrastructure

#### Local healthcare provision

- 3.1 Typically, individuals register with GPs close to their place of residence. However, since January 2015 GPs have been allowed to accept patients who are living outside of their practice boundaries, although it is for the practice to decide whether this is appropriate. A GP can refuse to accept patients because:
- It has no capacity to take on new patients;
  - It is not accepting patients that do not live within in its practice boundary; and
  - It is not appropriate for a particular individual to register with a practice that is a long way from where they live.
- 3.2 For this assessment, a catchment area of one mile has been used, which is considered to be a typical walking distance to a GP surgery (Figure 2). There are 23 GP surgeries within a 1 mile catchment area of the site (for which data is available) with a total list size of circa 157k patients and supported by 97 doctors. New patients are being accepted at all surgeries (Table 2). The average ratio of registered patients per GP across the practices is 1,622, falling within the target patient list size of 1,800 per GP recommended by the Department for Health (DfH). This suggests that the provision of primary care in the Local Area is not particularly constrained.

Table 2: GP Surgeries within a 1 mile radius of the Site

Name	No. GPs	Currently accepting patients?	List size	Patient/GP
Concordia Parkside	4	YES	5,729	1,432
St Giles Surgery (Dr Begley)*	3	YES	4,810	1,603
St Giles Surgery (Dr A Patel)*	3	YES	7,072	2,357
The Villa Street Medical Centre	9	YES	7,690	854
Camberwell Green Surgery	7	YES	11,122	1,589
Sir John Kirk Close Surgery	2	YES	4,062	2,031
Lister Primary Car Centre (Dr Hossain)	3	YES	5,191	1,730
Lister Caretaking Practice	5	YES	4,807	961
Hurley Group Practice at the Lister	3	YES	6,520	2,173

Lister Primary Care Centre (Dr Arumugaraasah	4	Y E S	5,282	1,321
Hurley Group Practice	3	Y E S	6,439	2,146
The Trafalgar Surgery	1	Y E S	4,267	4,267
Penrose Surgery	5	Y E S	8,193	1,639
Dr At Bradford's Practice	7	Y E S	8,232	1,176
Maddock Way Surgery	2	Y E S	3,177	1,589
Old Kent Road Surgery	8	Y E S	9,642	1,205
The Corner Surgery	3	Y E S	5,950	1,983
Minet Green Health Practice	6	Y E S	11,909	1,985
Akerman Medical Practice	2	Y E S	5,430	2,715
Drs Patel And Partner	4	Y E S	8,021	2,005
The Acorn & Gaumont House Surgery	5	Y E S	9,579	1,916
DMC Chadwick	3	Y E S	6,654	2,218
Queens Road Surgery	5	Y E S	7,530	1,506
<b>Total</b>	<b>97</b>	<b>N / A</b>	<b>157,308</b>	<b>1,622</b>

Source: NHS Choices, 2018

\*Surgeries have the same name but registered as different surgeries, figures in red are above the NHS recommended doctor to patient ratio of 1,800 recommended doctor to patient ratio.

NB This data does not include the surgeries operated by the Aylesbury Partnership which are also within one mile of the site. This includes Aylesbury Medical Centre, Commercial Way Surgery, The Dun Cow Surgery.

Figures in red are above the NHS recommended doctor to patient ratio of 1,800

3.3 The closest GP surgeries to the site are Concordia Parkside, St Giles Surgery (Dr Begley) and St Giles Surgery (Dr Patel); Figure 2 shows the location of the GP surgeries.

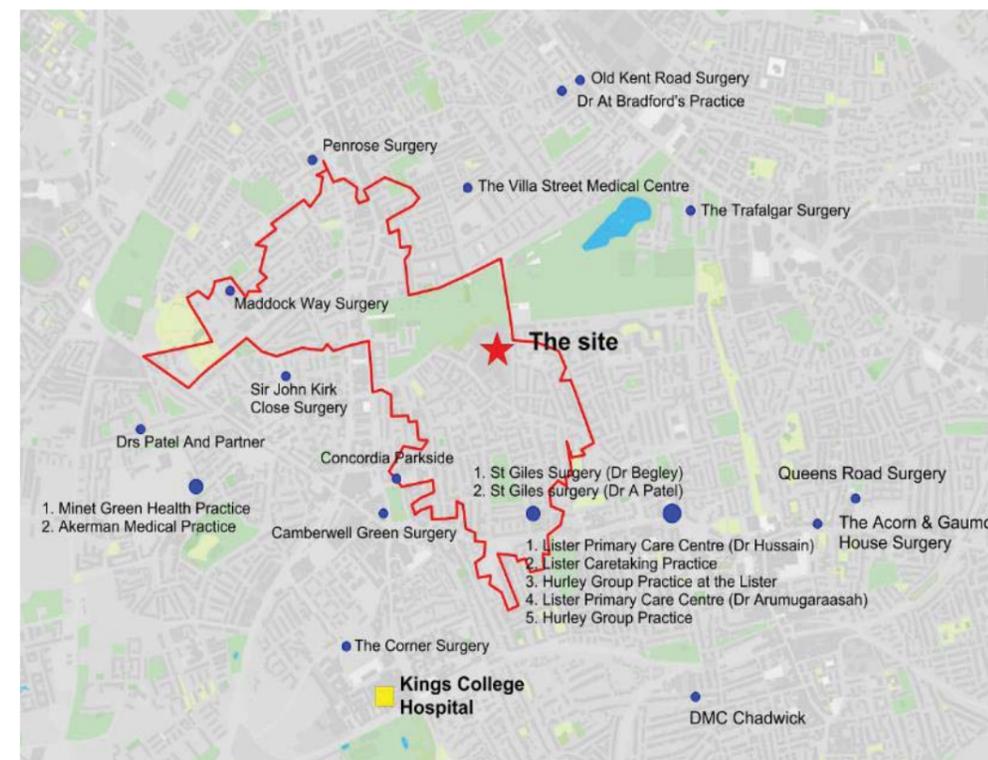


Figure 2: Location of GP surgeries around the site (One mile radius)

Source: NHS Choices

### Accident and Emergency

- 3.4 The closest accident and emergency (A&E) service to the site is at King's College Hospital, located within a mile of the site.
- 3.5 The A&E target is that 95% of patients who attend A&E departments are to be admitted to a hospital bed, discharged from the department, or transferred to another hospital, within four hours of arrival. The standard recognises that for some patients it may not be clinically appropriate to manage this within the four hour target time.
- 3.6 In the most recent quarter for which data is available (to June 2018), 90% of patients across England were admitted within the four hour target time. King's College Hospital achieved a maximum wait time of four hours in A&E for 81% of cases, suggesting the A&E department is slightly more constrained than average<sup>2</sup>.

<sup>2</sup> NHS England, A&E Attendances & Emergency admission quarterly statistics, 2017

## Construction phase

### Occurrence of injury in the construction industry

- 3.7 The duration of the construction phase is expected to be approximately three years with an average of 435 workers onsite. As set out previously, individuals may now register with a GP near to their work if they prefer, although in reality the take up of this has been relatively limited and GPs are not required to accept new patients.
- 3.8 As the development will not involve a particularly lengthy construction period and due to the nature of construction contracts, lots of workers may be involved in the process but may not actually work onsite for long periods. Therefore, any impact on local primary healthcare services is expected to be limited. We do not expect many workers to choose to register with a GP in the locale as a direct result of their work on the construction of the scheme which will further limit the impact.
- 3.9 Accidents during construction would be more likely to involve workers needing access to acute health care. Between 2014/15 and 2016/17, 2.9% of construction workers in Great Britain were injured while at work compared to 1.9% of workers injured across all industries.
- 3.10 There will be an average of 435 construction workers onsite during the three year construction period and therefore it would be expected that there would be fewer than 13 injuries per year. This is expected to increase A&E attendance by less than 0.005% per year.

### Minimising injuries during the construction phase

- 3.11 In order to minimise the likelihood of accidents during the construction phase, there will be an appropriate Construction Logistics Plan to protect against accidents and ensure the health of construction workers. This will include training to ensure that all workforce and employees are aware of procedures to reduce and mitigate impacts.
- 3.12 There will be an Emergency Incident procedure. Before construction works commence on site, emergency procedures and fire exit routes from the site will be identified within the fire safety plan. Throughout the course of the construction works these will be regularly inspected and maintained. The fire safety plan will be updated regularly as construction works progress, particularly as areas become progressively completed, and as the means of escape from the evolving building change. Fire alarm points and extinguishers will be situated at each floor of the buildings at the stair cores and within main corridors.
- 3.13 Site management, operatives and any visitors to the site will undergo an induction to ensure they are briefed on what actions to take in case of an emergency.
- 3.14 Operatives and any site visitors will need to access the site through a security checkpoint / turnstile and be required to sign in at the start of the day and sign out when leaving. In the unlikely event of a need to evacuate the site, this log would be used to account for all personnel.
- 3.15 The site will be registered with the UK's Considerate Contractors Scheme and any local requirement. This scheme is a voluntary code of practice that ensures contractors and trade contractors carry out their operations in a safe and considerate

manner; with due regard to passing pedestrians, road users and neighbouring properties. This code of practice recognises and rewards the contractor's commitment to raise standards of site management, safety and environmental awareness beyond statutory duties.

