

Elephant Park H1 Development

Health Impact Assessment

May 2021

Prepared by Volterra

Application documents

Affordable Workspace Strategy

Application Form and Ownership Certificate

Arboricultural Method Statement

Archaeological Desk-Based Assessment

Basement Impact Assessment

CIL Additional Information Form

Construction Environmental Management Plan

Daylight and Sunlight Report

Development Consultation Charter Engagement Summary

Draft Delivery and Servicing Management Plan

Design and Access Statement

Detailed Circular Economy Statement

Drainage Strategy

Energy Statement

Environmental Statement

Existing and Proposed Drawings

Fire Statement

Flood Risk Assessment

 **Health Impact Assessment**

Marketing Strategy

Phase 1 Geo-Environmental Assessment

Planning Statement

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APPENDIX 1 – Rapid HIA Matrix

1. INTRODUCTION

1.1. Introduction to Planning Application

- 1.1.1. This Health Impact Assessment (HIA) has been prepared by Volterra on behalf of Lendlease (Elephant & Castle) Limited (“Lendlease”) to support an application for full planning permission (“the Application”) for the redevelopment of land comprising Plot H1 (“the Site”) within the Elephant Park Masterplan, Elephant and Castle, London, SE1 (“the Elephant Park Masterplan”). This standalone development proposal is referred to as “the H1 Development”.
- 1.1.2. Plot H1 currently forms Phase MP5b within the Outline Planning Permission (“OPP”) granted on 23 March 2013 for the Elephant Park Masterplan (LBS Ref: 12/AP/1092). Outline planning permission was granted under the OPP for development of Plot H1 for a mix of land uses, with matters of scale, appearance and landscaping reserved. The approved development on Plot H1 under the OPP is referred to as “the OPP Plot H1 Parameters”.
- 1.1.3. The Application for Plot H1 seeks full planning permission to develop an office-led building (Class E) on the Site. It is being sought through a standalone planning application because it takes a form which is not capable of being approved in detail through the submission of reserved matters pursuant to the OPP. However, the H1 Development has been designed with the intention that it is to be delivered alongside the adjacent plots that have been and are being delivered under the OPP and will complete the Elephant Park Masterplan. In addition to the Application for the H1 Development, a non-material amendment application will be submitted in parallel to amend the Reserved Matters Application (RMA) approval for Plot H2, alongside a revised RMA for the Park, in order to align the public realm proposals hereby submitted with those approved on the neighbouring plots. This is explained further in Section 3.
- 1.1.4. The Elephant and Castle Town Centre has evolved significantly over the past decade and the Application for Plot H1 has been prepared to respond to the emerging context. Additionally, the New Southwark Plan and London Plan set ambitious targets for increasing employment space in the Borough within the Elephant and Castle Opportunity Area. The establishment of a new landmark commercial building in this location will provide new employment and business opportunities for local people and add to the vibrant mix of land uses at Elephant Park and the new Town Centre.

1.2. Introduction to the Health Impact Assessment

Human health

- 1.2.1. Factors that have the most significant influence on the health of the population are called ‘determinants of health’. Across a broad scale, these include, at the lowest level, an individual’s genetics and their lifestyle, broadening out to include the surrounding environment, as well as policy, cultural and societal issues. The wider determinants of health are shown in Figure 1.

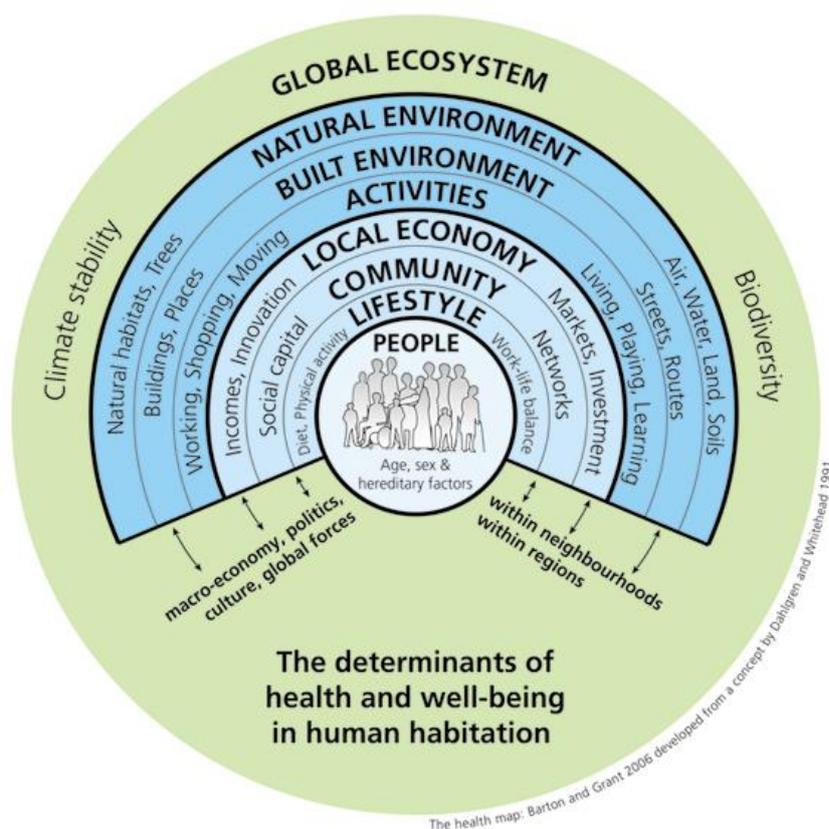


Figure 1 – The wider determinants of health¹

1.2.2. Development and planning can play a role within the wider determinants of health and wellbeing. The link between planning and development, and health and wellbeing, is related to the location, design and nature of uses proposed and the methods by which developments are constructed. The scope of the assessment needs to be applied proportionately to the type of development being considered.

Health Impact Assessment

1.2.3. This HIA assesses the potential impact of the scheme on the health and wellbeing of the population. This document 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 the impact in the construction and operational phases separately, and others (where relevant) just consider the operational phase in isolation.

1.2.4. The London Healthy Urban Development Unit Rapid Health Impact Assessment Matrix (HUDU Rapid HIA) tool sets out 11 broad determinants of health. The link between the determinant and health is summarised at the beginning of each section. For this assessment, the ‘housing quality and design’ determinant has been scoped out because the H1 Development includes no residential units. Similarly, this HIA also scopes out any assessment of social infrastructure relating to residential provision, such as schools and play space. Any demand for, and impact upon, these would stem from population accommodated in residential units (of which there are none), so these impacts are not assessed in the HIA. These impacts have been scoped out of the socio-economic chapter of the ES, and so this HIA is consistent.

1.2.5. This HIA assesses the following determinants, where the sections are set out in the same order as the content within the Rapid HIA matrix:

- Access to healthcare services and social infrastructure;

¹ NHS. Healthy Urban Development Unit

- 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.

1.2.6. The importance of a Health Impact Assessment is outlined in the following policies:

- The London Plan (2020)²: Policy GG3 Creating a healthy city;
- Draft New Southwark Plan (2020)³: Policy SP5 Healthy, active lives.

² GLA. The London Plan. 2020.

³ LBS. Proposed changes to the submitted New Southwark Plan 2018 to 2033. August 2020.

2. SITE AND SURROUNDINGS

This section provides details of the Elephant Park planning permissions and the Site in its existing context.

2.1. Elephant Park

2.1.1. Elephant Park is located in Elephant and Castle, within the administrative boundary of Southwark Council (“the Council”). The Masterplan occupies an area of 9.71 hectares, and is bounded by:

- New Kent Road (A201) to the north,
- Rodney Place and Rodney Road to the east,
- Wansey Street to the south; and
- Walworth Road (A215) and Elephant Road to the west.

2.1.2. Heygate Street bisects Elephant Park with junctions to Walworth Road to the west and Rodney Place and Rodney Road to the east.

2.2. The Outline Planning Permission

2.2.1. The Council granted two planning permissions for Elephant Park on 27 March 2013: the OPP and the Demolition Planning Permission (ref: 12/AP/3203).

2.2.2. In summary, the OPP granted consent for up to 254,400 sqm of residential floorspace, up to 16,750 sqm of retail floorspace, up to 5,000 sqm of business floorspace and up to 10,000 sqm of community, culture and leisure floorspace, alongside a new energy centre, a new park (“The Park”), and public realm.

2.2.3. The OPP reserved the detailed design elements of Elephant Park for future approval at the Reserved Matters stage but did establish a series of approved parameters and principles for the Development within three approved application documents: the Parameter Plans, the Development Specification and the Design Strategy Document (“DSD”), as well as being accompanied by a section 106 agreement that was entered into on the same date that the OPP was granted.

