
Former Imperial College Private Ground

Health Impact Assessment

July 2017

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Health Impact Assessment

Prepared on behalf of Quantum Group

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1.0 EXECUTIVE SUMMARY

- 1.1 The importance of healthy communities is a theme running through planning policy and the London Plan identifies that *"the impacts of major development proposals should be considered, for example, through the use of Health Impact Assessments¹".* This document therefore sets out the health effects of the development of extra care living apartments, community facilities and 9.5 hectares of sports and open space on the former Imperial College private sports ground in Teddington.
- 1.2 The assessment has been undertaken using the London Health Urban Development Unit (HUDU) Healthy Urban Planning Checklistⁱ and the HUDU Rapid Health Impact Assessment Toolⁱⁱ. The assessment has reviewed the potential health effects of the proposed development and provided recommendations that seek to maximise health gains and remove or mitigate potential adverse impacts on health.
- 1.3 As shown in the assessment in Chapter 4, the proposed development was found to have a positive health effect in relation to all the key health themes. The very nature of the proposed development providing extra care living accommodation and sports provision for the local community has resulted in a high quality, attractive and healthy environment for future residents and users.

¹ Policy 3.2C London Plan March 2016

2.0 INTRODUCTION

- 2.1 This HIA has been prepared on behalf of Quantum Group (the 'Applicant') to accompany a planning application for 108 extra care living homes with associated communal facilities, crèche and play area and open space on the Former Imperial College Private Ground at Udney Park Road, Teddington.
- 2.2 The HIA seeks to identify and assess the potential health effects of the proposed development and provide recommendations that maximise health gains and remove or mitigate potential adverse impacts on health.
- 2.3 The structure of the HIA is set out in the table below.

Chapter	Content
Chapter 1	Executive Summary.
Chapter 2	Summary of the site & development, the requirement for HIA and a summary of relevant planning policy.
Chapter 3	Outlines the assessment methodology.
Chapter 4	Rapid Health Impact Assessment
Chapter 5	Provides the conclusions of the HIA and sets out recommendations to enhance the beneficial effects and reduce any potential adverse health effects identified.

The Site

Site Context

- 2.4 The site (see Appendix 1) is within the London Borough of Richmond upon Thames and is located approximately 2km to the south of Twickenham and 2km to the north east of Kingston-Upon-Thames.
- 2.5 Residential development is located on the southern, western and eastern boundaries of the site, along Cromwell Road, Udney Park Road and Kingston Lane, respectively. As well as residential dwellings in the surrounding area, Fullerton Court is located to the north of the site which is a retirement facility for the elderly. Udney Hall Gardens and a sports ground is located to the east of the site with the River Thames located beyond. Residential development and Collis Primary School are located further south of the site along with the South West Trains railway line servicing Twickenham and providing connections to London Waterloo and Shepperton. Bushy Park, the second largest of London's Royal Parks, is located approximately 360m to the south of the site, beyond the B358.

Site Description

- 2.6 The site extends to 5.2 hectares (ha) and is an area of private grounds leased out to selected local sports clubs on an *ad hoc* basis. Tennis courts are located in the south western corner of the site and other sports pitches (including rugby and cricket pitches) make up the remainder of the grounds. A part one-storey, part two-storey pavilion is located on the western boundary of the site.

Proposed Development

- 2.7 The proposed development comprises the following:
- 107 extra care living apartments (mix of 1, 2 and 3 beds);
 - Communal facilities including health and beauty salon, offices, treatment rooms, restaurant, bar, and multi-function rooms;
 - Underground car park (approximately 60 spaces);
 - GP Surgery (including approximately 15 car parking spaces);
 - Conversion of the existing two storey pavilion on site to provide extra care living apartments and one visitor suite (additional to the 107 extra care units) with parking;
 - A new multi-function pavilion with community facilities, crèche and play area;
 - A new artificial grass playing pitch;
 - A small paddock (15m by 15m) for use by Park Lane Stables;
 - Tennis Courts / multi-use games area (MUGA);
 - Assorted grass pitches; and
 - Public open space including park land, Trim Trail, community orchard and picnic area.
- 2.8 The development will rise to a maximum of four storeys above ground (approximately 22m Above Ordnance Datum).

Requirement for HIA

- 2.9 The importance of healthy communities is a theme running through National, London and local planning policy. The requirement for HIA in this case specifically comes from the London Planⁱⁱⁱ and the LBRuT Local Plan^{iv}. A summary of the relevant planning policy relating to health is set out below.