## Operational phase

- 3.16 The changes to GP registration mean that individuals may be able to register with a GP near their place of work. The Proposed Development is expected to employ c. 290 people directly onsite, an increase of c. 155 compared with the current number of jobs at the site.
- 3.17 Of these new workers, it is likely that some may wish to register with nearby GPs, although they will only be accepted if there is space, meaning any potential use of healthcare facilities by workers at the development would not push local facilities beyond permitted levels. Furthermore, since GPs within walking distance of the site generally have capacity for new patients, this would suggest that they would be able to service some additional patients, should workers wish to register in the Local Area.
- 3.18 Accidents in the workplace may also result in workers requiring attention. There will be approximately 155 additional workers on site and therefore it is estimated that there will be less than three additional work related accidents per year. This would represent less than a 0.001% increase in the King's College annual A&E visits (over 284k).
- 3.19 With regards to residents, there are approximately 40 A&E attendances per year for every 100 people in England. There are expected to be c.1,062 residents accommodated at the Proposed Development and so this suggests that there will be approximately 425 A&E trips per year by residents. If we assume (worse case) that these all occur while they are at home and that they all go to King's College Hospital; this would represent a less than a 0.15% increase in annual A&E visits (over 284k).

Education

Early Years provision

- 3.20 All children aged three and four years old are entitled to at least 15 hours free nursery education per week, for 38 weeks of the year. Some children are entitled to 30 hours per week, if they meet various eligibility criteria. This provision can be taken in a number of early years settings, including private nurseries (subject to availability).
- 3.21 As of March 2018, there were 481 providers in the LBS which were registered on the Early Years Register (EYR), providing 7,705 places. This means that there were approximately 3.4 children aged 0-5 years old for every one place at an EYR childcare provider. This is lower than the equivalent figure for London (3.6) suggesting that early years childcare is less constrained than London overall, although it is more constrained than the national average (3.2 children per place). It should be noted that not all children are placed into early years education and so it would not be reasonable to assume a ratio of one place per child; it is more appropriate to compare to the regional or national average in order to assess whether provision is constrained.

Table 3: EYR Providers and Places

	EYR	Southwark	London	England
Providers	Childminder	333	7,047	39844
	Childcare on non-domestic premises	147	2,976	24326
	Childcare on domestic premises	1	49	228
	<b>Total</b>	<b>481</b>	<b>10,072</b>	<b>64,398</b>
Places	Childminder	1,918	40,285	252131
	Childcare on non-domestic premises	5,771	166,918	1036206
	Childcare on domestic premises	16	893	4852
	<b>Total</b>	<b>7,705</b>	<b>208,096</b>	<b>1,293,189</b>
	<b>Population per place</b>	<b>3.3</b>	<b>3.6</b>	<b>3.2</b>

Source: Childcare providers and inspections March 2018, published June 2018, Ofsted

- 3.22 When assessing the supply of early years childcare provision on a more local scale, the average distance travelled by children under five to a place of education is between 500 metres and 1km<sup>3</sup>. This baseline assessment therefore examines such facilities within 1km (0.6 miles) of the site. Table 4 shows that there are seven early years childcare providers within 1km of the site. Based on the latest Ofsted reports, some of which are quite old, the early years education provision is operating over capacity, with 118 more children registered than there is capacity. This suggests that early years education in the Local Area is constrained. The Proposed Development is expected to be home to 75 children aged 0-4 and so this will contribute towards the constraint.

<sup>3</sup> Department for Transport, 2013, 'National Travel Survey'

Table 4: Early years childcare providers within 1km of the Site

Name	Services	Age	Date of Inspection	Capacity	Number on Roll	Surplus (+)/ Deficit (-)
1st Place at Cambridge House	Full day care	0 – 5	July 2016	66	106	-40
Ann Bernadt Nursery School	Full day care	2 - 5	November 2013		78	
Mini Treasures Children Centre	Full day care	0 - 8	July 2015	60	109	-49
Nicki Day Nursery	Full day care	0 – 5	Jan 2013	20	17	3
Shalom Destiny Day Nursery	Full day care	0 - 8	May 2015	21	34	-13
The Fruit Tree Day Nursery	Full day care	0 - 8	October 2014	40	41	-1
Heaven Sent Nursery	Full day care	0-5	March 2015	30	48	-18
<b>Total (excluding Ann Bernadt Nursery School)</b>		<b>237</b>		<b>355</b>		<b>-118</b>

Source: Daynurseries.co.uk; Ofsted reports

Primary education

- 3.23 The National Travel Survey found that the average distance travelled to school by children aged 5-10 years old across all modes in 2016 was 1.5 miles<sup>4</sup>. Within London this average would be expected to be slightly lower due to the density of the region. Therefore the baseline for primary schools considers schools within a one mile radius of the site.
- 3.24 There are 30 primary schools within one mile of the site (excluding schools which provide 'all-through' education for both primary and secondary aged children – these are dealt with in a separate section). Table 5 presents data on these schools according to capacity, roll and whether they are operating over/under their capacity. This provides an indication as to whether the Local Area has sufficient provision of primary school places. According to the table, schools are operating at 91% capacity meaning school enrolment could increase by c. 1,000 pupils and they would still be within capacity. The Proposed Development is expected to be home to 80 children primary school aged children well within the amount of space available.

<sup>4</sup> Department for Transport, 2016, National Travel Survey, trips to and from school for 5 – 10 year olds

Table 5: Primary schools within one mile of the Site

Name	Roll	Capacity	Surplus (+)/Deficit (-)	Surplus (+)/Deficit (-)
Angel Oak Academy	398	420	22	95%
Brunswick Park Primary School	526	525	-1	100%
Camelot Primary School	508	525	17	97%
Christ Church Primary	221	209	-12	106%
Cobourg Primary School	437	420	-17	104%
Comber Grove School	334	370	36	90%
Crampton School	200	210	10	95%
Crawford Primary School	543	630	87	86%
English Martyrs Roman Catholic Primary School	385	386	1	100%
Harris Primary Academy Packham Park	392	420	28	93%
Harris Primary Free School Peckham	274	420	146	65%
John Ruskin Primary School and Language Classes	488	550	62	89%
Keyworth Primary School	412	500	88	82%
Lyndhurth Primary School	428	420	-8	102%
Michael Faraday School	424	420	-4	101%
Oliver Goldsmith Primary School	443	580	137	76%
Phoenix Primary School	547	915	368	60%
Robert Browning Primary School	347	315	-32	110%
St Francis RC Primary School	430	431	1	100%
St George's Church of England Primary School	150	210	60	71%
St James the Great Roman Catholic Primary School	232	210	-22	110%
St John the Divine Church of England Primary School	190	210	20	90%
St John's Walworth Church of England Primary School	202	210	8	96%
St Joseph's Catholic Infants School	158	180	22	88%
St Joseph's Catholic Junior School	237	240	3	99%
St Paul's Church of England Primary School, Walworth	326	315	-11	103%
St Peter's Church of England Primary School	235	210	-25	112%
Surrey Square Primary School	469	420	-49	112%
Townsend Primary School	222	262	40	85%
Victory Primary School	172	210	38	82%
<b>Total</b>	<b>10,330</b>	<b>11,343</b>	<b>1,013</b>	<b>91%</b>

Source: Edubase

#### Secondary education

3.25 The National Travel Survey found that the national average distance travelled to school by children aged 11–16 years old across all modes in 2016 was 3.2 miles<sup>5</sup>.

Again, within London this would be expected to be lower given the density of the city. The baseline therefore presents information for schools within a three mile radius of the site, this is also the closest criteria available from the Department for Education website.

3.26 There are 41 secondary schools that are either local authority maintained, free schools or academies<sup>6</sup>, which are located within three miles of the site (again excluding schools which provide 'all-through' education - these are dealt with in a separate section). The schools are operating at 80% of their capacity meaning school enrolment could increase by over 7,700 pupils and they would still be within capacity. The Proposed Development is expected to be home to 49 children aged 12 or over, again well within the level of capacity available.

Table 6: Secondary schools within 3 miles of the site.