2.2.4. The OPP introduced five specific character areas within Elephant Park which were established to create a variety of experience and richness to the development: 1 - The Park; 2 - Walworth Road; 3- New Kent Road; 4- Walworth Local and 5- Rodney Neighbourhood. These are shown on Figure 1 below.



Figure 2 - Extract of character areas from the consolidated Design Strategy Document (Feb 2013)

2.2.5. Elephant Park was further sub-divided into 12 individual development plots (H1 to H7, H10, H11a, H11b, H12, and H13) plus a Pavilion to be located in the new park at the centre of the scheme (known as plot 'PAV1'), refer to Figure 2 below. The individual development plots comprise a mix of residential and/or other land uses and included varying heights and massing to fit into the specific character areas in which they are located and the surrounding urban context. In particular, the height and massing of all tall buildings within Elephant Park was informed by a townscape assessment that takes into account both local and strategic London views. The plots are delivered within five phases, which are defined on the Phasing Plan (the most recent version of which is provided in Figure 2 below).

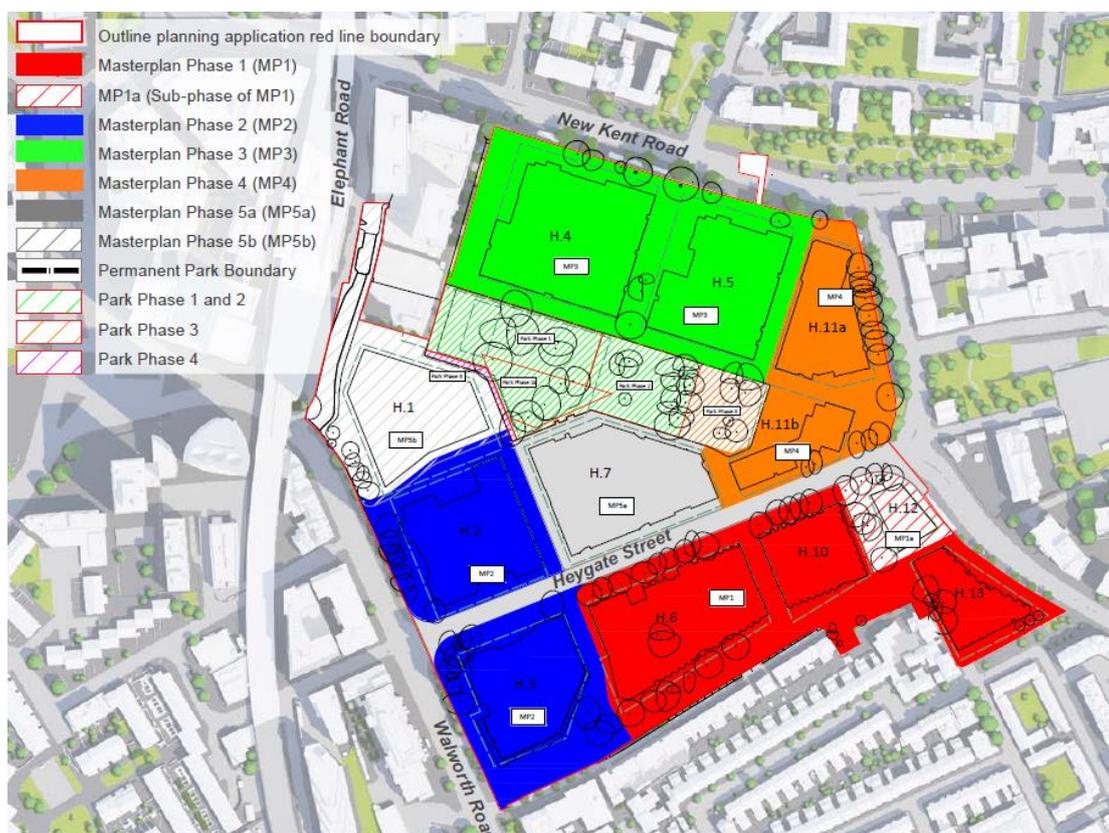


Figure 3 – Elephant Park phasing plan identifying the individual development plots

- 2.2.6. In addition to the built floorspace, the OPP provides significant areas of open space, including The Park, gateway spaces, pocket parks and new streets. Mature trees have been retained where possible and will be complemented with new landscape and new trees, which will ensure that there will be no net loss of trees on the Elephant Park site.
- 2.2.7. In March 2021, the Council approved a Detailed Phasing Plan for Elephant Park (Figure 2) setting out the current proposed sequence of construction works in respect of all phases and plots in the development. This Detailed Phasing Plan identified that Plot H1 would form part of the final phase MP5, sub-phase MP5b, of the Masterplan.
- 2.2.8. The Council approved the RMAs for the first phase of Elephant Park comprising Plots H6, H10 and H13 and associated public realm in February 2014. In December 2014, the Council approved the Reserved Matters Application for the second phase comprising Plots H2 and H3 and associated public realm. In October 2015, the Reserved Matters for the Energy Hub (Plot H12) and associated public realm were approved by the Council. RMAs for the third phase comprising Plot H4 and associated public realm, were approved by the Council in May 2017, and for Plot H5 and associated public realm in September 2017. RMAs for the fourth phase, comprising Plots H11a and H11b and associated public realm, were approved by the Council in September 2018. Most recently, the RMA for Plot H7 within Phase MP5a was approved by the Council in March 2020, and Reserved Matters for the Pavilion (Plot PAV1) were approved

in October 2020. Plot H1 is the only plot within the Masterplan that does not have Reserved Matters Approval.

- 2.2.9. In response to the increased employment targets of the Council and in the context of the evolving Town Centre, the H1 Development is being brought forward as an office, further enhancing the mixed use nature of the Elephant Park Masterplan. The H1 Development and the OPP have been designed to interface and co-exist to deliver the Elephant Park Masterplan, and it is the intention that H1 will be delivered alongside the development that has been constructed and/or approved under the OPP. The Application has been structured to interface with the OPP so that the OPP and the H1 Development can be developed out harmoniously and without either prejudicing the other. It is intended that a planning obligation will accompany the H1 Development and will secure that, upon commencement of the H1 Development, no further development will be undertaken pursuant to the OPP within the areas of the OPP that also benefit from the permission granted pursuant to the Application. In this way, it will be clear that the H1 Development supersedes the OPP in this area of the Elephant Park Masterplan. The H1 Development is brought forward without prejudice to the lawfulness, deliverability and acceptability of what has gone before under the OPP, and is capable of implementation alongside the OPP.
- 2.2.10. The Planning Statement submitted in support of the Application describes how this planning application has been structured in relation to the OPP. In order to explain the relationship between the H1 Development and the OPP more generally, a Reconciliation and Comparison Statement is included in Appendix 1. The Reconciliation and Comparison Statement provides a technical overview of the H1 Development in comparison with the OPP Plot H1 Parameters and a reconciliation of the Elephant Park Masterplan to show how the H1 Development and the composite RMA approvals for all other Plots granted under the OPP come together to provide a final reconciliation against the development controls of the OPP.

2.3. Plot H1

2.3.1. The Site is bounded by:

- Castle Square and Sayer Street to the north,
- Sayer Street, the Pavilion and The Park to the east,
- Walworth Road and Elephant Road to the west; and
- Deacon Street and Plot H2 to the south.

2.3.2. As shown in Figure 3 below, the Site is largely surrounded by other elements of Elephant Park and sits at the confluence of The Park and Walworth Road Character Areas, marking the westernmost plot within the Masterplan. The Site is largely vacant however, at present, it contains a temporary modular building providing staff welfare in relation to the ongoing construction of the Elephant Park Masterplan along with accommodating the meanwhile use of the Urban Farm, as consented by Southwark (20/AP/2612) in November 2020.

2.3.3. The land uses surrounding the Site, particularly within the Elephant Park Masterplan, are primarily residential in character with commercial uses at ground level. To the east of the Site is The Park, the main public open space within the Elephant Park Masterplan. The southern boundary is characterised by Plots H2 and H7 which comprise mixed residential and commercial land uses. The area to the north and west is more varied and is characterised by the commercial uses within Castle Square and along Walworth Road, one of the main arterial routes in the Borough. There are no designated heritage assets (Conservation Areas or Listed Buildings) in close proximity to the Site.

2.3.4. The Site is situated within close proximity to the significant transport infrastructure around Elephant and Castle, with the Underground Railway Station to the north-west, and mainline Railway Station on the west side of Elephant Road. Further details are provided in the Design and Access Statement, prepared by Acme, that accompanies the Application.



Figure 4 - Application Site boundary shown in red. OPP boundary line shown in blue.

3. DESCRIPTION OF DEVELOPMENT

This section describes what is being applied for in the Application for the H1 Development, explains why it is coming forward as a standalone planning application and how it relates to the Elephant Park Outline Planning Permission (OPP).

3.1. Description of Development

3.1.1. This section should be read in conjunction with the Design and Access Statement which is submitted in support of the Application and describes the principal components of the H1 Development.