National Planning Policy Framework (NPPF)^v

- 2.10 The NPPF identifies key principles in relation to health that local planning authorities should

consider. In particular Chapter 8 of the NPPF 'Promoting Healthy Communities' states that:

- *Development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital;*
- *the healthcare infrastructure implications of any relevant proposed local development have been considered;*
- *opportunities for healthy lifestyles have been considered (e.g. planning for an environment*
- *that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces, green infrastructure and opportunities for play, sport and recreation);*
- *potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals; and*
- *access to the whole community by all sections of the community, whether able-bodied or disabled, has been promoted.*

London Plan^{vi}

- 2.11 Policy 3.2 of the London Plan states that the impacts of major development proposals on the health and wellbeing of communities should be considered, for example through the use of HIA. For the purposes of HIA, a 'major development' comprises '10 or more residential units (or a site of 0.5 ha or more), or 1,000 square metres or more of non-residential floorspace (or a site area of 1.0 ha or more)'. The proposed development exceeds these thresholds.

London Borough of Richmond upon Thames

- 2.12 Policy LP 30, Health and Wellbeing, of the LBRuT Local Plan^{vii} states:

'Planning, at all levels, can play a crucial role in creating environments that enhance people's health and wellbeing. The Council promotes and supports healthy and active lifestyles and measures to reduce health inequalities.'

- 2.13 The text of the policy identifies that '*This policy will be delivered by requiring developments to comply with the following: 1. A Health Impact Assessment must be submitted with all major development proposals...*'.
- 2.14 The Local Plan goes on to state that a '*HIA should assess the health impacts of a development, identifying mitigation measures for any potential negative impacts as well as measures for enhancing any potential positive impacts*'.

3.0 ASSESSMENT METHODOLOGY

- 3.1 The assessment has been based on the London HUDU Healthy Urban Planning Checklist^{viii} which has been used to screen the health impacts of the proposed development. The HUDU Rapid HIA Tool^{ix} has then been used to undertake the main assessment of health effects.
- 3.2 Consultation to seek to agree the scope of the assessment with LBRuT has been undertaken (letter dated 10th April 2017 and attached at Appendix 3). No response was received and as the assessment has been undertaken in accordance with best practice guidance it is reasonable to assume that LBRuT will agree with the approach followed.
- 3.3 The checklist (see Appendix 4) and the Rapid HIA have been completed using professional judgement. A preliminary assessment was undertaken during preparation of the planning application documents. Initial conclusions and recommendations for enhancing positive health outcomes and minimising adverse health effects were communicated to the client and design team. The assessment was then finalised upon receipt of the final Design and Access Statement and other documents submitted in support of the planning application including:
- Design and Access Statement;
 - Flood Risk Assessment;
 - Air Quality Assessment
 - Drainage Strategy Statement;
 - Transport Assessment;
 - Energy Statement;
 - Daylight and Sunlight Assessment;
 - Construction Management Statement;
 - Sustainability Statement;
 - Planning Statement;
 - Clubhouse Heritage Assessment;
 - Archaeological Assessment;
 - Ecological Appraisal Phase 1;
 - Environmental Noise Impact Assessment; and
 - Landscape and Biodiversity Management Strategy.

HUDU Healthy Urban Planning Checklist

- 3.4 The HUDU Healthy Urban Planning Checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning

applications are consistently taken into account. The checklist has been created with input from the six east London Growth Boroughs (Barking and Dagenham, Greenwich, Hackney, Newham, Tower Hamlets and Waltham Forest). It is however, relevant for use elsewhere. In this assessment, the checklist has been used as a desktop assessment to screen the health impacts of the proposed development.

3.5 The HUDU checklist is divided into four main themes:

1. Healthy housing;
2. Active travel;
3. Healthy environment; and
4. Vibrant neighbourhoods.

3.6 Each theme contains a number of questions focused on a planning issue and a number of related health and wellbeing issues as set out in the table below. The checklist has been used as a screening exercise to inform the more detailed Rapid HIA and is included at Appendix 4. To avoid repetition, full details on how the development responds to the themes in the checklist is provided in Chapter 4 as part of the Rapid HIA.

Table 1: Themes within the HUDU Healthy Urban Planning Checklist

Theme	Planning Issue	Health and Wellbeing Issue
Healthy Housing	<ul style="list-style-type: none"> • Housing design • Accessible housing • Healthy living • Housing mix and affordability 	<ul style="list-style-type: none"> • Lack of living space – overcrowding • Unhealthy living environment – daylight, ventilation, noise • Excess deaths due to cold / overheating • Injuries in the home • Mental illness from social isolation and fear of crime
Active Travel	<ul style="list-style-type: none"> • Promoting walking and cycling • Safety • Connectivity • Minimising car use 	<ul style="list-style-type: none"> • Physical inactivity, cardiovascular disease and obesity • Road and traffic injuries • Mental illness from social isolation • Noise and air pollution from traffic
Healthy Environment	<ul style="list-style-type: none"> • Construction • Air quality • Noise • Contaminated land • Open space • Play space • Biodiversity • Local food growing • Flood risk • Overheating 	<ul style="list-style-type: none"> • Disturbance and stress caused by construction activity • Poor air quality - lung and heart disease • Disturbance from noisy activities and uses • Health risks from toxicity of contaminated land • Physical inactivity, cardiovascular disease and obesity • Mental health benefits from access to nature and green space and water • Opportunities for food growing – active lifestyles, healthy diet and tackling food poverty • Excess summer deaths due to overheating
Vibrant Neighbourhoods	<ul style="list-style-type: none"> • Healthcare services • Education • Access to social infrastructure 	<ul style="list-style-type: none"> • Access to services and health inequalities • Mental illness and poor self-esteem associated with unemployment and poverty • Limited access to healthy food linked to obesity