Name	Roll	Capacity	Surplus (+)/Deficit (-)	Surplus (+)/Deficit (-)
Addey and Stanhope School	597	600	3	100%
Archbishop Tenison's School	496	700	204	71%
Ark All Saints Academy	473	800	327	59%
Ark Evelyn Grace Academy	848	1,200	352	71%
Ark Walworth Academy	1,000	1,200	200	83%
Bacon's College	1,078	1,200	122	90%
Bishop Challoner Catholic Federations of Boys School	577	600	23	96%
Bishop Challoner Catholic Federations of Girls School	903	1,100	197	82%
The Charter School	1,193	1,130	-63	106%
The Charter School of East Dulwich	121	1,680	1559	7%
City Heights E-ACT Academy	613	1,100	487	56%
City of London Academy (Southwark)	1,340	1,200	-140	112%
Compass School Southwark	270	600	330	45%
Deptford Green School	909	1,200	291	76%
The Elmgreen School	1,300	1,100	-200	118%
The Grey Coat Hospital	1,023	1,082	59	95%
Harris Academy Bermondsey	711	1,150	439	62%
Harris Academy Peckham	745	1,200	455	62%
Harris Boys' Academy East Dulwich	785	950	165	83%
Harris Girls' Academy East Dulwich	804	950	146	85%
Lambeth Academy	940	1,200	260	78%
Lilian Baylis Technology School	822	800	-22	103%
London Enterprise Academy	298	600	302	50%
London Nautical School	629	720	91	87%
Mulberry School for Girls	1,495	1,400	-95	107%
Notre Dame Roman Catholic Girls' School	622	620	-2	100%
Oasis Academy South Bank	482	600	118	80%
Pimlico Academy	1,167	1,250	83	93%

Name	Roll	Capacity	Surplus (+)/Deficit (-)	Surplus (+)/Deficit (-)
Platanos College	976	1,000	24	98%
Prendergast School	914	1,000	86	91%
Sacred Heart Catholic School	833	750	-83	111%
Saint Gabriel's College	472	600	128	79%
St Martin in the Fields High School for Girls	645	928	283	70%
St Michael's Catholic College	845	750	-95	113%
St Saviour's and St Olave's Church of England School	771	658	-113	117%
South Bank Engineering UTC	92	600	508	15%
The St Thomas the Apostle College	747	750	3	100%
Trinity Academy	157	840	683	19%
University Academy of Engineering South Bank	384	900	516	43%
Wapping High School	284	420	136	68%
Westminster City School	774	748	-26	103%
<b>Total</b>	<b>30,135</b>	<b>37,876</b>	<b>7,741</b>	<b>80%</b>

Source: Edubase

All-through education

3.27 Three schools, shown in Table 7, have not been included in either Table 5 or Table 6 since they provide 'all-through' education for students aged 3 to 18 and it has not been possible to split the capacity/roll data between primary and secondary. Nonetheless, the three schools are all operating with a surplus of school places and therefore this would only improve the availability of school places in the Local Area.

Table 7: Schools providing education for 3-18 year olds

Name	Roll	Capacity	Surplus (+)/Deficit (-)	Surplus (+)/Deficit (-)
Ark Globe Academy	1,239	1,645	406	75%
Durand Academy	987	1,825	838	54%
Haberdashers' Aske's Hatcham College	1,846	1,885	39	98%
<b>Total</b>	<b>4,072</b>	<b>5,355</b>	<b>1,283</b>	<b>76%</b>

Source: Edubase

Post 16 Education Provision

3.28 The Educational and Skills Act 2008 changed the statutory leaving age to 18 (as of 2015). Of the 44 schools with a secondary element within the three mile catchment area of the site, 36 provide education beyond 16 and these schools are only operating at 76% of capacity. Lewisham Southwark College is located c. 5km from the site, which provides further education that is additional to the capacity in the local secondary schools.

4 Access to open space and nature

Open space

- 4.1 The Proposed Development will enhance the provision of open space at the site, with greater permeability provided than at present through the creation of new streets and improved public realm. A green link to the nearby 56 ha Burgess Park and neighbouring streets will be provided. A new plaza will be provided, open to the existing neighbourhood, as the focus of the new retail offer. The planting strategy will see a range of new trees planted, with a mix of species with light feathery foliage that will allow light to penetrate and not create excessive shadow. This will contribute to the high quality public realm that the Proposed Development will provide.
  - 4.2 In addition, the residential developments will have landscaped communal roof terraces, providing new open space that will contribute to a positive health impact, since open space is known to benefit mental health and wellbeing. The terraces will encourage social interaction amongst the residents and enhance the sense of community, contributing towards improving overall happiness and wellbeing.
  - 4.3 Measures will be taken to ensure that the open spaces are safe and accessible for all. The roof terraces will be equipped with suitable anti-fall precautions and protection from wind and other microclimatic conditions. The public realm and podium spaces will be tested in a wind tunnel. Balustrades of at least 1.5-2m will be provided for the roof top areas since this is where some of the play space will be located.
  - 4.4 In order to ensure the effective management of the site, a detailed estate management strategy will be developed and agreed with LB Southwark Officers and local stakeholders. The Applicant recognises that the idea of 'place' will be, in part, reliant upon a successful and ongoing management plan. The detailed management strategy will include maintenance for the public realm and routes through the site.
  - 4.5 For more information refer to the Planning statement and the Design and Access Statement.
- Play space
- 4.6 The play provision at Camberwell Union is defined and provided in accordance with the Mayor of London's 'Shaping Neighbourhoods: Children and young people's play and informal recreation' Draft Supplementary Planning Guidance (February 2012).
  - 4.7 Play provision is distributed within the podium courtyard and rooftops courtyards to create a playable landscape containing a variety of play types and areas.
  - 4.8 The intention is that the rooftop play areas will provide a more intimate 'door step' play experience for the resident children, and the podium courtyard will provide a more natural doorstep play as well as an amenity lawn for all ages.
  - 4.9 Due to the constraints onsite, equipped play is not provided on site although 780m<sup>2</sup> of informal play space will be provided for children under five. To ensure fun, challenging and safe play the following design principles will apply:

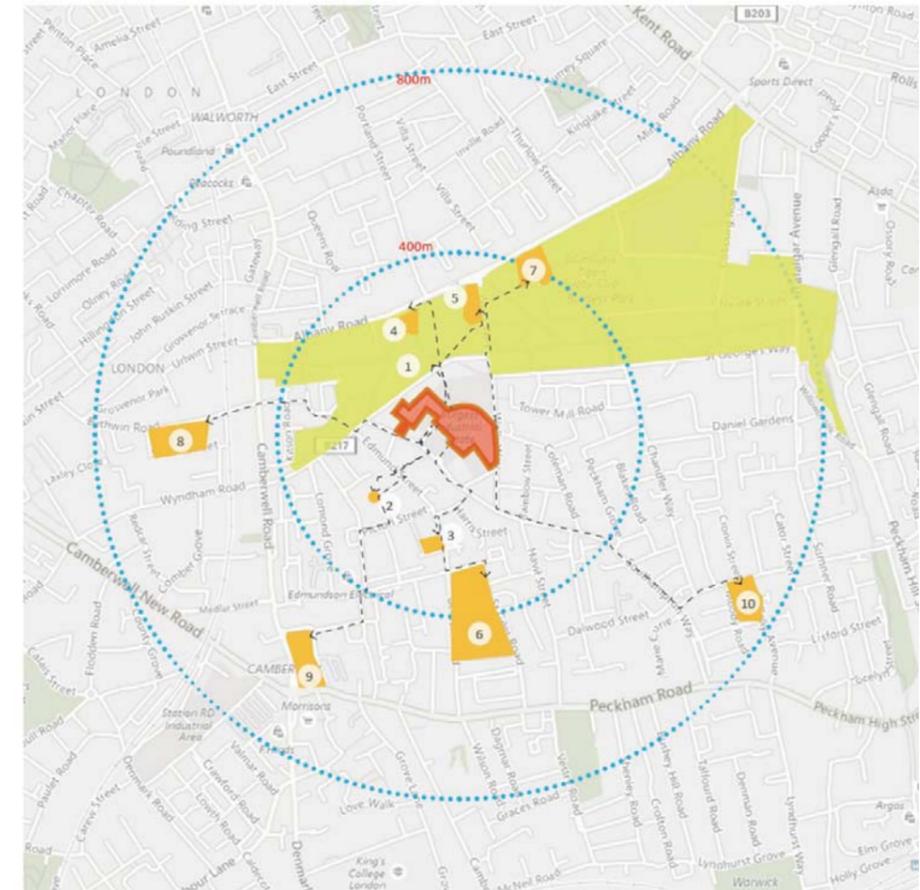
- The minimum fall protection from the podium edge (to the public realm or internal car park) will be 2m height and anti-climb by design;
- There will be a minimum of 4m separation between play areas and homes, with defensive planting to screen the residential units;
- Play spaces will have a distinct character including a mix of bespoke and off-the-shelf play equipment appropriate to their location and target age of children using the space;
- The podium play space will incorporate elements of soft landscaping; and
- All play spaces will incorporate some degree of natural or artificial shading.