3.1.2. This Application seeks full planning permission for the H1 Development. Specifically, the Application seeks approval for:

'Redevelopment of the site to provide a building of ground plus 17-storeys (including a mezzanine floor) with basement and rooftop plant providing office floorspace (Class E) and areas of flexible floorspace for the following uses; office/retail/services/food and drink/medical or health floorspace (Class E), including ancillary cycle parking, accessible car parking, servicing, landscaping, public realm improvements and other associated works incidental to the development.'

3.2. The Proposed Development

3.2.1. Working in partnership with Southwark Council, Lendlease is delivering a £2.5 billion regeneration programme on 28 acres of land in the centre of Elephant and Castle creating one of the capital's most exciting places to live, work and visit. The vision for Elephant Park is to breathe new life into this special part of Central London, building on Elephant and Castle's heritage to create thousands of high-quality new homes, jobs, business opportunities and green space for locals and Londoners.

3.2.2. The H1 Development will contribute to this vision by delivering an employment led development with an emphasis on health and wellbeing which maximises the connection with The Park. The vision for the Site is a direct response to its location, which will complement the transformation of Elephant and Castle Town Centre by diversifying the mix of uses in the neighbourhood and providing local employment and business opportunities to the area, whilst strengthening the connection between Elephant and Castle Town Centre and Walworth.

3.2.3. The H1 Development comprises ground plus 17 storeys (including mezzanine) with a basement level and rooftop plant, extending to a maximum height of 85.730 m AOD (including rooftop plant). The building will serve as a key focal point within Elephant Park and along Walworth Road, with the tallest element situated adjacent to the railway line and stepping down towards the neighbouring residential buildings.

3.2.4. The Application proposes 63,599 sqm (GIA) of floorspace, comprising 49,351 sqm (GIA) of offices, 8,681 sqm (GIA) of flexible of floorspace at ground floor, mezzanine and first floor level suitable for office, retail, food and drink, medical and health uses, alongside 5,566 sqm of shared plant, servicing and cycle parking facilities. All proposed uses fall within Use Class E of The Town and Country Planning (Use Classes) Order 1987 (as amended). A full breakdown of the proposed floorspace is provided in Table 3.1.

Table 3.1: Total Development Floorspace

Land Use (All Class E)	Floor Level	NIA (sqm)	GIA (sqm)	GEA (sqm)
Offices	02 - 16	40,783	49,351	49,565
Offices / medical or health	Mezzanine - 01	4,300	6,728	6,795
Offices / retail / services / medical or health	GF	259	264	277
Offices / retail / services / food and drink	GF	1,683	1,689	1,728
Ancillary (loading bay, plant, cycle facilities and other BOH space)	GF / Roof / Basement	-	5,566	6,258
Total	All	47,025	63,599	64,624

- 3.2.5. The H1 Development also proposes to provide 10% (GIA equivalent) of the office floorspace in the H1 Development as affordable workspace in line with emerging policy. As an alternative to the proposed affordable workspace, there is also a possibility that a new health hub to serve the local area could be provided within the H1 Development. Further information is provided in the supporting Affordable Workspace Strategy.
- 3.2.6. A key ambition of the H1 Development is to be open and accessible, evident through the provision of the active lobby - an extensive, publicly accessible ground floor space serving both future office occupants and the wider public. The ground floor frontages around the building will reflect the hierarchy of the adjacent streets and routes, with the frontages along Sayer Street North, Elephant Road and Walworth Road providing the main active frontages. This will enhance the surrounding streetscape and the relationship between the H1 Development and The Park, whilst also helping to strengthen the relationship between Elephant and Castle Town Centre and Walworth. The main office entrance is situated along the north elevation fronting Sayer Street North as it turns to meet Elephant Road, ensuring maximum visibility and accessibility for workers and visitors accessing the building from Elephant and Castle Railway and Underground Stations (through the viaduct archway pedestrian routes to be delivered as part of Delancey's Elephant and Castle Town Centre development).
- 3.2.7. The proposed H1 Development building will be complemented by the enhancement of the surrounding public realm, including Sayer Street North, which will be a pedestrian priority route and cycle route, along with improvements to Deacon Street and completion of the Elephant Road and Walworth Road landscape. The H1 Development public realm proposals have been developed in response to the key landscape Character Areas identified in the OPP, which define Elephant Park. The stepped approach to the massing facilitates the provision of external amenity space serving the office accommodation in the form of roof terraces, which will also allow for a strong visual connection between The Park and the building, whilst responding positively to the Site's prominent position on Walworth Road. The outdoor terraces and integration of public realm in the design of the H1 Development is also increasingly important in supporting occupier health and wellbeing in a post-Covid-19 workplace environment.
- 3.2.8. All servicing will be carried out from an internal loading dock, accessed from Deacon Street, with vehicles both entering and exiting Deacon Street from Walworth Road to minimise disruption to the wider street network within the Masterplan. The H1 Development will be car free other than allocated accessible spaces located on Deacon Street. Long stay cycle parking is proposed within the basement of the H1 Development, accessed from Walworth Road with further short stay cycle parking in the surrounding public realm.

4. HEALTH IMPACT ASSESSMENT

4.1. Access to healthcare services and social infrastructure

HUDU health link

Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.

Local Healthcare Provision

- 4.1.1. For this assessment, a catchment area of 1km walking distance has been used, which is considered to be a typical walking distance to a GP surgery. **ES Volume 1, Chapter 7: Socio-economics** finds that there are 11 GP surgeries within a 1km radius of the Masterplan Site. Of these, four are part of the Nexus Health Group, which has nine surgeries in total (five lying outside the study area). Given that patient and GP data is only available at the group level for the Nexus Health Group, all are included in the overall assessment of the local provision.
- 4.1.2. In total, the surgeries have 151,700 patients and 69.9 GP FTEs which yields an average patient to GP FTE ratio of 2,170. This is far higher than the benchmark patient list size of 1,800 per GP recommended by the NHS Healthy Urban Development Unit (HUDU) Planning Contribution Model.⁴ The number of patients per FTE GP within the radius is higher than the LBS (2,128), London (1,951), and national (1,772) averages.⁵
- 4.1.3. This suggests that local provision of primary care is particularly constrained. Three of the surgeries are accepting new patients and two are accepting residents from the local area. Information regarding acceptance of new patients could not be determined for practices within the Nexus Health Group.

Pharmaceutical Provision

- 4.1.4. The Local Area is estimated to have 27.7 pharmacies per 100,000 residents. Whilst this rate is far higher than LBS (20.1) and London (22.0), it is considered appropriate given the higher deprivation ranking in the north of the borough.

Accident and Emergency

- 4.1.5. The closest Accident and Emergency (A&E) service to the Site is at St Thomas' Hospital located 1.8km, west direction, from the Site, which is operated by the Guy's and St Thomas' Hospital NHS Foundation Trust. In 2017/18, the Guy's and St Thomas' Hospital NHS Foundation Trust reported 147,715 attendances.
- 4.1.6. The Department of Health's standard 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 them within four hours of arriving at the department. In March 2019, the Review of NHS Access Standards was published, which proposed that the current four-hour A&E target should be replaced by a set of access standards, including the

⁴ NHS Healthy Urban Development Unit. Planning Contribution Model. 2020.

⁵ NHS Digital. General Practice Workforce, England. 2020.

average waiting time in A&E, time to initial clinical assessment and time to emergency treatment for critically ill and injured patients. Due to the COVID-19 outbreak, publication of the review's recommendations were delayed. The existing four-hour target remains in force until any new standards are announced.⁶

- 4.1.7. Between April 2019 and March 2020, the Guy's and St Thomas' Hospital NHS Foundation Trust achieved a maximum wait time of four hours in A&E for 77.7% of cases, far below the target 95%. However, this was higher than the England average of 71.7%, suggesting the A&E department is less constrained than national average. The figures demonstrate country-wide constraints relative to the target.
- 4.1.8. In the most recent quarter unaffected by the COVID-19 pandemic (October to December 2019), 81.6% patients in England were admitted within the four-hour target time. There is no data available on the percentage of patients admitted within four hours for Guy's and St Thomas' NHS Foundation Trust.

Health during the construction phase

- 4.1.9. Construction employment impacts were scoped out of the ES, as described in the EIA Scoping Opinion. Consequently, health impacts associated with construction employment are deemed insignificant and not assessed.

Health during the operational phase

- 4.1.10. Typically, individuals register with GPs close to their usual 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 its practice boundary; or
 - It is not appropriate for an individual to register with a practice that is a long way from where they live.
- 4.1.11. As GPs are not obliged to take on workers based on Site during the operational phase, the H1 Development may therefore have no effect on the already constrained primary care services in proximity to the Site. For this reason, it was scoped out of the socio-economic chapter.
- 4.1.12. The H1 Development has the potential to accommodate a new community Health Hub for Elephant & Castle as a potential exceptional alternative to affordable workspace. This will be determined by the Council and subject to their requirements and community needs. If delivered, the Hub would do well to relieve the future pressure on primary care and outpatient services which are anticipated in the area local to the Site. It could also provide a pharmacy in a highly deprived area.