Theme	Planning Issue	Health and Wellbeing Issue
	<ul style="list-style-type: none"> • Local employment and healthy workplaces • Access to local food shops • Public buildings and spaces 	<ul style="list-style-type: none"> and related diseases • Poor environment leading to physical inactivity • Ill health exacerbated through isolation, lack of social contact and fear of crime

The HUDU Rapid HIA Tool

3.7 The rapid assessment tool is designed to assess the likely health impacts of development plans and proposals. The scope of assessment has been informed by the completed HUDU checklist at Appendix 4. The assessment matrix (see Chapter 4) identifies eleven topics of broad determinants:

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

3.8 Under each topic, planning issues which are likely to influence health and wellbeing are identified. The Rapid Assessment Tool provides assessment criteria and these have been tailored where possible to the proposed development. Where an impact has been identified recommendations to mitigate an adverse impact or enhance a beneficial impact are included where possible. Chapter 5 includes a high-level summary of effects and identified mitigation and enhancement measures.

4.0 RAPID HEALTH IMPACT ASSESSMENT

4.1 The tables below set out the potential health and wellbeing impacts associated with the proposed development during the construction and operational phases. As set out in the Assessment Methodology section in Chapter 3, the tables have been adapted from the HUDU Rapid Health Impact Assessment Tool⁸.

1. Housing Quality and Design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes ✓ No N/A	The development has been designed to meet all 16 of the Lifetime Homes criteria. In addition, the development accords with the Homes and Communities Agency 2009 report 'Housing our Aging Population: Panel for Innovation' recommendations. Accordingly, all of the extra care apartments have been developed in line with the relevant building regulations and predominately exceed the national minimum standards.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes ✓ No N/A	The objective of the development is to create extra care residential housing and therefore the proposals form a substantial contribution to the housing needs of older people in the local area. The housing has been designed to meet all appropriate standards. In addition, 100% of the apartments address Building Regulation Requirement M4 (3) 'wheelchair user dwellings.'	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes ✓ No N/A	As above, the development has been designed with the specific purpose of providing homes that are extra care accommodation allowing residents to live independently.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal promote good design through layout and orientation, meeting	Yes No N/A	All of the extra care apartments have been developed in line with the relevant building regulations and predominately exceed the national minimum standards.	Positive ✓ Negative Neutral	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
internal space standards?			Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes ✓ No N/A	The development is for 100% affordable extra care independent living accommodation in a mix of 1, 2 and 3 bed units, and will meet a recognised local need.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes ✓ No N/A	The development has been designed to meet all best practice requirements and the combination of measures proposed, including insulation, hot water and the careful selection of lighting and appliances, will create highly energy efficient homes.	Positive ✓ Negative Neutral Uncertain	N/A

2. Access to Healthcare Services and Other Social Infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	Yes ✓ No N/A	The site currently comprises a privately-owned sports ground with no existing social infrastructure. Selected local groups are allowed access on an <i>ad hoc</i> basis. The proposed development seeks to open up the site to provide community facilities.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal assess the impact on healthcare services?	Yes ✓ No N/A	A Care Needs Assessment has been prepared and accompanies the planning application. This document has researched and identified the needs for the development and extra care residential provision. Accordingly, the proposal has been designed to meet an identified local care need for older people and includes a GP practice which will meet local requirements.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes ✓ No N/A	The proposals include a GP surgery which would be designed to meet NHS standards. There are no existing health care facilities on the site.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Yes No N/A ✓	As the development comprises extra care living there will be no education demands from the development and an assessment of local school capacity is not required.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal explore opportunities for shared community use and co-location of services?	Yes ✓ No N/A	The development includes community uses that will benefit the new and existing communities including sports and games spaces, open space, park land, and a creche, and a GP surgery.	Positive ✓ Negative Neutral Uncertain	N/A

