

December 2024

The Aylesham Centre, Peckham

Health Impact Assessment Addendum

Document reference: AC20A



Berkeley
Designed for life



Quod

Health Impact Assessment

Addendum

Aylesham Centre

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Introduction

- 1.1 Quod prepared a Health Impact Assessment (HIA)(document ref. AC20) in support of planning application reference 24/AP/2074 on behalf of Berkeley Homes (Capital) Plc ('the Applicant'). This application, which was submitted in July 2024, was for the redevelopment of the Aylesham Centre,
- 1.2 The HIA submitted with the July 2024 Application includes a detailed assessment of the potential health impacts associated with the proposals (positive, neutral and negative), and a summary of relevant mitigation and enhancement measures.
- 1.3 Since the submission of the July 2024 Application, updates have been made to the proposals (the December 2024 Revisions) which are outlined below. The HIA has been reviewed in light of these changes. This Addendum presents the results of this review and should be read in conjunction with the July 2024 Health Impact Assessment (document ref. AC20). It does not go into the detail of the specific changes as these are not considered to be of a nature or a scale to materially affect the health effects of the Proposed Development. The purpose of the Addendum is to confirm whether the conclusions of the HIA remain valid (which it does).

December 2024 Revisions

- 1.4 Since the submission of the July 2024 Application, updates have been made to the proposals, including:
 - A reduction in the number of homes from 877 to 867, alongside revisions to the unit size mix;
 - A minor reduction in the size of the proposed supermarket (-14sqm) and slight increase in the amount of flexible retail, leisure, commercial (use class E(a-g) and Sui Generis (drinking establishment) floorspace (+13sqm);
 - A reduction in the minimum amount of affordable housing to 77 homes (12% by habitable room), comprising 72% Social Rent and 28% Intermediate tenures (by habitable room). This is subject to a commitment to undertake a review of the scheme's viability at a future point to determine if an increased amount of affordable housing can be provided;
 - Change to the unit mix (decrease of 1bed, increase of 2/3 beds);
 - Change to the unit mix within each tenure (no 1-bed in Social Rent, no 3-bed in Shared Ownership);
 - Change to the average internal square footage of some unit types;
 - No change to building heights with the exception of marginal changes to the massing of some top floor (setbacks, penthouse levels);
 - No change to the footprint of any building;
 - No changes to the overall façade design principles, balcony style and type, materials and colours, construction methods;
 - The adjustments to the internal layouts and unit typology mix result in minor changes to the fenestration and balcony placement to buildings A, B, C, H, K, L, N, P & Q. The remaining buildings D, E, F, G, J, and M are largely unchanged;

- Marginal changes to the layout of Morrisons supermarket and ancillary spaces;
- Minor amendments to bin stores and plant rooms, cycle parking, amenity space, children's playspace to account for the above residential layout adjustments.
- Changes to the elevational treatment of Building L cycle hub at ground and first floor levels.

1.5 Full details of the 2024 revisions are set out within the Design & Access Statement (DAS) Addendum (document ref. AC02A), Planning Statement Addendum (AC04A) and Environmental Statement Addendum (document ref. AC18A).

Implications of the December 2024 Revisions

1.6 The HIA has been reviewed in light of the December 2024 Revisions. Whilst the changes affect some specific figures reported within the HIA (such as residential unit numbers, population, car and cycle parking, play space provision, minor changes in commercial floorspace), they do not result in changes to the assessment of health impacts or the mitigation identified.

1.7 The material updates to the HIA are as follows:

Housing Design and affordability

1.8 The Proposed Development would deliver 867 new homes. Affordable homes make up 12% of the total provision (based on habitable rooms) – equating to 77 homes, comprising of low cost rent and intermediate homes (made up of shared ownership and Community Land Trust homes).

1.9 A wide range of residents are provided for through the delivery of a range of studios, 1-bed, 2-bed and 3-bed apartments. Family apartments with three or more bedrooms will also account for at least 20% of homes. The July 2024 **ES Volume 1, Chapter 6: Socio-Economics** and the December 2024 ES Addendum assesses the Proposed Development's housing delivery impact as being moderate beneficial for LBS.

Summary: Housing Design and Affordability

Key Impacts	Overall Effect on Health	Mitigation & Recommendation
Provision of up to 867 high quality, accessible, energy efficient homes. Providing 77 affordable housing units, contributing to the housing stock in LBS and increasing access to good quality homes.	Positive	None required.

Access to Open Space and Nature

1.10 There are no open spaces nor natural spaces currently on-site. As highlighted in the July 2024 **ES Volume 1, Chapter 6: Socio-Economics** and the Southwark Open Space Strategy (2013), the Site is in an area of open space deficiency.

1.11 The Proposed Development delivers 10,240sqm publicly accessible open space, 3,955sqm of communal private amenity space for resident-use and 2,417sqm of playspace. This is a significant contribution given the open space deficiency in the surrounding area with the socio-

economic assessment identifying a minor beneficial (not significant) effect at the Site and Local level.

Summary: Access to Open Space and Nature

Key Impacts	Overall Effect on Health	Mitigation & Recommendation
Provision of open space and play space, designed to create a high quality, safe and accessible environment to support healthy lives.	Positive	None required.

Updated Summary and conclusions

1.12 Quod assessed the Proposed Development's potential health impact based on the principles of the HUDU Guidance. The assessment found that the Proposed Development is likely to have an overall positive impact on health.

1.13 Positive health effects relate to:

- 867 new homes to support LBS's housing delivery targets.
- Of which 77 affordable homes.
- Up to 660 FTE direct jobs.
- 271 FTE construction jobs, on average over nine years, including opportunities for training.
- New public routes and public spaces designed at high quality standards.
- 10% provision of affordable workspace in line with LBS policy.
- Buildings that have been designed taking into consideration LBS and London's sustainability targets.

1.14 A number of other recommendations or mitigation measures are identified which could be considered in order to minimise potential negative health impacts and maximise positive health outcomes for occupants of the Site and surrounding area, including:

- CIL could contribute to primary healthcare provision should sufficient information be provided to justify need.
- Implementation of a DCEMP to control and minimise any health impacts during the demolition and construction phases.
- Implementation of a Travel Plan, to be secured via planning condition, to encourage uptake of sustainable transport modes.
- Implementation of the Transport Assessment to mitigate noise, vibration and air quality impacts of traffic once the Proposed Development is operational.

- Implementation of safety-conscious design measures to promote sense of security in users.

Conclusions

- 1.15 The HIA submitted with the July 2024 Application has been reviewed in light of the December 2024 Revised Proposed Development. These revisions do not make a material difference to the health impacts and mitigation identified. Therefore, the conclusions of the HIA submitted with the July 2024 Application remain valid.