⁶ Nuttfield Trust, A&E waiting times, 2020. Retrieved from nuffieldtrust.org.uk/resource/a-e-waiting-times. Accessed January 2021.

4.2. Access to open space and nature

HUDU health link

Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health.

The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children and young people are missing out on regular exercise, and an increasing number of children and young people are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.

- 4.2.1. The H1 Development includes no residential elements so is not expected to have an impact upon demand for open space and nature.
- 4.2.2. The H1 Development is expected to contribute significantly to public realm and as described in the Public Realm Strategy,⁷ the H1 Development would transform the area through new landscaped public open spaces. The pavements, surfaces and edges design would help unify the scheme, providing a strong and coherent setting for the public realm. Small unit paving would be used in roadways to identify pedestrian priority. The accessibility requirements of partially sighted and disabled people will be a major factor in the determination of surface and edge types to provide a legible and safe environment in conjunction with current accessibility. Rest points will be provided throughout to encourage pause points and support the H1 Development's aspiration to create a memorable, enjoyable, and comfortable sense of place. Public furniture would be designed to help promote comfort, fitness, and inclusivity and consideration of welcoming users of all abilities (regular resting places at approximately 50 metre intervals on main routes through the Site). At the first floor and above, shrub, climbers, and specimens will be planted behind hardwood timber seats, further contributing to the public realm. Placement of trees within the Site will help tie the proposed public realm into the wider Elephant Park Masterplan, whilst creating a clear green link between the Park, existing mature trees, and the H1 Development.
- 4.2.3. The Estate Guide⁸ states the open spaces at Elephant Park (the entire Masterplan Site, including the H1 Development) are intended to be accessed by pedestrians including residents, visitors, contractors, occupiers and the public 24 hours per day, 356 days per year.
- 4.2.4. According to i-Tree,⁹ there are many health and well-being benefits (aside from urban forests improving our air, protecting watercourses, saving energy and improving economic sustainability) associated with being in close proximity to trees. Elephant Park is expected to retain 128 mature trees complemented by new landscape and trees ensuring no net loss of trees across the Elephant Park Masterplan. Overall, Elephant Park is expected to include 497 new and retained trees, phased over approximately 10 years.

⁷ Design and Access Statement, 2021. Public Realm Strategy.

⁸ Lendlease and Savills. Estate Management Guide. Elephant Park. 2020.

⁹ Treework Environmental Practice. Elephant Park i-Tree Eco Inventory Report. 2019.

4.3. Air quality, noise, and neighbourhood amenity

HUDU health link

The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels of among children and young people. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.

Air quality during the construction phase

- 4.3.1. The Construction Environmental Management Plan (CEMP) states that construction works will be carried out in such a way as to limit the emissions to air of pollutants (particularly dust and fine particles (PM₁₀)), employing Best Practicable Means. The Site will be managed to minimise the potential effects on air quality from construction.
- 4.3.2. In terms of construction plant, these will be selected based on which has the least potential for dust and emissions. Plant with dust arrestment equipment will be used where practicable.
- 4.3.3. Appropriate dust site monitoring will be included within the Site management practices to inform site management of the success of dust control measures used. Control measures would be implemented to prevent the release of potentially contaminated dust entering the atmosphere and/or being deposited on nearby receptors. These would include the use of water sprayers and hoarding, dust covers, the restriction of drop heights onto lorries and appropriate storage locations of dusty materials.
- 4.3.4. Construction related air quality effects were scoped out of the ES, and so associated health effects are also deemed insignificant and not included here.

Air quality during the operational phase

- 4.3.5. **ES Volume 1, Chapter 8: Air Quality** found all traffic impacts associated with the complete and operational H1 Development were negligible; the emissions via changes in NO₂ and particulate matter (PM₁₀ and PM_{2.5}) from vehicle emissions are insignificant.
- 4.3.6. The H1 Development will also include a life-safety diesel generator and life-safety standby diesel generator on the roof of the building. These will be used in the event of a power cut to the building and limited routine testing. The flues terminate well above any air quality sensitive uses. As such, the effect of their emissions is deemed insignificant.

Noise during construction and operational phases

- 4.3.7. A Noise and Vibration assessment has been scoped out of the ES. Consequently, health impacts associated with noise are deemed insignificant and are not assessed in this HIA.

4.4. Accessibility and active travel

HUDU health link

Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.

Accessibility

- 4.4.1. The H1 Development is located in an area that benefits from excellent public transport accessibility, with a PTAL score of 6b – the highest accessibility level out of nine. There are nearly 30 bus routes within an 8-minute walk of the Site, with the closest bus stop being located approximately 160 metres, about a 2 minute walk to ‘Elephant & Castle Station (Stop R)’ where 16 buses stop.
- 4.4.2. There are a variety of rail services within close proximity to the Site. Within 250m or about a three minute walk are two stations: Elephant & Castle Station (National Rail services including Thameslink and South-eastern services, where destinations include Sevenoaks, London Blackfriars, Sutton and St Albans City) and Elephant & Castle underground services (Bakerloo and Northern lines).
- 4.4.3. The Site is close to strategic cycle routes including Cycle Superhighway 7 (CS7) and Cycleway 17 (C17). In addition, there are cycle hire docking stations nearby at Strata tower and Wansey Street, with further docking stations to be delivered nearby in conjunction with the OPP. Finally, there is short-stay cycle parking provided throughout the Elephant Park area. Footpaths and cycleways which traverse the entire Masterplan Site are clearly marked with wayfinding signage.¹⁰
- 4.4.4. Proposed improvements to pedestrian and cycle crossing facilities are being considered as part of the Masterplan at the junction of Elephant Road and Walworth Road, to increase the safety for vulnerable road users crossing Walworth Road. An additional pedestrian crossing is proposed by TfL on New Kent Road, which would improve access to the Site if delivered.¹¹ New access to Elephant & Castle railway station is to be delivered as part of the redevelopment of the shopping centre. The development would include improvements to the Underground interchange and a new Underground ticket hall. TfL is considering extending the Bakerloo line from Elephant & Castle to Lewisham via Old Kent Road and New Cross Gate.
- 4.4.5. Access to the long-stay cycle parking will be at the south-west corner of the Site, close to the junction of Elephant Road and Walworth Road. The cycle parking will be reached via a cycle lift and stairs that are fitted with a wheeling ramp. The Applicant will also be providing short stay cycle parking facilities at the Site. They will be located in the public realm areas at ground floor with 48 Sheffield stands (96 cycle parking spaces) distributed around the perimeter of the Site.
- 4.4.6. Principal highway access to the H1 Development will be via Deacon Street. Deacon Street will operate two-way for servicing vehicles from Walworth Road to the plot access to the servicing yard. Sayer Street Central to the east of the Site will operate one-way northbound from Heygate Street for taxis and drop-offs, with a one-way access onto Deacon Street east of the development. Deacon Street will connect to the Walworth Road west to the east via an all-movement priority junction. Sayer Street North will have pedestrian priority, with only occasional vehicle access for servicing being permitted.

¹⁰ Lendlease and Savills. Estate Management Guide. Elephant Park. 2020.

¹¹ Buro Happold. Elephant Park H1 Development Transport Assessment. 2020.

- 4.4.7. The H1 Development will be car-free with the exception of two accessible car parking spaces on-street. The car parking spaces are located on Deacon Street and can be reached via the one-way Sayer Street, which is accessed from Heygate Street via a priority junction to the south-east of the development. Vehicles would then exit one-way onto Walworth Road from Deacon Street via the priority junction.
- 4.4.8. The Public Realm Strategy states that the accessibility requirements of partially sighted and disabled people will be a major factor in the determination of surface and edge types to provide a legible and safe environment in conjunction with current accessibility requirements.