4.10 The podium play spaces will also benefit from the natural surveillance provided by overlooking from the surrounding residential buildings, with the added security derived from access control to buildings.

4.11 The GLA guidance identifies the maximum walking distance to play areas for different age groups: 100m for 0 to 4 years, 400m for 5-11 years, and 800m for 12+ years. Existing open spaces with play areas within walking distance of the site are as follows:

1. Burgess Park (123m walk from site): Central community park with sports facilities, lake, wildlife, design and horticultural excellence and barbeques (560,000m<sup>2</sup>);
2. Mini Park (260m walk from site): three pieces of equipment in a local play area (126m<sup>2</sup>);
3. Benhill Road Nature Garden (290m walk from site): Designated local site of importance for nature conservation, a sensory garden with natural play and exploration area for both Under and Over 5's (1,750m<sup>2</sup>);
4. Burgess Park Outdoor Gym (379m walk from site): Equipped playground and outdoor gym for adults;
5. Burgess Park BMX Track (348m walk from site): A national standard BMX race track for everyone (971m<sup>2</sup>);
6. Brunswick Park (400m walk from site): Local park with equipped children's playground (17,480m<sup>2</sup>);
7. Burgess Park play areas near Chumleigh Gardens (550m walk from site): Designated under fives playground and over fives playground with climbing equipment and banked hills (6,970m<sup>2</sup>);
8. Bethwin Road Adventure Playground (600m walk from site): Adventure playground with open access free play. Activities include sports, healthy eating, table tennis, pool, gardening, arts and crafts and trips (1,144m<sup>2</sup>);
9. Camberwell Green (800m walk from site): A newly refurbished park with equipped playground, market place and lawn area (9,955m<sup>2</sup>); and
10. Central Venture Park (850m walk from site): A community park with adventure play, climbing, toddlers play, skateboarding, basketball and football (5,725m<sup>2</sup>).

Figure 3: Play space



Source: GLA, 2012; HTA; NB numbers in figure refer to numbers referenced in Paragraph 4.9.

4.12 Although the play space that will be provided at the site does not meet the GLA requirements on its own, given the amount of additional space (especially the context of Burgess Park) within walking distance of the site it is considered that there will be adequate play space available for children residing at the development.

## 5 Air quality, noise and neighbourhood amenity

### Construction impact

#### Noise and vibration

- 5.1 Measures will be employed to keep the level of noise and vibration generated on site as low as reasonably practicable. Measures to be considered in implementing best practicable means will include one or more of the following as appropriate:
- Considerate selection of plant and construction methods. Only plant conforming to relevant national, EU or international standards or directives will be used;
  - Careful programming to ensure activities which may generate significant noise are planned with regard to local occupants and sensitive receptors; and
  - Noise control with sound absorption blankets around noise emitting fixed machines.
  - The use of a solid and well maintained hoarding around the entire perimeter of the site to assist in the screening of noise generation from low-level sources.

- 5.2 For more information on the planned measures, refer to Chapter 5 of the Environmental Statement (Demolition and Construction).

#### Dust

- 5.3 A preliminary Dust Risk Assessment (DRA) has been undertaken of the demolition and construction works associated with the Proposed Development. The DRA has been undertaken in accordance with the Institute of Air Quality Management guidance and Supplementary Planning Guidance on The Control of Dust and Emissions during Construction and Demolition<sup>7</sup>.
- 5.4 Several measures will be implemented in order to keep disruption from demolition works to a minimum:
- Dust prevention with the use of surrounding scaffold and sheeting;
  - Dust suppression with the use of water hose and/or sprinklers if necessary; and

- 5.5 For more information on the planned measures, refer to Chapter 5 of Environmental Statement (Demolition and Construction).

#### Air quality

- 5.6 Demolition and construction plant emissions are considered to be a small, insignificant and temporary source of emissions relative to ambient conditions. However, suitable best practice mitigation measures for site plant will be adhered to as follows to reduce the likelihood of significant adverse air quality effects from Non-Road Mobile Machinery (NRMM) throughout the demolition and construction works:

<sup>7</sup> Mayor of London, 2014, *The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance*

- No vehicles or plant will be left idling unnecessarily;
- NRMM will be well maintained;
- Plant will be located away from the boundaries close to residential areas, where possible;
- Use of diesel or petrol powered generators will be avoided by using mains electricity or battery powered equipment where possible and if safety concerns can be overcome; and
- All NRMM will meet the emission standards required by the Mayor of London's SPG on The Control of Dust and Emissions during Construction and Demolition.

- 5.7 For more information on the planned measures, refer to Chapter 5 of the Environmental Statement (Demolition and Construction).

#### Neighbourhood amenity

- 5.8 The Construction Logistics Plan and the Environmental Management Plan will include mitigation measures to reduce the impact of the construction phase on the local neighbourhood amenity. This will include, but will not be limited to: prohibited or restricted operations (locations, hours, etc.); a procedure to ensure communication is maintained with the LBS and the local community to provide information on any operations likely to cause disturbance (through, for example, meetings and newsletters); and a provision for affected parties to register complaints and the procedures for responding to complaints.

- 5.9 The site will be registered with the UK's Considerate Contractors Scheme - a voluntary code of practice that ensures contractors and trade contractors carry out their operations in a safe and considerate manner; with due regard to passing pedestrians, road users and neighbouring properties. This code of practice seeks to:
- Minimise any disturbance or adverse effect (in terms of noise, dirt and inconvenience) sometimes caused by construction sites to the immediate neighbourhood;
  - Eradicate offensive behaviour and language from construction sites; and
  - Recognise and reward the contractor's commitment to raise standards of site management, safety and environmental awareness beyond statutory duties.

- 5.10 The scheme requires contractors and trade contractors to adhere to a code of practice that includes:
- Being considerate to the needs of all those who are affected by the construction process and of its impact to the environment. Special attention to be given to the needs of those with sight, hearing or mobility difficulties;
  - Being environmentally aware in the selection and use of resources by paying particular attention to pollution avoidance and waste management. Use of local resources wherever possible and keeping to a minimum at all times noise from construction activities;
  - Keeping the site clean and tidy and well presented to give a positive impression of the industry;

- Being a good neighbour by undertaking full and regular consultation with neighbours regarding site activities from prestart to final handover. Provide site information and viewing facilities where practical;
- Promoting respectable and safe standards of behaviour and dress. Derogatory behaviour will not be tolerated under threat of disciplinary action;
- Being safe. All construction and vehicle operations and vehicle movements to be carried out with care for health and safety of passers-by, neighbours and site personnel;
- Being a responsible employer to the operatives on site and the general public. Support staff health and wellbeing and contribute to progressing the industry; and
- Being accountable to the public by providing site contact details and be available to deal with their concerns and develop good local relations.

## Operation impact

### Minimising pollution

- 5.11 One of the key design principles for the Proposed Development is to 'be clean'. This includes the following:
- The use of site-wide heating systems will enable the benefits of low carbon technologies to be optimised. Over the course of the day, heat demand shifts between residential consumers to non-residential occupiers and back again. A heat network can match and manage these flows, while maximising the utilisation of the central plant providing the heat;
  - The heating system will be designed to take advantage of potential connections to local district heating networks when they become available;
  - Combined Heat and Power boilers will be used; the operation of the CHP unit gives a carbon emissions reduction estimated to be c. 18.75%.
- 5.12 A set of plans are in place to ensure that pollution from transport serving the site is minimised. These include:
- Delivery and Servicing Plan: this explains the proposed management of deliveries and servicing across the site and identifies the proposed locations for delivery and servicing activity as well as detail on refuse collection and storage.
  - Travel Plans: two travel plans have been produced, one for residential and one for non-residential uses. They provide a set of measures aimed at encouraging sustainable travel tailored to the uses across the site. Action plans for implementation of these measures and monitoring are also included.
- 5.13 Further detail on these plans is provided in the Appendices of the Transport Assessment report.