3. Access to Open Space and Nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	Yes ✓ No N/A	The site comprises playing fields that prior to sale were owned and privately used by Imperial College London. There was no public access to the site and very limited use by other groups. The proposals will open up the site to allow use by sports groups the local community and as well as creating extra care living accommodation multi-function pavilion with communal facilities, artificial and grass sports pitches, a multi-use games area, public open space and park land, a Trim Trail, a playground, crèche, café, picnic area and community orchard.	Positive ✓ Negative Neutral Uncertain	N/A
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing	Yes ✓ No N/A	The proposals open up existing space previously inaccessible to the community (apart from <i>ad hoc</i> access granted to selected local groups) and provide open and park land space as well as sports and games areas. A Landscape and Biodiversity	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
spaces?		Management Strategy has been prepared to accompany the planning application which sets out measures to ensure the development is an attractive and sustainable environment with strong sense of place and has a landscape and visual amenity value which will enhance biodiversity and nature conservation.		
Does the proposal provide a range of play spaces for children and young people?	Yes ✓ No N/A	Yes, children's play spaces, sports provision and open space and parkland will be provided.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide links between open and natural spaces and the public realm?	Yes ✓ No N/A	The proposals have been designed so that the residential and sports/open space elements integrate with each other and with the community within which the development is set.	Positive ✓ Negative Neutral Uncertain	N/A
Are the open and natural spaces welcoming and safe and accessible for all?	Yes ✓ No N/A	Private and communal gardens will be overlooked by dwellings to promote surveillance and safety, and the open spaces will be accessible by all.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal set out how new open space will be managed and maintained?	Yes ✓ No N/A	A new community interest company, Teddington Community Sports Ground, will be established to manage the sports facilities and open space in the interests of the wider community.	Positive ✓ Negative Neutral Uncertain	N/A

4. Air Quality, Noise and Neighbourhood Amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes ✓ No N/A	Assessments of air quality and noise and vibration have been prepared and will be submitted with the planning application. An assessment of construction noise has not been undertaken however, noise effects would be expected to be managed in line with standard measures used to mitigate the effects of construction on the local environment for existing residents.	Positive Negative Neutral ✓ Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>These measures would include the preparation of a Construction Management Plan which would include measures to control dust and noise as well stipulating working hours to be agreed with the Council. In addition, it is anticipated that the contractor will join the Considerate Constructors Scheme which commits contractors to good practice above the legal minimum requirements.</p> <p>During the construction phase a number of standard mitigation measures, such as sheeting lorries, will be used to reduce effects from dust on air quality to negligible.</p>		
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes ✓ No N/A	<p>LBRuT has declared an Air Quality Management Area which covers the entire Borough and has been declared for exceedances of standards for nitrogen dioxide (NO₂) and particulate matter (PM₁₀).</p> <p>An air quality assessment has been undertaken and will be submitted with the planning application. The assessment has identified the potential impact of traffic as well as air quality effects during the construction phase.</p> <p>The assessment has found that fine particulate matter (PM₁₀) emissions from traffic are considered to be negligible. The cumulative predicted NO₂ concentrations are considered negligible or moderate depending on the location of the receptor. The development effects alone are considered negligible or slight. Mitigation measures have been proposed including the use of a Travel Plan, electric car charging points and car sharing.</p>	Positive Negative Neutral ✓ Uncertain	Use of Travel Plan, car sharing and electric car charging points.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes ✓ No N/A	<p>A noise impact assessment has been undertaken in order to understand the effects the proposed development may have on the local noise environment. An assessment of the effects of traffic generated by the development on the environment has not been undertaken given the limited expected volume of traffic from the proposals.</p>	Positive Negative Neutral ✓ Uncertain	N/A

5. Accessibility and Active Travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes ✓ No N/A	The site is well connected to the neighbouring footway network, and links will be provided throughout the site to existing footways running along the eastern, western and southern boundaries. The site is ideally located to make best use of local facilities situated in Teddington Town Centre.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes ✓ No N/A	Cycle parking has been carefully planned to promote cycling with parking provision above London Plan Standards in convenient and well-lit locations.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes ✓ No N/A	Cromwell Road will benefit cyclists and pedestrians with the proposed installation of a pedestrian crossing. The proposed crossing would be situated within the vicinity of Collis Primary School, and feature tactile tiles and dropped kerbs in line with best practice recommendations.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes ✓ No N/A	The Transport Assessment prepared for the development has identified that traffic generated by the new apartments, community pavilion and sports ground are not expected to significantly impact on the local highway network. Traffic generated by the GP survey will be managed through Improvements are proposed to Cromwell Road, with the addition of a pedestrian crossing near Collis Primary School.	Positive Negative Neutral ✓ Uncertain	N/A
Is the proposal well connected to public transport, local services and facilities?	Yes ✓ No N/A	The closest bus stops to the site can be found on Teddington High Street north of the site. The site is situated approximately 550m from Teddington Railway Station which provides services to Shepperton and London Waterloo via Kingston, (or Richmond) and all stations between.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel	Yes ✓ No N/A	Car parking is provided within the development in the form of an underground car park with 60 spaces. The proposals provide both car and cycle parking and electric charging points in line with London Plan Standards, as recommended by the London Borough of Richmond upon	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
plans measures?		Thames' pre-application response.		
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes ✓ No N/A	Yes. The purpose of the development is to provide extra care residential accommodation, open and play space, sports pitches and a multi-function pavilion, all of which has been designed with mobility considerations at the forefront. The design of the public park will ensure it is desirable for users with disabilities by following guidance in the "Inclusive Mobility" document as recommended best practice guidance.	Positive ✓ Negative Neutral Uncertain	N/A