Active travel

- 4.4.9. Given the restricted car parking available at the Site and its highly accessible location, the Travel Plan¹² envisages that the majority of people travelling to/from the Site will use sustainable travel modes. The objectives of the Travel Plan¹³ are to:
- Ensure the Site is accessible to all and respects the needs of vulnerable groups such as those with mobility problems;
 - Where appropriate, reduce the need for unnecessary travel and ensure that those that do have to travel do so in a way that is sustainable;
 - Specify measures to encourage residents, employees and visitors to use travel modes other than the car;
 - Minimise the number of single occupancy vehicle trips;
 - Promote the use of public transport, walking and cycling when getting to and from the Site;
 - Reduce the environmental impact of travel demand by raising awareness amongst residents, employees and visitors and by encouraging environmentally friendly behaviour; and
 - Minimise delivery vehicle trips by appropriate scheduling and/or through emission reduction initiatives;
- 4.4.10. According to the Travel Plan,¹⁴ the H1 Development would encourage travel on public transport via the following measures:
- The Occupier will provide notice boards within the building(s), which will display travel and community information for employees and visitors. Maps of the immediate local area will also be displayed identifying the location of local cycle hire docking stations, and public transport services and this information will be updated annually by the Travel Plan Co-ordinator (TPC)/Representative(s) where appropriate.
 - The Occupier TPC will offer employees a personalised travel planning service, which would seek to promote walking and cycling travel modes.
 - The Occupier TPC/Representative(s) will ensure that all employees (including newly appointed employees) are given a copy of a Travel Information Pack before starting work at the Site.
 - Within 6 months of occupation, or at 75% occupancy, whichever comes sooner, the TPC will arrange for a baseline Travel Survey to be undertaken. Following the baseline Travel Survey, further Travel Surveys would be undertaken at Years One, Three and Five.
- 4.4.11. Through a range of initiatives, the Travel Plan will help the Occupier's TPC to manage the travel needs of employees and visitors and increase the range of travel options by which the Site can be accessed. Moreover, the promotion of walking and cycling initiatives will bring environmental and health benefits and reduce reliance on the use of cars, taxis and other private hire vehicles for local travel.

¹² Buro Happold. Elephant Park H1 Development Travel Plan. 2020.

¹³ Buro Happold. Elephant Park H1 Development Travel Plan. 2020.

¹⁴ Buro Happold. Elephant Park H1 Development Travel Plan. 2020.

4.5. Crime reduction and community safety

HUDU health link

Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impact on the mental wellbeing of the users of spaces. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.

New environmental impact assessment regulations require consideration of any significant effects arising from the vulnerability of the proposed development to major accidents or disasters that are relevant to that development.

- 4.5.1. In 2019¹⁵ there were 40,074 crimes committed in LBS, which equates to a rate of 125 per 1,000 population, higher than the overall London rate (102 per 1,000 population).¹⁶ Both the count and rate have grown by 15% since 2011, a slightly higher rate of growth than the London average (13%). The most common forms of crime in LBS were theft and handling (32%) and violence against the person (22%).

Table 1 - Crime rates, 2019

	LBS	London
Crime count	40,074	921,211
Count growth since 2011	15%	13%
Rate (count per 1,000 population)	125	102
Rate growth since 2011	15%	13%

- 4.5.2. The English Indices of Multiple Deprivation (IMD) ranks areas in England based on their deprivation on seven key domains: income, employment, health deprivation disability, education skills and training, barriers to housing and services, crime and disorder, and living environment.
- 4.5.3. In 2019, 132 of the 166 (c. 80%) Lower Super Output Areas (LSOAs) that make up LBS are within the most 50% deprived in England for crime, and 60 (c. 36%) are within the most 20% deprived. The IMD reports the LBS is the 37th most deprived local authority in England in the crime sub-domain.¹⁷
- 4.5.4. Figure 5 illustrates crime deprivation by LSOA in the LBS and the LBL. The LSOA in which the Site sits is ranked one of the 10% most deprived LSOAs in England in terms of crime. Therefore, crime is a concern in the area immediately surrounding the Site.

¹⁵ The most recent year for which data is available and was not affected by the pandemic.

¹⁶ Met Police. Crime Data Dashboard. 2020.

¹⁷ The IMD reports 'crime and disorder' deprivation which measures the risk of personal and material victimisation.

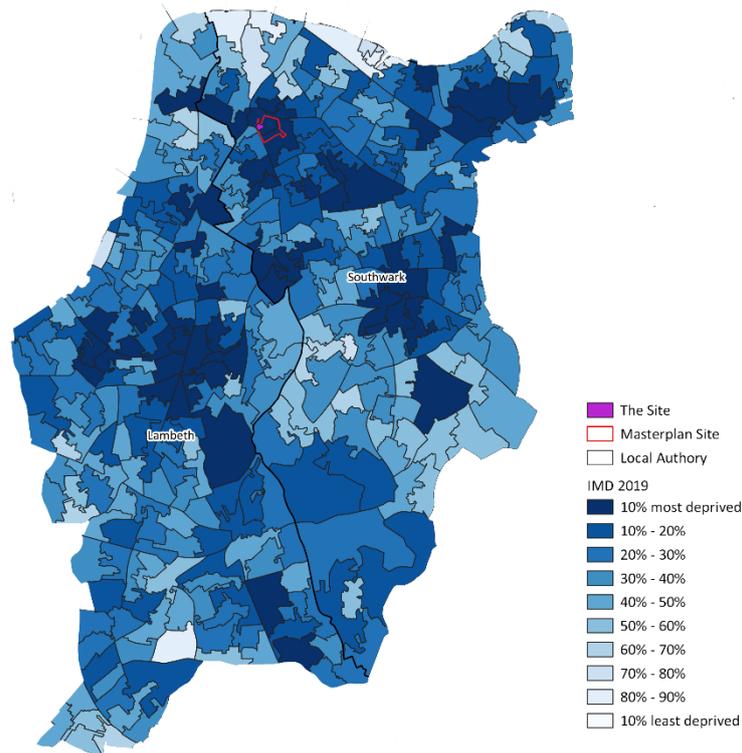


Figure 5 – Crime deprivation by LSOA (2019)¹⁸

Designing out crime and improving community safety in the construction phase

- 4.5.5. Construction employment effects were scoped out of the ES. Therefore, crime impacts upon health associated with this workforce are also judged likely to be insignificant here, and have not been assessed.

Designing out crime and improving community safety in the operational phase

- 4.5.6. Crime Prevention Through Environmental Design (CPTED) is focussed on natural crime prevention strategies through design. The design elements evoke behavioural cues which make people less likely to commit crime. There are four main principles to CPTED:

- Natural surveillance: physical features that make criminal activity more visible to the public, for example: good lighting, strategically placed windows, and reduced hiding spots.
- Natural access control: design which prohibits potential criminals' access, for example using curbing and landscaping to direct foot traffic into visible areas;
- Territorial reinforcement: design which creates a clear distinction between public and private property such as security signage; and
- Maintenance: a place that is clearly well cared for and maintained looks like it has a lower tolerance for crime and, subsequently, deters new crime.

- 4.5.7. The northern frontage is primarily glazed, with active uses over its entire length and a number of entrances to provide maximum connectivity with the park and Sayer Street. Uses will ensure activities beyond office hours over the course of the day and over weekends, which will result in the space being populated and well lit. From inside the entire glazed frontage remains visible, with no dark spots / opaque areas, i.e. at column locations. On the façade along Walworth Road, illuminated shopfronts will provide activity and good lighting levels. Along Deacon Street,

¹⁸ MHCLG. English Indices of Multiple Deprivation. 2019.

columns come down without planters; means of escape doors are flush with the facades, avoiding recesses. These design elements reflect the natural surveillance CPTED principle.

- 4.5.8. The security chapter of the stage 2 report notes that a visitor management system (VMS) will be in place in the H1 Development. The VMS will be in the main reception space and will log visitor identification requirements and assign an ID badge or temporary access card credential enabled for the duration of the visit. This system is reflective of the territorial reinforcement CPTED principle.
- 4.5.9. The Estate Guide¹⁹ includes a number of Estate Regulations measures which are reflective of the maintenance CPTED principle. These include:
- *“Rubbish must not be deposited of within the Estate except into the designated waste receptacles;*
 - *The dropping of chewing gum is not permitted;*
 - *Activities which cause or have the potential to cause damage to hard and soft landscaping are not permitted; and*
 - *No begging or rough sleeping or sleeping in tents is permitted on the Estate.”*
- 4.5.10. In terms of security, according to the Estate Guide,²⁰ the entire Masterplan Site security provider will supply a security operative for peak times operations (summer and weekends) on a 12-hour roster with the opportunity to reduce the shift to 8 hours during quieter times to provide a 10-hour daily average over the annual period.
- 4.5.11. The Estate Management Team will provide a coordinated and pro-active approach to preventing anti-social behaviour occurring on the Estate as far as reasonably practicable. The Estate Security Team will provide a visible presence patrolling the Estate and perimeter 24/7, 365 days per year. Manned patrols will be supplemented by CCTV monitoring across The Park. A variety of measures will be used to tackle anti-social behaviour with the emphasis being on bringing about real changes and improvements in behaviour of those who cause nuisance, including dialogue, providing mediation, and warning letters. There will be zero tolerance to incidences of graffiti and damage on site with immediate cleaning and repair protocol.
- 4.5.12. The Site will have in operation Closed Circuit Television (CCTV). External CCTV cameras will be located to provide images where recesses may exist along the building line as these tend to attract criminal and anti-social behaviour. The Site will also have a Video Surveillance System (VSS) and Access Control System (ACS) for additional security.