### Noise and vibration

- 5.14 Chapter 8 of the Environmental Statement main report provides a detailed assessment of noise and vibration at the site, before and after the Proposed Development is operational.
- 5.15 With regards to traffic, the assessment is that:
- "There would be no increase in road traffic noise levels and in fact there would be a decrease on four of the six road links considered. The other two road links experience no change. With reference to the magnitude and the nature and scale of effect, the Proposed Development's effects on road traffic noise will be negligible (not significant)."*
- 5.16 With regards to non-residential uses and servicing:
- "Noise break-out effects from any of the non-residential uses should, however, be negligible (not significant) provided adequate sound insulation is afforded by the building fabric and that any outdoor spaces are appropriately managed, and it is on this basis that the assessment has been made. Suitable sound insulation is assumed to be inherent in the building design for the purpose of this assessment."*
- 5.17 A full assessment for residential amenity is also provided, with mitigation measures recommended.

## 6 Accessibility and active travel

### Access to the Site

- 6.1 While the site is currently used mainly for commercial purposes, it is located in a largely residential area within the LBS. Most of the Proposed Development is bounded by Parkhouse Street (and then Burgess Park) to the north, Wells Way to the east, Cottage Green to the south and Southampton Way to the west.
- 6.2 The nearest station is Denmark Hill, less than 1 mile away, in London Fare Zone two. This is served by London Overground and National Rail services directly to Central / Inner London destinations including Clapham Junction (4 trains per hour), London Victoria (up to 6tph) and St Pancras International (up to 5tph).
- 6.3 The nearest London Underground stations are Kennington and Oval, just over one mile away, which are both served by the Northern line (both branches) with services to Central London every 3-6 minutes.
- 6.4 There is a bus stop in either direction within direct proximity of the site on Wells Way. These are served by the 136 (to Elephant and Castle northbound, Grove Park southbound) and 343 / N343 (to City Hall northbound, New Cross Gate southbound) routes.
- 6.5 Overall the site has a Public Transport Accessibility Level (PTAL) of 2/3 (low/medium).

### Active travel

- 6.6 The Proposed Development will encourage active travel. Walking will be encouraged through the provision of shared open space and high quality public realm at the site, with greater permeability provided than at present through the creation of new streets, as well as a green link to the nearby 56 ha Burgess Park. A new plaza will be provided, open to the existing neighbourhood, as the focus of the new retail offer.
- 6.7 The bike shop will provide retail for the sale of bikes, bike parts and equipment alongside bike servicing. Often this type of occupier will host cycle clubs and workshops for the local community. It will be located on the edge of the site creating an active, interesting use which will benefit from the proximity to the park. A total of 809 residential bicycle parking spaces will be provided on site. These facilities will encourage people to cycle and provide an incentive for people to take up cycling who had not done so previously.

- 6.8 It has been advised by TfL that there are aspirations for the London Cycle Hire scheme to be expanded further south towards Peckham, and that the Aylesbury Estate s106 agreement specifies the requirement to introduce a Cycle Hire docking station. The Applicant is willing to provide a suitable contribution to TfL for implementation of a docking station adjacent to the site, outside of the site boundary, which would be of direct benefit to the Proposed Development.

### Traffic management

- 6.9 With regards to safety, data for 2014-16 has been analysed, and indicates that no collisions occurring in the study area had contributory factors linked to the road environment, such as the road layout, defective road surfaces, signs or markings or defective traffic signals. This suggests that there are no integral highway safety issues within the study area, and there are therefore no road safety issues that would be of concern in relation to the Proposed Development.
- 6.10 In addition, an assessment of the Proposed Development's expected trip generation on local transport networks identifies that the flows generated across the bus, local highway, pedestrian and cycle networks would have negligible effects on their operation or safety.
- 6.11 A number of measures seek to minimise car use; these are as follows:
  - New residents will be exempt from applying for on-street residential parking permits.
  - There will be no car parking provided for visitors, who would be able to use the existing on-street P&D spaces if necessary.
  - The site is already situated within a controlled parking zone, enforced weekdays between 08:30 and 18:30.
  - With regards to car clubs, Zipcar has proposed to offer two years of free membership and £50 of van driving credit to the first 100 businesses within the Proposed Development (taking into account churn of businesses onsite). Enterprise Car Club has also indicated that it would be interested in implementing a van offer.
  - Two travel plans have been produced; a site-Wide Framework Travel Plan and an Interim Residential Travel Plan. These provide a set of measures aimed at encouraging sustainable travel tailored to the uses across the site. Action plans for implementation of these measures and monitoring are also to be included.

- 6.12 For more information, refer to the Transport Assessment.

### Accessibility

- 6.13 Camberwell Union has been designed to ensure that the layout creates an inclusive environment for all residents, from the approach to the home.
- 6.14 The site is generally flat although there is a gentle rising slope from Parkhouse Street to Burgess Park of 400mm. The main residential entrances have been located at the most prominent location on each block and the internal level is set at the same level as the immediate external context. This means that the front entrance has a level

approach into the building and through to the circulation, ensuring that there is no segregation between those abled bodied residents and those with disabilities. Brightly lit, generally double-height and well defined entrances create highly visible and legible access points to all.

- 6.15 The proposed scheme includes 15 Blue Badge parking spaces allocated to specific units and 10% of units are designed to be wheelchair accessible – refer to chapter 2 for more detail on the design/accessibility of the residential units.

## 7 Crime reduction and community safety

### Designing out crime and improving community safety

- 7.1 The proposal is a mixed-use development, meaning it will serve a range of users. A vibrant open space will be created at the heart of the scheme, with independent shops and cafes/restaurants giving the area a unique feel. The series of open public spaces will attract a constant stream of visitors to the area and help to deter criminal activity. 24-hour onsite security will be provided within the public spaces to help reinforce the safety of the area. An ongoing management led maintenance plan will be put in place to avoid the area becoming run down and attracting anti-social behaviour.
- 7.2 Each of the blocks will be entered via remote access control to main entrances ground floor stairs. For every floor there will be remote access to the lobby and corridor doors and access doors to the podium. All ground floor doors and windows are designed to be Secure by Design accredited. The use of external lighting to BS-54892013 standard will ensure that pedestrians and cyclists feel safe in the public realm and communal areas.
- 7.3 In the Proposed Development, the provision of retail and food and beverage uses at the ground floor level and a series of public spaces will encourage office workers to mix with members of the local community also using the area in the day-time hours, thus contributing towards the avoidance of a 'gated community' feel.
- 7.4 For further information, refer to the Design and Access Statement.

### Community consultation

- 7.5 Extensive consultation has been undertaken with the local community, including public consultation events, workshops, newsletters, stakeholder meetings, a dedicated email address and telephone number that members of the public can use to ask questions/provide feedback.
- 7.6 The consultation process for the scheme has been transparent, presenting current information as the scheme has been developed and refined. The feedback received throughout engagement with the local community has been valuable in understanding local issues, and it has played a demonstrable role in how the plans have been refined.
- 7.7 Based on feedback provided, the key themes that emerged as integral to the design of the scheme were:
- **Height:** In the initial phase of public consultation, the taller element located in the centre of the development was felt by some to be too tall. As a result of this feedback, and following conversations with the Council, the height of the tower has been reduced to 14 storeys.
  - **Permeability:** The local community liked the idea of introducing new pedestrian and cycle routes through the site. These spaces have been kept and improved, and public art included at certain key points in the scheme.

- **Construction management:** Some residents living near to the site were concerned about disruption caused during construction. The Applicant will endeavour to ensure that construction is as sensitive as possible, particularly regarding traffic and noise. A full Construction Management Plan will be submitted along with the planning application to show how this will be achieved.
- **Public transport:** Feedback showed that it was important to encourage the use of public transport. The number of car parking spaces provided on site has been reduced, and 900 cycle parking spaces for residents, employees and visitors have been introduced.

7.8 For further information, refer to the Statement of Community Involvement.

## 8 Access to healthy food

8.1 The importance of eating healthy food is outlined by the NHS:

“Eating a healthy, balanced diet plays an essential role in maintaining a healthy weight, which is an important part of overall good health. Being overweight or obese can lead to health conditions such as type 2 diabetes, certain cancers, heart disease and stroke. Being underweight could also affect your health.”

*NHS choices: Eight tips for healthy eating*

“We consume at least a third of our daily calorie intake while at work. What we eat and drink affects not just our health but our work performance, too. If we don’t eat regular well-balanced meals or drink enough water, we may get headaches, feel sluggish, or have difficulty concentrating.”