6 Crime Reduction and Community Safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	Yes ✓ No N/A	The development has been designed to reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. Routes have been laid out for efficient and overlooked movement around the site, with routes leading directly from entrances to the main communal spaces. Activities and resting spots are incorporated into the circulation routes	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes No N/A ✓	The Extra Care Community has on site management 24 hours a day. The site is locked at night with key fob access and the flats use appropriate security. Given the nature of the development some security is appropriate.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include attractive, multi-use public spaces and buildings?	Yes ✓ No N/A	The sports provision and games area on the site have been designed to be multi-use.	Positive ✓ Negative Neutral Uncertain	N/A
Has engagement and consultation been carried out with the local community?	Yes ✓ No N/A	Extensive public engagement has been carried out throughout the development of the proposals. This has included: ongoing meetings with key stakeholders, residents and business	Positive ✓ Negative Neutral	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		groups; public exhibitions in December 2016, March 2017 and June 2017; issue of community update newsletters in July and September 2016 and March 2017; and the launch of a website for the project in November 2016.	Uncertain	

7. Access to Healthy Food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes ✓ No N/A	The proposal includes a community orchard.	Positive ✓ Negative Neutral Uncertain	N/A
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes ✓ No N/A	There will be some commercial elements within the development such as a café, creche, health and beauty salon, restaurant, and bar which will result in the creation of local employment opportunities.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes ✓ No N/A	No hot or cold food takeaway is contained within the development therefore there the proposals do not contribute to an over-concentration of hot/cold food takeaways in the local area.	Positive ✓ Negative Neutral Uncertain	N/A

8. Access to Work and Training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary	Yes ✓ No N/A	The extra care living accommodation will generate small levels of employment, as well as a groundsman and gardeners, which will collectively result in a beneficial residual effect.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
construction and permanent 'end-use' jobs?				
Does the proposal provide childcare facilities?	Yes ✓ No N/A	Yes, a creche forms part of the proposed development.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include managed and affordable workspace for local businesses?	Yes No N/A ✓	This is not the purpose of the development. The development proposes community facilities including extra care independent living homes, a GP and a creche facility as well as open space and play space.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes ✓ No N/A	There will be some commercial elements within the development such as a café, creche, health and beauty salon, restaurant, and bar which will result in the creation of local employment opportunities.	Positive ✓ Negative Neutral Uncertain	N/A

9. Social Cohesion and Lifetime Neighbourhoods

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes ✓ No N/A	Yes. The site is currently fenced off from the surrounding community and is not accessible by local residents. The proposed development will open up this previously private land, provide community facilities and allow the local community access to open and play space.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include a mix of uses and a range of community facilities?	Yes ✓ No N/A	Yes, affordable extra care living units, a GP surgery, a creche, play space, community sports space and open space are all included making this a community orientated and inclusive development.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide opportunities for the voluntary and community sectors?	Yes ✓ No N/A	Yes. The Teddington Community Sports Ground Community Interest Company will be established to manage the sports space allowing appropriate community sports uses.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal address the six key components of Lifetime Neighbourhoods?	Yes ✓ No N/A	The development has been designed to incorporate the Lifetime Homes and Wheelchair Standard principles.	Positive ✓ Negative Neutral Uncertain	N/A

10. Minimising the Use of Resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	Yes ✓ No N/A	The site comprises a private sports ground with club house. The proposals seek to open up the sports ground to the local community and provide extra care independent dwellings and therefore forms an appropriate use of the existing land.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal encourage recycling (including building materials)?	Yes ✓ No N/A	As set out in the Sustainability Statement accompanying the planning application, recycling facilities will be provided for residential, commercial and construction related waste. Where feasible, the Applicant will commit to using materials that are from renewable sources and are recycled. The use of recycled materials (e.g. crushed concrete from waste used for hard-standing) has less embodied energy impact, other than that expended in their processing or transport. Their use would therefore be carefully considered from a sustainability perspective and, where possible, they will be incorporated into the proposed development	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal incorporate sustainable design and construction techniques?	Yes ✓ No N/A	The site will be registered with the Considerate Constructors' Scheme and measures to reduce construction site impacts will be implemented through a Construction Management Plan. A Construction Management Statement has been prepared to	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>accompany the planning application and sets out measures to address:</p> <ul style="list-style-type: none"> • Construction Traffic; • On Site Parking Provisions (Construction Staff/Management Staff/Visitors); • Site Storage; • Deliveries and Vehicle Movement; • Haulage & Debris Removal; • Temporary Suspension of Highways Related Aspects; • Site and Boundary Security; • Dust and Dirt Management; • Waste Management; • Noise Management; • Vibration Control; • Operational Working Hours; • Construction Programming; and • Welfare Provisions 		