4.6. Access to healthy food

HUDU health link

Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, as well as older people, are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar.

Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.

- 4.6.1. The importance of eating healthy food is outlined by the NHS:²¹

¹⁹ Lendlease and Savills. Estate Management Guide. Elephant Park. 2020.

²⁰ Lendlease and Savills. Estate Management Guide. Elephant Park. 2020.

²¹ NHS. NHS choices: Eight Tips for Healthy Eating.

“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”

“We consume at least a third of our dairy 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.”

- 4.6.2. The H1 Development includes 1,689 sqm (GIA) of flexible office, retail, services or food and drink floorspace.
- 4.6.3. The Applicant is aligned with the WELL standards - a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and well-being, through air, water, nourishment, light, fitness, comfort and mind. WELL is grounded in a body of medical research that explores the connection between the buildings where we spend more than 90 percent of our time, and the health and wellness impacts on us as occupants. WELL Certified™ spaces can help create a built environment that improves the nutrition, fitness, mood, sleep patterns and performance of its occupants. The Applicant intends to work with any pre-let tenants to align with this.
- 4.6.4. Some examples of WELL standards relevant to healthy foods include:
- 4.6.5. *“For all spaces, advertisements for foods and beverages within the project boundary meet the following requirements:*
- *Sugar-sweetened beverages are not marketed or promoted;*
 - *Deep-fried food options are not marketed or promoted.*
- 4.6.6. *For all spaces, designated eating areas or common areas contain at least three different instances of messaging per project that communicate at least one of the following:*
- *Encouragement of the consumption of whole, natural foods;*
 - *Encouragement of the consumption of drinking water.*
- 4.6.7. *For all spaces, the following requirements are met if foods are sold or provided on a daily basis within the project boundary:*
- *A description of the nutritional criteria used to identify healthy menu items is submitted through WELL Online. Nutritional criteria should be based on dietary, scientific or medical evidence or guidelines;*
 - *On menus and menu boards, healthy menu items are presented according to at least three of the following promotion strategies:*
 - *Included as the default options throughout the menu (e.g., a salad is the default side instead of fries or chips);*
 - *Listed using appealing descriptions;*
 - *Visually highlighted through icons, different colours or bolding;*
 - *Listed first in each menu section;*
 - *Listed in prominent areas of the menu (e.g., the top, bottom, corners).Access to work and training.”*

4.7. Access to work and training

HUDU health link

Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.

- 4.7.1. In the 12 months to July 2020, the employment rate in LBS was 84%; far higher than London and Great Britain (both 79%). The number of unemployed residents in LBS was 11,900 in the 12 months to July 2020. This equates to 6% of the economically active residents in the borough, slightly above the London average of 5%.²² In February 2020, 3.7% of LBS residents were claimants, higher than the regional and national levels (3.1% and 3.0% respectively).
- 4.7.2. 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 increased risk of mortality due to associated lifestyle choices. The NHS²³ states that:
- “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 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.”*
- 4.7.3. Of the total floorspace (63,599 sqm GIA), the H1 Development would deliver between 49,351 and 58,032 sqm (GIA) of Class E floorspace. **ES Volume 1, Chapter 7: Socio-economics** finds that the operational phase of the H1 Development is estimated to support between 3,600 – 3,900 additional full-time equivalent (FTE) jobs which equates to 3,900 – 4,300 additional jobs once part time workers are taken into account.
- 4.7.4. In line with LBS Supplementary Planning Obligations, the H1 Development is expected to employ 400 – 430 LBS residents.
- 4.7.5. Additional enhancement measures include the employment initiatives and commitments by the Applicant. An H1 Development Employment and Training Scheme is anticipated to be required by the s106 agreement.
- 4.7.6. The jobs provided by the H1 Development will offer a variety of job types for people in LBS. The increase in direct jobs onsite and commitment to local jobs 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.

Workspace

- 4.7.7. The H1 Development provides a range of high quality employment floorspace suitable for a variety of occupiers (from medical and health services and office accommodation). The provision of such floorspace will have an impact upon access to employment and training. Similar to the link between unemployment and health, the link between workspace and health is also a complex one. A quality workspace design leads to a less stressful and more productive

²² ONS. Annual Population Survey. 2019.

²³ NHS Choices. Recession ‘impacts people with mental illness most’. 2013.

atmosphere. It is essential that employers take the physical work environment of their employees into consideration.²⁴

4.7.8. The scheme offers flexible floorspace and can be subdivided according to demand. The floorspace breakdown in the first column of Table 2 has been committed to.

Table 2 – Area Schedule of Floorspace by Use Class, sqm (GIA)

Use Class	Area Schedule
Office (Class E)	49,351
Offices / medical & health (Class E)	6,728
Offices / retail / services / medical & health (Class E)	264
Offices / retail / services / food and drink (Class E)	1,689
<i>Total Class E</i>	58,032
BOH, shared plant, servicing and cycle parking facilities	5,566
Total	63,599

4.7.9. The H1 Development will also include some affordable workspace provision. This will mean that the space appeals to a wider range of tenants, increasing the pool of workers who will benefit from positive health related benefits of good quality and well designed spaces.

4.7.10. The H1 Development is designed as a low-carbon asset (see sustainability section), which will enhance worker wellbeing.

4.7.11. The Applicant is aligned with the WELL standards and intends to work with any pre-let tenants to align with this. Some examples of WELL standards relevant to workspace include:

- *“For all spaces, designated indoor space is available to all regular building occupants to support restorative practices. This may be a single space or several spaces that meets the following requirements:*
 - *Designated exclusively for contemplation, relaxation and restoration (not to be used for work).*
 - *Encourages contemplation, relaxation and restoration*
- *For all spaces, projects address the following: a) Celebration of culture (e.g., culture of occupants, workplace, surrounding community); b) Celebration of place (e.g., local architecture, materials, flora, artists); c) Integration of art; and d) Human delight.*
- *For all spaces, projects use universal design principles as guidance to accommodate a diverse range of occupant abilities. All projects must consult with a professional trained in universal design to ensure spaces are optimized to meet occupant needs.”*

²⁴ Forbes. How your office space impacts employee wellbeing.

4.8. Social cohesion and lifetime neighbourhoods

HUDU health link

Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion.

Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Planning proposals should be developed in consultation with differentiated community groups (such as children, young people, residents, families, businesses, faith groups, community organisations). They should be involved in the planning of the project from the beginning and throughout the life cycle of the project. Opportunities for postplanning qualitative consultations should be considered with these different groups to explore a range of social, emotional and health needs.

The concept of Lifetime Neighbourhoods placed the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe. Planning Practice Guidance now refers to inclusive and agefriendly design and the issues and principles to be considered, and characteristics of a dementia-friendly community.

Social cohesion

- 4.8.1. The H1 Development is an office-led, mixed-used scheme. The H1 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 potential retail and leisure offers will provide opportunities for people to interact and build a sense of community.

Construction phase

- 4.8.2. During the construction process, the Applicant will seek to maintain a number of methods to communicate with the local community to keep them informed of progress on the scheme and enable concerns to be voiced and listened to. The CEMP contains more detail on this.

Operational phase

- 4.8.3. The Statement of Community Involvement (SCI) details the consultation undertaken throughout the planning phase. In addition to the Council, GLA, Transport for London and Historic England, public consultation has been held with local residents, community stakeholders and business groups to inform aspects of the H1 Development's design. The public consultation on the initial design was held from August – December 2020 whilst the proposed design consultation took place in January – February 2021.
- 4.8.4. The consultations included the launch of an online consultation platform that incorporated feedback forms as well as exhibitions and face to face sessions held either in person or online depending upon restrictions at the time. The consultations were promoted using 12,000 paper flyers delivered door-to-door, e-flyers, emails to local resident management companies and adverts in The Southwark News. The online platform attracted 2,810 visitors between August 2020 and February 2021. There were 984 visits to the website during the consultation between 1 October to 18 October 2020 and a total of 113 feedback forms were received during this period.
- 4.8.5. Based on feedback provided, the key themes which emerged included:

- The change of use from a residential-led development in the OPP to a commercial-led scheme;
- How the design proposals respond to the Elephant Park Masterplan;
- Encouraging use of the publicly accessible ground floor lobby;
- Height and massing;
- References to local history and heritage;
- The relationship to The Park, Castle Square and Walworth Road;
- Construction logistics and minimising disturbance to residents;
- The public realm and inclusion of planting and greenery;
- The location of the entrance to the servicing yard on Deacon Street;
- How the H1 Development might affect residential amenity (daylight/sunlight, privacy/overlooking and views) on West Grove, particularly Hurlock Heights, also referred to as Plot H2; and
- The type and size of businesses expected to occupy the commercial space.