*NHS choices: Eight tips for healthy eating*

- 8.2 The promotion of healthy eating and an active lifestyle will be at the forefront of the Proposed Development. The western corner of the site will have a gym and juice bar, providing an active frontage and encouraging a healthy diet. The local store, providing basic convenience goods, and the all-day restaurant / café will be encouraged to source local food where possible.
- 8.3 Ten 6x6m flexible plots are sited along the central street. These are incorporated to showcase the creativity and entrepreneurial endeavours of Camberwell Union workers and residents. These plots are curated by the management, and may be used on a regular or one-off basis as required and agreed. It is envisaged that use of the flexible plots could include a night food market, specially organised for start-up food companies; allow for spill out capacity for the café; and be used by the brewery for pop-up events.
- 8.4 A microbrewery will be located in the centre of the site, serving locally produced craft beers. A requirement of the lease will be for the excessive consumption of alcohol to be discouraged and ‘Drinkaware’ material made available as part of this.
- 8.5 Other retail uses include a bike shop providing retail and bike servicing and workshops. This will help to bring active travel to the fore as part of the culture of leading a healthy lifestyle that the Proposed Development seeks to promote.
- 8.6 The presence of the juice bar and restaurant / café will ensure that an over-concentration of hot food takeaways does not occur at the site and will help to promote healthier eating within the Local Area.

## 9 Access to work and training

### Construction

- 9.1 The duration of the construction phase is expected to be approximately three years with an average of 435 people onsite during this period. The Applicant will use reasonable endeavours to work with local institutions to help ensure that construction benefits are secured for local residents where possible. The Applicant will aim to ensure that local communities are able to benefit from the opportunities arising from the proposals; for example by providing apprenticeship opportunities. These arrangements would help to maximise the opportunity for existing residents from within Southwark to share in the benefits of the Proposed Development and take up the opportunities for employment that would arise.

### Operation

- 9.2 The Proposed Development is expected to support 290 jobs (which equates to 255 Full Time Equivalent jobs), which is an increase of c. 155 jobs compared to the current jobs at the site. The jobs provided by the Proposed Development would enhance the opportunities for creative industries and SMEs; the small unit sizes will provide more appropriate employment space to match the current demand.
- 9.3 The unemployment rate in the LBS was 7% in 2017, compared to 5% for London overall<sup>8</sup>. The jobs provided by the Proposed Development will offer a variety of job types to people in the Local Area; this will vary from service roles in the retail, creative jobs in the maker spaces and professional services in the office space.
- 9.4 Although the link between unemployment and health is a complex one, providing employment opportunities for those who were previously unemployed has been shown to have a positive mental health impact through factors such as increased self-esteem and confidence levels, and reduced stress. Evidence suggests that unemployment may also be linked to physical health impacts, and ultimately an increased risk of mortality due to associated lifestyle choices.

“People with mental health conditions tend to have higher rates of unemployment. This can often lead to a worsening of symptoms, as these people become more isolated and no longer have the reassurance of a regular income. This poses the risk of a vicious circle developing – people with poor mental health have problems finding a job, which makes their mental health worse, and so on.”

*Recession ‘impacts people with mental illness most’, July 2013, NHS Choices*

- 9.5 The increase in direct jobs onsite will help to address issues of local unemployment and reduce social inequality and deprivation. This increase in employment would also be accompanied by an increase in worker spending which would further boost the economic activity in the Local Area. Where possible, efforts will be made to

<sup>8</sup> ONS Annual Population Survey, 2017

ensure that procurement arrangements help to facilitate employment of local workers.

### Workspace

- 9.6 The Proposed Development provides a range of high quality employment floorspace suitable for a variety of occupiers (from co-working and creative office through to standard office accommodation) which has been designed in response to officers’ recommendations regarding servicing and specification.
- 9.7 The scheme offers a variety of large and small creative maker studios ranging in size and the areas are flexible and can be subdivided according to demand. The creative maker studios will offer spaces for creative workshop spaces for collaborative/collective making, open access workshops, small to medium scale making and small scale product development.
- 9.8 The creative office spaces will offer studio workspaces ranging in size from 100 to 250m<sup>2</sup> for creative industries (including non-commercial activities – ie artists, performing arts, craft, publishing, music and creative services (film and media production, photography services etc. similar to those currently provided on site by ‘ARBEIT’)).

## 10 Social cohesion and lifetime neighbourhoods

### Social cohesion

- 10.1 The Proposed Development is a mixed-use scheme which helps to add office and retail space in Camberwell while building on its artistic, craft and manufacturing heritage. The development will open up the area, providing access through the site that was not previously possible. Within this space will be a series of connected public spaces, each with their own character, with space for people to rest and enjoy the area. This, coupled with the various retail and leisure offers (e.g. gym, café, microbrewery), will provide opportunities for people to interact and build a sense of community.
- 10.2 There has been extensive consultation throughout the application process which has helped to inform the design of the scheme – for more details refer to Chapter 7 of this document and the Statement of Community Involvement.

### Lifetime neighbourhoods

- 10.3 The Proposed Development supports several of the key components of lifetime neighbourhoods:
- **Resident empowerment:** Resident involvement in the management of the site will be encouraged. The active engagement with the local population is expected to continue once the scheme is operational.
  - **Access:** The site has almost no permeability at all in its current incarnation, making it difficult to connect to anything inside the site across the island (except for the limited access that the private access road provides in the southern portion of the island site). This provides an opportunity to establish a new street network with associated public spaces. The Proposed Development provides shared open space and high quality public realm at the site, with the creation of new streets and a green link to Burgess Park.
  - **Services and amenities:** The Proposed Development will provide services and amenities, such as a café/restaurant, bike shop, upmarket grocery store and gym. The retail and leisure accommodation has been strategically located around the scheme, creating social spaces for people to meet and activating the area throughout the day;
  - **Built and natural environment:** The Proposed Development will deliver an improvement in the local built environment through replacing light industrial buildings with well-designed, high quality homes. The residential developments will have landscaped communal roof terraces, providing new open space that will contribute to a positive health impact. The terraces will encourage social interaction amongst the residents and enhance the sense of community, contributing towards improving overall happiness and wellbeing.
  - **Social networks/wellbeing:** The Proposed Development is designed to be a place where people like to live and work. The open space and leisure activities (juice bar/gym, microbrewery, café) are designed to encourage a sense of community/

- **Housing:** The Proposed Development includes 499 units, of which 35% will be affordable and 60% will have two bedroom or more. This provides the opportunities for families to move into different size (and cost) units as their needs change.

## 11 Minimising the use of resources

### Appropriate use of land

- 11.1 Transport accessibility is a key determinant of development density, with the densest development expected in the most accessible places. The proposal makes best use of existing land by increasing the density of development within the site in a location that, while not at the highest PTAL level, is nonetheless within zone two and has access to rail, Underground and bus services. The fact that there are several existing and proposed buildings taller than 12 storeys within one mile suggests that a higher level of density at the site than at present is feasible.

### Recycling and waste management

- 11.2 Recycling will be encouraged where possible in the construction and operation phase of the development:
- **Waste reduction and recycling during construction:** In line with the five-step Waste Hierarchy, introduced in the EU Waste Framework Directive in 2008, a primary aim during demolition and construction works will be to reduce the quantities of waste generated and exported from site. This is consistent with the UK Government's 'Waste Strategy 2000'. As per the five-step Waste Hierarchy, the 'disposal' of waste will be treated as the least attractive waste management measure, with the other steps prioritised from the top to the bottom of the hierarchy. For further information concerning waste management during the construction phase, refer to the Sustainability Statement and Chapter 5 of the Environmental Statement (Demolition and Construction).
  - **Waste reduction and recycling during operation:** Once the Proposed Development is completed and occupied, waste recycling (from operational waste arisings) will be encouraged, via the provision of waste recycling bins. Design of the residential refuse strategy for the Proposed Development has been developed to accord with LBS's 'Waste management guidance notes for residential developments'. Sufficient waste storage will be provided for residents, in line with relevant guidance documents. Waste stored will be located appropriately, for both residential and non-residential units. It is envisaged that a coherent, development-wide commercial refuse contract is operated in order to ensure that refuse vehicle trips to the site are minimised. For further information concerning waste management during the operational phase, refer to the Sustainability Statement.

### Sustainable design and construction techniques

- 11.3 An Environmental Management Plan (EMP) will be developed for the construction works which shall include a strategy for minimising carbon emissions. The EMP will detail the approach for a range of resource efficiency principles including locally sourcing materials and services, auditing materials to demonstrate environment performance and options for reuse of supplies. The EMP will be carried out alongside

a carbon footprinting procedure that will minimise carbon demands of the development, identify the use of renewable resources of energy and incorporate efficient energy supply and low carbon technologies.

- 11.4 In addition to the EMP, a Construction Logistics Plan (CLP) will be developed that will include details of how construction traffic such as staff and visitors will access the site. Travel to site by car will be discouraged and access for trade vehicles will be monitored and assessed on an individual basis.
- 11.5 For further information concerning the sustainability of construction management during the construction phase, refer to Chapter 5 of the Environmental Statement (Demolition and Construction) and the Sustainability Statement.