11. Climate Change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes ✓ No N/A	<p>Renewable energy has been considered from the outset and given the scale and nature of the proposals it has been identified that the use of photovoltaic cells would comprise the most appropriate form of renewable energy.</p> <p>In addition, air heat pumps which are efficient when providing low temperature heat, would be appropriate for use in a commercial space. They can also provide cooling efficiently making them viable for the non-residential areas.</p>	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal ensure that buildings and public spaces are designed to respond to winter and	Yes ✓ No N/A	<p>All dwellings will have openable windows and therefore the ability to naturally ventilate should the occupant desire.</p> <p>All homes will be subject to measures to minimise the risk of</p>	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
summer temperatures, i.e. ventilation, shading and landscaping?		summer overheating to an acceptable level. This will be achieved through the use of passive measures such as ventilation systems capable of maintaining airflow through the dwelling, as well as internal blinds to reduce solar heat gains in peak summer months.		
Does the proposal maintain or enhance biodiversity?	Yes ✓ No N/A	The site comprises sports grounds with limited existing biodiversity value. The proposed development seeks to improve the biodiversity of the area through the open space and park land provision as well as through the landscaping proposals for the extra care residential dwellings.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal incorporate sustainable urban drainage techniques?	Yes ✓ No N/A	Sustainable Urban Drainage Systems including permeable paving, ditch/swales, infiltration basin and attenuation tanks are proposed. These will not only help to attenuate surface water but will provide the necessary water treatment.	Positive ✓ Negative Neutral Uncertain	N/A

5.0 CONCLUSIONS

5.1 An assessment of the potential health effects of the proposed development has been undertaken. The HUDU Healthy Urban Planning Checklist has been completed (see Appendix 4) which has helped focus the assessment of effects (set out in Chapter 4) using the HUDU Rapid Health Impact Assessment Tool. The performance of the proposed development has been assessed against 11 key health themes:

- Housing quality and design;
- Access to healthcare services and other social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighboured 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.

5.2 As shown in the assessment in Chapter 4, the proposals were found to have a positive health effect in relation to all HIA aspects as the development will provide affordable extra care living accommodation, open and playing space for community use, a multi-use pavilion, creche and a community orchard. The table below sets out potential mitigation and enhancements measures that have been identified.

Health Theme	Recommended Mitigation or Enhancement Action
Housing quality and design	<ul style="list-style-type: none"> • No mitigation or enhancement measures considered necessary.
Access to healthcare services and other social infrastructure	No mitigation or enhancement measures considered necessary
Access to open space and nature	<ul style="list-style-type: none"> • No mitigation or enhancement measures considered necessary
Air quality, noise and neighboured amenity	<ul style="list-style-type: none"> • Commitment to a travel plan, electric car charging and car sharing scheme.
Accessibility and active travel	<ul style="list-style-type: none"> • No mitigation or enhancement measures considered necessary.
Crime reduction and community safety	<ul style="list-style-type: none"> • No mitigation or enhancement measures considered necessary
Access to healthy food	<ul style="list-style-type: none"> • No mitigation or enhancement measures considered necessary
Access to work and training	<ul style="list-style-type: none"> • No mitigation or enhancement measures considered necessary.
Social cohesion and lifetime neighbourhoods	<ul style="list-style-type: none"> • No mitigation or enhancement measures considered necessary