4.8.6. These key themes were responded to in subsequent design proposals. Such responses included:

- Continuous active ground floor frontages;
- Pedestrian priority for as much of the public realm as possible; and
- Further vertical greening on the columns and redesigning the landscape at the façade line.

4.8.7. The SCI contains more information on the consultation.

4.8.8. It is thought that this consultation can improve community outcomes. The National Planning Policy Framework, for instance, notes that *“good quality pre-application discussion enables better communication between public and private resources and improved outcomes for the community.”*

Lifetime neighbourhoods

4.8.9. Although non-residential, the H1 Development supports some aspects of lifetime neighbourhoods:

- Access: the journey from outside through all the buildings, from reception to the communal spaces, have been designed considering the requirement of all users. The accessibility of the H1 Development will connect the Site with services and people in the immediate neighbourhood and beyond. The H1 Development is well-connected by public transport and cycle routes.
- Services and amenities: a good range of services and amenities is available near the H1 Development. A gym is located less than 300 metres from the Site. There is a post office and open spaces within 700m of the Site. The H1 Development could provide services and amenities, such as a café/restaurant and retail.
- Built and natural environment: the H1 Development would deliver an improvement in the local built environment by providing a new, high-quality building with landscaped terraces. It will also include high-quality public realm and improvements to biodiversity.

4.9. Minimising the use of resources

HUDU health link

Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.

- 4.9.1. The H1 Development economises and makes the best use of available resources in a number of different ways.

Appropriate use of land

- 4.9.2. Transport accessibility is a key determinant of development density, with the densest development expected in the most accessible places. The scheme makes best use of existing land by increasing the density of development within the site in a location that has the highest PTAL rating (6b), with many public transport connections nearby.

Recycling

- 4.9.3. Recycling will be encouraged where possible in the construction and operation phase of the development. The Estate Guide for Elephant Park (assumed to apply to the H1 Development) states:

- *“A commercial waste contractor will collect refuse from the Estate common areas on an agreed frequency. A robust recycling and waste minimisation initiative will be enacted at Elephant Park.*
- *Occupiers to refer to their respective management guide for details on their building’s waste strategy.*
- *The Estate Management Team will encourage retail occupiers to introduce a bespoke waste minimisation and recycling scheme with the aim of zero refuse reaching landfill.*
- *Estate bins are checked every hour and emptied each morning and as required throughout the day by the ABM cleaning team.*
- *The ABM cleaning team will then empty any estate rubbish into 2 bins located in the Energy Centre bin store, which are for the estate. The bins are collected 3 times per week and currently include general and a dry mixed recycling waste stream.*
- *The retail refuse contracts are undertaken by Southwark Commercial Waste, currently the bins are emptied at varying frequencies based on the operational requirements.*
- *The Sayer Stree Meanwhile Use (SSMU) bins consist of 2 recycling and one general wheelie use bins. These are collected by Southwark Commercial Waste twice weekly, Monday and Thursday. The ABM operative will need to pull these bins from the SSMU bin cupboards and place in the H6 bin store on the morning of the bin collection day.*
- *The bins in the seating areas of the SSMU are to be checked by the cleaner hourly and emptied as required.”*

Sustainability

- 4.9.4. The Sustainability Statement explains how the H1 Development meets the highest standards of sustainable design and construction to reflect the objectives of policy such as the London Plan (2016), the Draft London Plan (2019) and the principles outlined in the Mayor of London’s Sustainable Design, Construction Supplementary Planning Guidance (SPG).
- 4.9.5. Elephant Park’s vision to ‘breathe new life into a special part of Central London’ aims to set a new standard in city living and working to create a highly sustainable inner-city urban regeneration project.

- 4.9.6. The Design and Access Statement states that the H1 Development will be of BREEAM²⁵ 2018 rating 'Excellent' with an aspiration for 'Outstanding'. H1 will aim to achieve 15% savings over the 'Be Lean' level of the energy hierarchy; will connect to the existing low carbon Elephant Park decentralised heat network. It will target a WELL Gold rating. At the core of the client brief was to develop H1 as an exemplary office building using timber as a key component for the frame. This not only creates a sustainable building with low embodied carbon but delivers a workplace environment which enhances worker wellbeing.
- 4.9.7. The Elephant Park final proposal has been developed with sustainable design principles at its core, through adopting a considered holistic and integrated design approach. Materials will be chosen that have minimal environmental impact, are from sustainable or recycled sources and, where feasible, are locally sourced to reduce transportation impacts. It will reduce embodied carbon impact through a timber-steel hybrid structure.

4.10. Climate change

HUDU health link

There is a clear link between climate change and health. Local areas should prioritise policies and interventions that 'reduce both health inequalities and mitigate climate change' because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change.

Climate change is potentially a significant threat to public health and may widen inequalities in health. The Mayor of London's Environment Strategy sets out a range of climate change mitigation and adaptation approaches for London. It focuses on reducing the risk of climate change impacts for the most disadvantaged communities, as well as increasing their resilience so that they can recover more quickly when those impacts do occur.

Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.

The UK Government recently announced its commitment for the country to achieve net zero carbon by 2050 by amending the 2008 Climate Change Act which previously had a target to reduce greenhouse gas emissions by at least 80% (compared to 1990 levels). There is a wealth of evidence which demonstrates that meeting this target requires effective spatial planning at a range of scales.

Energy use and renewable energy

- 4.10.1. The H1 Development has been designed to minimise effects on climate change. An Energy Statement has been prepared. The H1 Development will aspire to meet the intent of policy by delivering a minimum on-site carbon dioxide emissions reduction of 35% over a baseline building (NCM).
- 4.10.2. The Energy Statement reports that 24% CO₂ emission savings are currently predicted at the 'Be Lean' stage of the energy hierarchy in comparison to the 15% GLA policy expectation.

²⁵ Building Research Establishment Environmental Assessment Method. An international scheme that provides independent third party certification of the assessment of the sustainability performance of individual buildings, communities, and infrastructure projects.

- 4.10.3. The Sustainability Statement reports that the H1 Development is currently predicting a 38% carbon dioxide emissions reduction on the regulated load. The total CO₂ saving achieved by the energy strategy is predicted to be up to 271 tonnes when compared against the baseline scenario.
- 4.10.4. In order to reach 100% CO₂ savings, a carbon offset payment will be paid, the exact amount to be further refined at Detailed Design stage once full detailed design architecture and MEP solutions have been finalised.

Enhancing biodiversity

- 4.10.5. The H1 Development commits to actively ensuring that there is no net loss in the quality and quantity of biodiversity at the Site and additional contributions will be made to biodiversity where possible.
- 4.10.6. The Design and Access Statement states that the proposed biodiverse roof will provide valuable habitats for wildlife. It will have low maintenance requirements and will not require automated irrigation. An external tap will be provided at roof level to water the roof during the establishment period. The potential to locate this within the roof lobby to reduce the risk of freezing will be investigated at the next design stage.
- 4.10.7. The substrate level will be varied for increasing habitat diversity. Habitat features will include mounding, hollows for shallow water collection, log piles, bird perch and bee hive. 20% of the biodiverse roof areas will comprise of exposed (not laid with turf) mounded extensive substrate (low organic content) allowing opportunities for natural colonisation as well as areas of plug plants and wildflower seeding.
- 4.10.8. The Public Realm Strategy²⁶ states that planting plays an important role creating a sustainable development and achieving Biodiversity, Ecology and Nature objectives. A number of planting areas are below existing trees or sit north of the H1 Development, and as such require tolerance of both shaded and dry conditions. Various plant species have been compiled to create variety with a focus on texture, seasonal change and habitat diversity.

Sustainable urban drainage techniques

- 4.10.9. Sustainable urban drainage systems (SUDS) are systems designed to efficiently manage the drainage of surface water in the urban environment. The SUDS aim to mimic natural drainage by collecting water and releasing it slowly back into the environment.
- 4.10.10. Climate change may increase the intensity of rainfall and, subsequently, SUDS become more important. The flood risk assessment found that even by increasing the climate change allowance to 40% (compared to 30% London Plan and Elephant Park threshold) the models demonstrate that there will be no onsite flooding affecting the development. The development is also required to attenuate the 1 in 30-year storm event plus climate change with no surface flooding, and the 1 in 100-year storm event plus climate change with no risk to buildings or the public. Overall, the drainage strategy complies with the sitewide flood risk assessment.
- 4.10.11. The Drainage Strategy describes a number of SUDS or SUDS techniques which are to be employed at the H1 Development:
- *“All surface water will be routed into the attenuation tank before being discharged into the surrounding public surface water sewer at the restricted rate. All foul water above ground floor will be discharged via gravity into the local sewers;*
 - *Re-use of surface water on site which reduces total discharge volumes and mains demand;*
 - *Green roof systems will provide a level of treatment at source, by filtering rain water through the soil/planting delaying its discharge and therefore reducing peak flow rates; and*
 - *Reduce and regulate the discharge of surface water from the site.”*

²⁶ Design and Access Statement, 2021. Public Realm Strategy

4.11. Conclusion

4.11.1. In conclusion, this rapid HIA has presented the health impacts of the H1 Development according to relevant NHS health determinants.