## 12 Climate change

### Energy use and renewable energy

- 12.1 The Proposed Development has been designed to minimise climate change. An Energy Statement has been prepared which ensure the development adheres to the GLA's energy hierarchy: Be Lean; Be Clean, Be Green.
- 12.2 Energy efficient measure incorporated into the Proposed Development include
- Energy efficient cooling and heating systems (see below for more information);
  - Energy efficient lighting will be used – 100% throughout the residential units, 90% in all non-residential areas (aside from for the plantroom and the display lighting);
  - Energy Saving Recommended appliances will be used where feasible;
  - Highly insulated fabric will be used during construction;
  - PV panels will be located on sedum roof; and
  - Electricity and gas sub-metering will be provided to individual dwellings and tenancies.
- 12.3 BREEAM pre-assessment reports for the retail and office units identify that the office and retail units within the Proposed Development achieving a BREEAM score of Excellent.
- 12.4 For more information refer to the Energy Statement and the Sustainability Statement.

### Responding to winter and summer temperatures

- 12.5 Following the London Plan (March 2016) cooling hierarchy, the Proposed Development has sought to encourage the design to avoid overheating and excessive heat generation via a number of steps. This includes reducing the amount of heat entering buildings in the summer through design measures such as appropriate fenestration ratio, solar shading by balconies, and recessed windows. High performance glazing with low solar heat gain coefficient and solar control (e.g. blinds) will be used to minimise solar gains.
- 12.6 An assessment suggests that there is no need for active cooling to eliminate the overheating risk in all apartments, houses, and small/large making areas. Active cooling (Variable Refrigerant Flow (VRF) systems) will be provided in retail, office, creative office, microbrewery and gym areas due to the market demand. The residential units will be served via MVHR and the non-residential space will be served by Air Handling Units with heat recovery.
- 12.7 The public realm strategy will ensure that there is enough shade (created by the trees) to allow workers/residents to be outside during hot weather.
- 12.8 Further detail on additional measures for cooling heating are set out in the Energy Strategy Report (Overheating Analysis), the Energy Statement and the Sustainability Statement.

## Enhancing biodiversity

- 12.9 The Proposed Development will provide a variety of flora and fauna, enhance the treescape, and include other features such as accessible green roofs, and a link to the existing Burgess Park. A number of measures will enhance the biodiversity of the site:
- Trees will be planted in appropriate locations, sensitive to the existing treeline, where they have enough space to grow and will not cause unwanted overshadowing;
  - Root protection zones will be defined around trees and kept clear of buildings, construction activity and hard paving;
  - The identified commuting routes will be enhanced and increased through the site by the landscape planting scheme, through the addition of tree and hedge planting and through the controlled use of lighting; and
  - Two bat boxes will be installed in the section of site adjacent to Burgess Park.
- 12.10 For further information, refer to the Preliminary Ecological Appraisal and the Sustainability Statement.

### Drainage

- 12.11 The site is located in flood zone 3, indicating a 1 in 100 annual probability of flooding on the Environmental Agency's scale. The Drainage Strategy is designed so as to have a drainage network that is capable of operating sufficiently following any climate changes over the expected lifespan of the Proposed Development. This means that the system is designed to cater for a 1 in 100-year storm frequency plus 40% allowance for climate change.
- 12.12 The proposal is that all existing drainage systems which solely serve the current site shall be removed and new drainage systems installed to serve the new development. Surface water will exit the buildings utilising a network of rainwater downpipes and suspended drainage to the exit point of each building, and from this point the surface water drainage will route around the site to three no surface water attenuation tanks which shall combine their outfalls and discharge via a flow control device to the localised sewers in Parkhouse Street via a gravity drainage connection.
- 12.13 Foul water discharges shall be collected utilising a system of fully ventilated soil and vent pipe systems and horizontal collection drainage pipework internal of the buildings as required and these will discharge by means of gravity outflows to the drainage network around the site and finally connect to the sewers in the adjoining Parkhouse Street.
- 12.14 For further information, refer to the Drainage Strategy.

# Appendix – Rapid HIA Matrix

## 1 Housing quality and design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>All dwellings have been designed to meet the GLA requirements - Part 2: Quality standards of the Housing SPG March 2016 - and the requirements of the LBS - 2015 Technical Update to the Residential Design Standards (2011).</p> <p>In addition, all units have been designed to current housing standards and guidance, drawing on the following documents where applicable:</p> <ul style="list-style-type: none"> <li>• Technical housing standards – nationally described space standard (March 2015)</li> <li>• London Housing Design Guide Interim Edition (August 2010)</li> <li>• Building Regulation Approved Documents, including Part M</li> <li>• Habinteg Wheelchair Housing Design Guide</li> <li>• Lifetime Homes principles</li> <li>• Building for Life principles</li> <li>• Secured by Design (New Homes) principle</li> </ul>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Camberwell Union has been designed to ensure that the layout creates an inclusive environment for all residents, from the approach to the home. There are 10% wheelchair adaptable homes which have been designed to comply with the Building Regulations Part M4(3) and Southwark's 2015 Technical Update to the Residential Design Standards SPD. In addition, the layouts have been reviewed in accordance with Habinteg guidance as well as the Greater London Authority SPG best practice guidance on Wheelchair Housing (Annex 2, SPG).</p> <p>See Chapter 2 of this report of the Design and Access Statement for further details.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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 and disabled people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development includes 10% wheelchair accessible homes, which include: <ul style="list-style-type: none"> <li>- Transfer zones in hallways</li> <li>- Larger bathrooms</li> <li>- Wheelchair turning space in rooms;</li> <li>- Larger bedrooms; and</li> <li>- The facility for hoists from bedrooms to bathrooms.</li> </ul>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As set out previously, all dwellings have been designed to meet the GLA and LBS requirements. This includes: <ul style="list-style-type: none"> <li>• All 3+bed units must have at least 10sqm of private amenity space</li> <li>• Integral bulk storage facilities</li> <li>• A mix of open of plan living-kitchen-diners and units with separate kitchen diners to offer choice to potential occupiers</li> <li>• All three bed affordable dwellings should be designed to have self-contained kitchens</li> </ul> Furthermore, a significant number of the new homes will exceed the minimum standards, being larger than the minimum requirements to optimise the quality, flexibility and amenity of residents.  See Chapter 2 of this report or the Design and Access Statement for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development includes 499 new housing units with a range of types and sizes, including 35% affordable housing and 60% of dwellings having two or more bedrooms.  See Chapter 2 of this report or the Design and Access Statement for further details.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development has been assessed using approved software to demonstrate the potential energy usage and CO <sub>2</sub> emissions.  The development will achieve a 35.38% improvement over Building Regulations Part L 2013 (the London Plan requires this to be at least 35%) and an additional developer's commitment to off-set the remaining CO <sub>2</sub> reductions through financial contribution will assist in achieving the zero carbon homes policy objectives.  For more information, see Chapter 2 of this report, and the separate Energy Statement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

**2 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The site does not include any social infrastructure in its current form.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the impact on healthcare services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Refer to Chapter 3 of this report, which describes the current context of the primary and secondary healthcare in the Local Area and considers the impact of the Proposed Development on this.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The Proposed Development does not include the provision or replacement of a healthcare facility.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools, social care and community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Refer to Chapter 3 of this report, which describes the current context of education provision in the Local Area and considers the impact of the Proposed Development on this.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development is not large enough for co-location of services to be appropriate. However, it is designed such as to encourage the community to connect with one another, through the public outdoor space offering opportunities for informal interactions.  See Chapter 10 of this report for further details.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The Proposed Development does not contribute towards education provision. However, Chapter 3 of this report demonstrates that the number of additional children in the Local Area as a result of the site will be well within the level of	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		spare capacity at local schools.		

**3 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development will enhance the provision of open space at the site, with greater permeability provided than at present. A green link to Burgess Park and neighbouring streets will be provided as well as onsite open space on roof terraces. See Chapter 4 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The Proposed Development is not deemed to be in an area of deficiency given its proximity to Burgess Park. However, open space will be provided onsite and access to Burgess Park will be improved via the new links provided.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide a range of play spaces for children and young people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development will provide 780m <sup>2</sup> of play space for 0-4 year olds. It is also within close proximity of several existing open spaces that provide play space for a range of ages. See Chapter 4 of this report for further details.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Quality of public realm has been integral to the design of the open spaces. The available links and associated public realm will encourage people to visit the space. The proposal includes a new green link to Burgess Park. See Chapter 4 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Are the open and natural spaces welcoming and safe and accessible for all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Measures will be taken to ensure that the open spaces are safe and accessible for all. The roof terraces will be equipped with suitable anti-fall precautions and protection from microclimatic conditions. Balustrades of at least 1.5-2m will be provided for the roof top areas. See Chapter 4 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal set out how new open space will be managed and maintained?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	In order to ensure the effective management of the site, a detailed estate management strategy will be developed and agreed with LB Southwark Officers and local stakeholders. The Applicant recognises that the idea of 'place' will be, in part, reliant upon a successful and	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		ongoing management plan. The detailed management strategy will include maintenance for the public realm and routes through the site.		