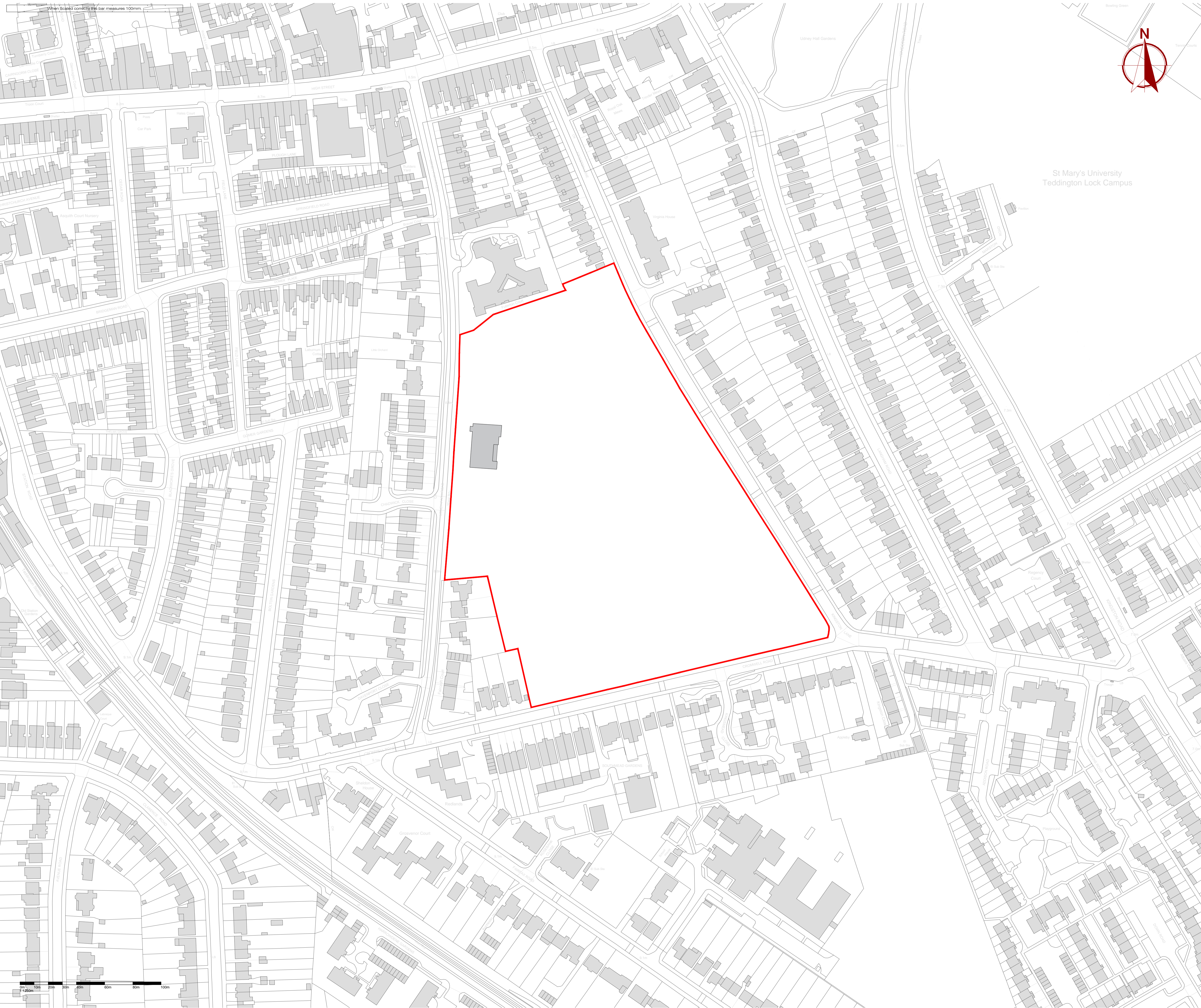
Health Theme	Recommended Mitigation or Enhancement Action
Minimising the use of resources and	<ul style="list-style-type: none">• No mitigation or enhancement measures considered necessary
Climate change.	<ul style="list-style-type: none">• No mitigation or enhancement measures considered necessary

REFERENCES

- ⁱ London Health Urban Development Unit (July 2015) Healthy Urban Planning Checklist Second Edition.
- ⁱⁱ London Health Urban Development Unit (July 2015) Rapid Health Impact Assessment Tool Second Edition.
- ⁱⁱⁱ Greater London Authority, (2016); *The London Plan The Spatial Development Strategy for London Consolidated with Alterations Since 2011*
- ^{iv} LBRuT Local Plan, Publication Version for Consultation, 4 January - 15 February 2017, http://www2.richmond.gov.uk/docs/LocalPlan/local_plan_publication.pdf
- ^v CLG (March 2012) *National Planning Policy Framework*
- ^{vi} Greater London Authority (2016); *The London Plan The Spatial Development Strategy for London Consolidated with Alterations Since 2011*
- ^{vii} LBRuT Local Plan, Publication Version for Consultation, 4 January - 15 February 2017, http://www2.richmond.gov.uk/docs/LocalPlan/local_plan_publication.pdf
- ^{viii} London Health Urban Development Unit (July 2015) Healthy Urban Planning Checklist Second Edition.
- ^{ix} London Health Urban Development Unit (July 2015) Rapid Health Impact Assessment Tool Second Edition.
- ^x London Health Urban Development Unit (July 2015) Rapid Health Impact Assessment Tool Second Edition.

