

Public Health Review of Brunel Walk, London, N15 5HQ - HGY/2022/2723

Health in All Policies, Public Health HMO Working Group

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Introduction

Things that influence our health are multiple and complex but most lie outside the health and social care system. It is estimated that socio-economic and physical environments determine 60% of health outcomes¹. Focusing on these determinants of health is essential for improving population health and wellbeing and reducing inequalities.

The National Planning Policy Framework requires planning decisions to “enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs”².

Public Health have reviewed the above planning application and development proposals of this scale need to consider impacts on health and wellbeing of residents. This document will comment on the potential impacts of development on the social, psychological and physical health of individuals and communities.

The redevelopment of Brunel Walk, Haringey, London, N15 5HQ will deliver 45 new Council rent homes and the provision of associated amenity space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. It will also re-configure and enhance existing parking and outdoor communal areas and play spaces on the Turner Avenue Estate.

We will apply some of the themes highlighted in the [London Healthy Urban Development Unit Rapid Health Impact Assessment \(HIA\) tool](#).

The Health in All Policies team, part of Public Health, have participated in pre-applications and discussions with key officers throughout and have noticed significant improvements to the site offer in this time.

Summary of comments

1. Housing quality and design

All designs reach national and Greater London Authority spaces standards for new accommodation, creating sizeable homes with private amenity spaces for our residents to live in. All wheelchair accessible units are situated on the ground floor ensuring fully accessible.

2. Access to open space and nature

The site looks to enhance open space, landscaping and outlooks benefitting both existing and future residents, encouraging more use and enjoyment. The site exceeds the urban greening factor target of 0.4 to reach 0.65 and delivers a biodiversity net gain of 23.3% (higher than the required 10% from the Environment Act 2021).

¹ Department of Health and Social Care, (2019), *Advancing our health: prevention in the 2020s*

² Department for Levelling-Up, Housing and Communities), (2019), *National Planning Policy Framework*

It is great to see so much inclusion of natural play-on-the-way opportunities will support local children's development, an important role in developing self-esteem, confidence, and physical activity. There are opportunities of play for all ages throughout the site, showing no age group has not been considered.

Something that will hopefully be considered through more co-production with residents is the inclusion of food growing opportunities, whether this would be supported or reach needs of local people.

3. Accessibility and active travel

The proposal aims to achieve a more pedestrian focused environment and looks to promote cycling and walking as a sustainable option, connecting routes to wider networks and clear pathways throughout the site. This is shown through the inclusion of cycle storage, larger cycle spaces also, and clear path lines – this is encouraging to see to encourage our residents to choose more active travel options and for achieving our wider sustainability goals.

The whole site is wheelchair accessible.

4. Crime reduction and community safety

The landscape strategy incorporates Secured by Design principles for the public realm, identifying existing issues that need to be tackled. This is achieved by introducing well-lit pedestrian links, removing blind corners, adding buffer planting to give more privacy, and controlled accessed for residents only throughout the site. Furthermore, the site seeks gold standard accreditation for the use of Secured by Design principles making the utmost effort to ensure our residents feel safe and happy in their homes and local area.

5. Climate change

It is clear extensive work has undergone to ensure the development will be as sustainable and climate friendly as possible. Including the target of achieving net zero operational and an aim to minimise damage to the environment, and new construction methods to be used to cause minimal disruptions to residents.

The focus on sustainability (green roofs, solar panels, and more) will hopefully keep living costs for our residents at a lower price – an important consideration with cost of living and fuel poverty rates increasing.

Conclusion

We are in support of this application that provides much needed Council rent homes and improved public realm for our Haringey residents. The improved green spaces (with increased urban greening factor and biodiversity) and play opportunities, can be enjoyed by existing and new residents supporting social cohesion and recreation. Existing concerns around antisocial behaviour and safety have been addressed in the proposal. The application reflects on important health implications such as overheating, air quality and noise pollution, mitigating against all.

Although it is inevitable that development may cause some disturbance the plans consider the potential disruption with aims to alleviate as much as possible. The overall improvement to this site is welcomed and will hopefully instil pride to new and existing residents of their estate.