**4 Air quality, noise and neighbourhood amenity**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Measures will be employed to keep the level of noise and vibration generated on site as low as reasonably practicable. A DRA has been undertaken and measures to minimise the impact of demolition works have been planned as a result. See Chapter 5 of this report for further details.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A number of measures have been identified to ensure that pollution associated with energy use and traffic is minimised. Further detail is provided in Chapter 5 of this report and the Energy Statement / Transport Assessment.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	An assessment has concluded that the impacts from traffic and commercial uses will be negligible. See Chapter 5 of this report, and Chapter 8 of the main Environmental Statement, for further details.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



**5 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?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Walking will be encouraged through the provision of shared open space and high quality public realm at the site, with greater permeability provided than at present and a green link to the nearby 56 ha Burgess Park provided. See Chapter 6 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A total of 809 bicycle parking spaces will be provided on site. This, in addition to the facilities provided at the bike shop, will encourage people to cycle and provide an incentive for people to take up cycling who had not done so previously. See Chapter 6 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development will include new streets and improve the permeability by providing a green link to Burgess Park. See Chapter 6 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The assessment undertaken indicates that there are no integral highway safety issues within the study area, and there are therefore no road safety issues that would be of concern in relation to the Proposed Development. The flows generated across the bus, local highway, pedestrian and cycle networks would have negligible effects on their operation or safety.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is the proposal well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site is served by bus routes within close proximity and rail / London Underground routes are just over one mile away. See Chapter 6 of this report for further information.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	New residents will be exempt from applying for on-street residential parking permits, and there will be no car parking provided for visitors. Supporting measures include a car club, provision of bike spaces, the potential expansion of the Cycle Hire, the existing controlled parking zone, and two travel plans designed to encourage sustainable travel. For further details, see Chapter 6 of this report.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The site is generally flat although there is a gentle rising slope from Parkhouse Street to Burgess Park of 400mm. The main residential entrances have been located at the most prominent location on each block and the internal level is set at the same level as the immediate external context. This means that the front entrance has a level approach into the building and through to the circulation, ensuring that there is no segregation between those abled bodied residents and those with disabilities. Brightly lit, generally double-height and well defined entrances create highly visible and legible access points to all.</p> <p>The proposed scheme includes 15 Blue Badge parking spaces allocated to specific units.</p> <p>For more information, refer to Chapter 6 of this report or the Design and Access Statement.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



**6 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The series of open public spaces will attract a constant stream of visitors to the area and help to deter criminal activity. 24-hour onsite security will be provided within the public spaces to help reinforce the safety of the area. An ongoing management led maintenance plan will be put in place to avoid the area becoming run down and attracting anti-social behaviour.</p> <p>See Chapter 7 of this report or the Design and Access Statement for further details.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>In the Proposed Development, the provision of retail and food and beverage uses at the ground floor level and a series of public spaces will encourage office workers to mix with members of the local community also using the area in the day-time hours, thus contributing towards the avoidance of a 'gated community' feel.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi use public spaces and buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposal is a mixed-use development, meaning it will serve a range of users. A vibrant open space will be created at the heart of the scheme, with independent shops and cafes/restaurants giving the area a unique feel.</p> <p>See Chapter 7 of this report for further details.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Has engagement and consultation been carried out with the local community?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Extensive consultation has been undertaken with the local community. Based on feedback provided, a number of key themes emerged as integral to the design of the scheme (such as a height, construction management, encouraging active/public transport, etc); the design has subsequently evolved in response to this.</p> <p>See Chapter 7 of this report, and the Design and Access Statement, for further details.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

**7 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Ten 6x6m flexible plots are sited along the central street. These are incorporated to showcase the creativity and entrepreneurial endeavours of Camberwell Union workers and residents. It is envisaged that use of the flexible plots could include a night food market, specially organised for start-up food companies; allow for spill out capacity for the café; and be used by the brewery for pop-up events.</p> <p>In addition, the use of local food will be encouraged in the café and local shop where possible.</p> <p>See Chapter 8 of this report and the Design and Access Statement for further details.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The western corner of the site will have a gym and juice bar, providing an active frontage and encouraging a healthy diet. The local store, providing basic convenience goods, and the all-day restaurant / café will source local food where possible.</p> <p>Other retail uses include a bike shop providing retail and bike servicing and workshops. This will help to promote active travel.</p> <p>See Chapter 8 of this report for further details.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the Local Area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The presence of the juice bar and restaurant / café will ensure that an over-concentration of hot food takeaways does not occur at the site and will help to promote healthier eating within the Local Area.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



**8 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, including temporary construction and permanent 'end-use' jobs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The duration of the construction phase is expected to be approximately three years with an average of 435 workers onsite. The Applicant will use reasonable endeavours to work with local institutions to help ensure that construction benefits are secured for local residents where possible.</p> <p>When operational, the Proposed Development will support up to 290 jobs, an increase from the current 135.</p> <p>See Chapter 9 of this report for further details.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Proposed Development does not provide childcare facilities, although this is not deemed necessary for a development of this size.</p>	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Proposed Development provides a range of high quality employment floorspace, including maker spaces, creative offices and includes the potential for managed offices.</p> <p>See Chapter 9 of this report for further details.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The increase in direct jobs onsite will help to address issues of local unemployment and reduce social inequality and deprivation. Where possible, efforts will be made to ensure that procurement arrangements help to facilitate employment of local workers.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

**9 Social cohesion and lifetime neighbourhoods**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will open up the area, providing access through the site that was not previously possible. Within this space will be a series of connected public spaces, each with their own character, with space for people to rest and enjoy the area. This, coupled with the various retail and leisure offers, will provide opportunities for people to interact and build a sense of community.  See Chapter 10 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As noted above, the Proposed Development will include a range of facilities that will help to foster a sense of community.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	There are a range of flexible plots in the central street which are incorporated to encourage community cohesion and engagement. This may include a market, showcasing local start-ups; an urban food market; and spill out space for the local café. See Chapter 8 of this report, or the Design and Access Statement, for more information.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the six key components of Lifetime Neighbourhoods?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development supports several of the key components of lifetime neighbourhoods, including <b>access</b> (such as the creation of new streets and a green link to Burgess Park), <b>services and amenities</b> (such as a café/restaurant, bike shop, upmarket grocery store and gym), social networks/wellbeing (through the café, brewery and the informal outdoor space), the <b>built and natural environment</b> (replacing light industrial buildings with well-designed, high quality homes), and through direct contribution to the housing stock.  See Chapter 10 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



**10 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposal makes best use of existing land by increasing the density of development within the site in a location that has access to rail, Underground and bus services. The fact that there are several existing and proposed buildings taller than 12 storeys within a mile suggests that a higher level of density at the site is feasible.  See Chapter 11 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal encourage recycling (including building materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Recycling will be encouraged where possible in the construction and operation phase of the development through a waste management plan and the provision of dedicated onsite waste storage and recycling facilities.  See Chapter 11 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	An EMP and CLP will be developed for the construction works which shall include a strategy for minimising carbon emissions and ensuring sustainable construction.  See Chapter 11 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

**11 Climate change**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A range of technologies for energy generation for the site have been considered; it is proposed to use photovoltaics to generate electricity via sunlight.  See Chapter 12 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development has sought to encourage the design to avoid overheating and excessive heat generation via a number of steps. This includes reducing the amount of heat entering buildings in the summer through design measures.  Further detail is provided in Chapter 12 of this report, and the separate Energy Strategy Report (Overheating Analysis).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development will provide a variety of flora and fauna, enhance the treescape, and include other features such as accessible green roofs, and a link to the existing Burgess Park. A number of actions to improve biodiversity will be implemented - See Chapter 12 of this report for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site is located in flood zone 3, indicating a 1 in 100 annual probability of flooding. The Drainage Strategy is designed so as to have a drainage network that can cater for a 1 in 100-year storm frequency plus 40% allowance for climate change.  For further details, see Chapter 12 of this report and the Flood Risk Assessment and Outline Drainage Strategy in Volume 3 (technical appendices) of the Environmental Statement.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



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