4.11.2. The assessment found positive health impacts for:

- access to open space and nature with regards public realm improvements;
- accessibility and active travel, due to accessibility improvements;
- access to employment due to the large office and affordable workspace offer at the H1 Development; and
- social cohesion through the community engagement via the the consultation and the responses to key consultation issues addressed through design.

4.11.3. The assessment found neutral health impacts for:

- access to healthcare services and social infrastructure;
- air quality, noise, and neighbourhood amenity;
- crime reduction and community safety due to efficient designed out crime and security strategy;
- access to healthy food due to intention of tenant alignment to WELL standards;
- minimising the use of resources through appropriate use of land, recycling, and sustainability; and
- climate change through energy use, biodiversity enhancement, and sustainable urban drainage techniques.

4.11.4. No negative health impacts were found.

APPENDIX 1
Rapid HIA Matrix

APPENDIX 1 – RAPID HIA MATRIX

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	There is currently no social infrastructure at the Site, yet the H1 Development will incorporate improved public realm for the benefit of residents, visitors and workers, and may also include a Health Hub (depending upon whether the Council accepts the health provision in place of affordable workspace).	<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	This report describes the current context of primary healthcare provision within the relevant areas around the Site and considers the potential impact of the H1 Development. The H1 Development is not expected to have a significant effect upon the provision of healthcare demand. It may have a positive impact upon healthcare supply (if the Health Hub is delivered).	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The H1 Development contains the potential to deliver a Health Hub, which would meet NHS requirements if provided. The delivery is subject to the Council and NHS agreement, and so the delivery is not certain.</p> <p>An assessment of the local area suggests that this delivery would have a positive impact on severely constrained health services.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools, social care and community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The H1 Development does not have any residential aspects, so it is not expected to contribute to the need for other forms of social infrastructure such as schools, social care, or community facilities. However, it does make improvements to the public realm.	<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 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 H1 Development is all E Class use. A large proportion is dedicated solely to office, however there are some flexible allocations within other areas of the H1 Development which could include retail, F&B, and healthcare ensuring the co-location of services and encouraging different members of the community to come together and interact.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input 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 H1 Development does not have any residential aspects. It therefore does not contribute towards educational needs.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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 Design and Access Statement explains how the existing green space in The Park includes active and engaging green spaces. The greenery continues vertically up the building, visually connecting The Park with the landscaped terraces.	<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	As the H1 Development does not contain any residential use, it will not directly increase the pressure on existing open spaces and so it is not necessary for it to contribute towards open or natural space needs. However, the scheme will improve the public realm and amenity space in the vicinity. The LBS Open Space Strategy ¹ states that Elephant and Castle is one of the areas of open space deficiency, in the greatest need for good quality open space to help address socio-economic issues.	<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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The H1 Development does not increase the population of children and young people. It therefore does not contribute towards play spaces for children and young people.	<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	The H1 Development will improve public realm on the site, including trees, street furniture and cycle bays.	<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	The Design and Access Statement details how the area will be landscaped.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

¹ LBS, 2013, Southwark Open Space Strategy

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
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	The Estate Guide details the plan for the management and maintenance of this open space.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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	Noise and vibration has been scoped out of the ES and so health impacts are deemed insignificant and not assessed. The CEMP outlines the various ways in which the construction of the H1 Development will minimise dust.	<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	ES Volume 1, Chapter 8: Air Quality found insignificant effects associated with traffic and the generator and standby generator.	<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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Noise and vibration has been scoped out of the ES and so health impacts are deemed insignificant and not assessed.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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	The H1 Development encourages active travel wherever possible. The Travel Plan details methods to achieve these aims.	<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	Cycle strategies are outlined in the Travel Plan which encourage and facilitate cycling wherever possible. The Travel Plan states that, in terms of short stay (visitor) cycle parking, this will be located in the public realm areas at ground floor with 48 Sheffield stands (96 cycle parking spaces) distributed around the perimeter of the Site.	<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 H1 Development is well-located to provide access to the cycle network with a designated cycle route.	<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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Traffic and transport impacts of the H1 Development were scoped out of the ES and as such health impacts have been deemed insignificant and not assessed here.	<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 has the highest PTAL score of 6b, linked to the underground (Northern and Bakerloo lines) and national rail services and highly accessible bus and cycle routes. Accessibility is detailed in the Travel Plan and summarised in Section 4.4 of this report.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal seek to reduce car use by reducing car parking	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There is already restricted car parking at the Site and this will continue.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
provision, supported by the controlled parking zones, car clubs and travel plans measures?			<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	There will be two disabled car parking spaces. The Public Realm Strategy ² states that the accessibility requirements of partially sighted and disabled people will be a major factor in the determination of surface and edge types to provide a legible and safe environment in conjunction with current accessibility requirement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

² Design and Access Statement, 2021. Public Realm Strategy

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	The Estate Guide details a number of Estate Regulations which reflect the Maintenance CPTED principle, including prohibiting rubbish, chewing gum and rough sleeping. Security measures to further protect against crime include CCTV and an access control system.	<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	The H1 Development will improve pedestrian routes surrounding the Site which should serve to create a greater sense of security in the surrounding area.	<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	The H1 Development will be attractive, include public space, and likely be mixed use. The Design and Access Statement describes the design principles of the H1 Development.	<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	Yes. The Statement of Community Involvement details the public consultation programme and outcomes.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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, ie allotments, community farms and farmers' markets?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There is no scope for allotments, community farms or farmers markets specific to the H1 Development.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The H1 Development includes a flexible allocation for retail, but the range is yet to be determined.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" 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	The H1 Development would not provide any takeaway outlets. The Applicant is aligned to the WELL standard and they intend to work with any pre-let tenants to align with this. The WELL standard includes promotion of healthy food.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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 H1 Development will have a positive impact in terms of construction employment but this has not been estimated for this planning application as it is deemed insignificant in the context of the existing labour market.</p> <p>Once operational, the H1 Development will support 3,900 – 4,300 additional jobs. Of these, 400 - 430 are estimated to be residents from LBS.</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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The H1 Development does not have any residential uses. It therefore does not contribute towards educational needs.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" 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	The H1 Development includes 10% affordable workspace provision. The Affordable Workspace Strategy describes the affordable workspace provision at the H1 Development.	<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	The employment and training scheme for the H1 Development is likely to include opportunities to enhance local procurement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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 H1 Development will make public realm improvements to the Site, which should help to avoid creating a disconnect between the Site and wider community. This, coupled with the various uses within the H1 Development, will provide opportunities to interact and build a sense of community. Consultation with planning officers, other key stakeholders, and the wider public has been undertaken in order to improve community outcomes. The Statement of Community Involvement contains more detail on this. Key themes arising from community consultation were responded to in subsequent design proposals.	<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	The H1 Development has the potential to deliver a mix of uses including retail, F&B, and healthcare, meaning that it will serve a range of users.	<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	The H1 Development does not provide this directly, however the Employment and Training scheme for the H1 Development may indirectly benefit these sectors. The affordable workspace provided could also be occupied by voluntary or community sectors if they are deemed a priority group by the Council and the Applicant.	<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 H1 Development addresses some of the relevant components of lifetime neighbourhoods.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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	Transport accessibility is a key determinant of development density, with the densest development expected in the most accessible places. The scheme makes best use of existing land by increasing the density of development within the site in a location that has the highest PTAL rating (6b), with many public transport connections nearby.	<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	The Estate Guide for Elephant Park (assumed to apply to the H1 Development) details recycling and waste management. Recycling will be encouraged where possible in the construction and operational phases of the H1 Development.	<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	The Sustainability Statement sets out a number of measures that will be undertaken to be energy efficient and sustainable, including reduced embodied carbon impact through a timber-steel hybrid structure. The H1 Development is targeting a WELL Gold rating and BREEAM 2018 rating 'Excellent' with an aspiration of 'Outstanding'.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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	The Sustainability Strategy states that the H1 Development will encourage local energy generation from renewable sources to supply a significant proportion of the energy demand.	<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 Sustainability Strategy states how the H1 Development will meet good practice daylight criteria and energy monitoring (including ventilation).	<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 Sustainability Statement states how the H1 Development is targeting long term ecological management and maintenance to minimise and encourage actions to maintain and enhance the ecological value of the site as a result of development. The Public Realm Strategy states how the planting strategy for the H1 Development will help enhance biodiversity.	<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 Drainage Strategy details sustainable urban drainage techniques and concludes that the drainage strategy complies with the sitewide flood risk assessment.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