Appendix 1

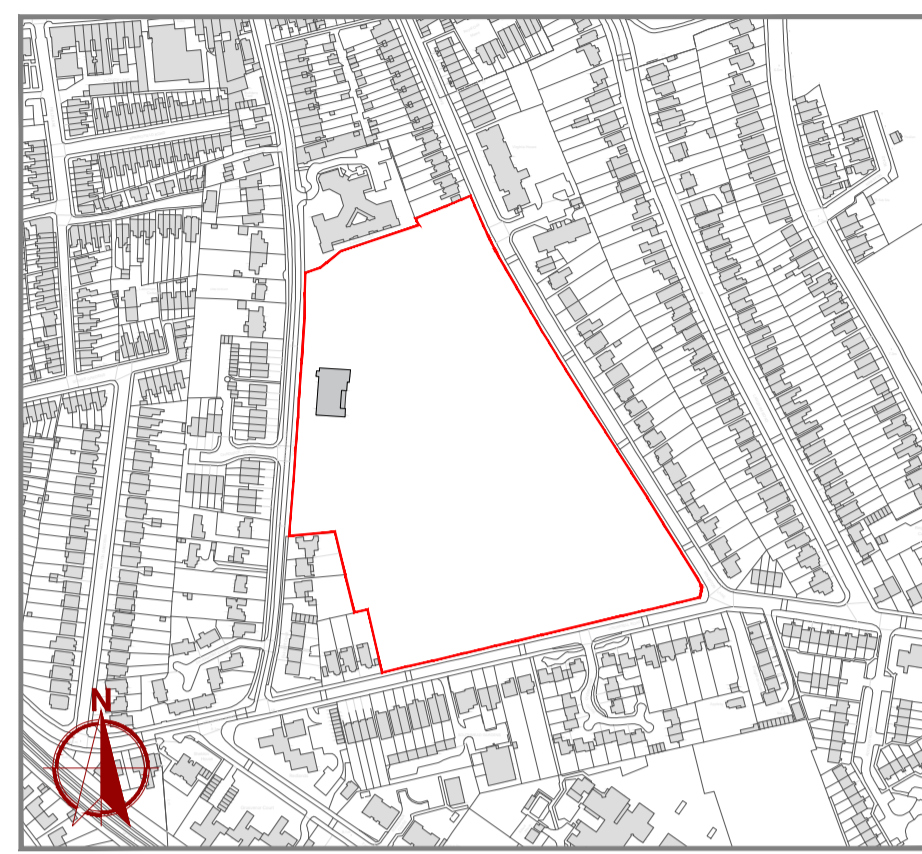
Location plan



PLANNING

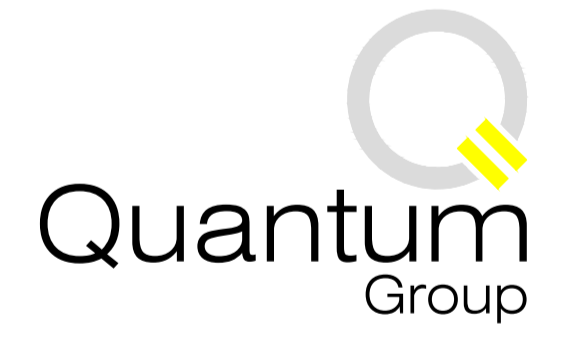
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 If In Doubt Ask!!

NOTES:



Location Plan
 Scale - 1:5000

Rev	Date	Description	Initials



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 Email: info@quantumhomes.co.uk | Web: www.quantumhomes.co.uk
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Project:
**Former Imperial College
 Private Ground , Udny Park
 Road, Teddington**

Drawing Title:
Existing Location Plan

Discipline:
ARCHITECTURAL

Drawn by: **JC** Checked by: **SH**

Scale: **1:1250@A1** Date: **July 2017**

Drawing Number: **900-100** Revision:

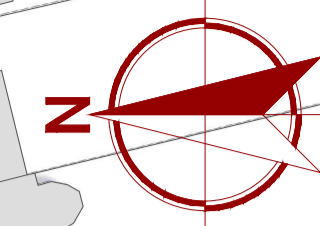
Appendix 2

Illustrative Plan



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NOTES:



Location Plan
 Scale - 1:5000

Rev	Date	Description	Initials



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Project:
**Former Imperial College
 Private Ground, Udney Park
 Road, Teddington**

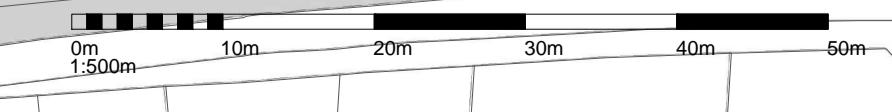
Drawing Title:
**Proposed Site Plan
 Water Colour**

Discipline:
ARCHITECTURAL

Drawn by: **JC/LC** Checked by: **SH**

Scale: **1:500@A1** Date: **July 2017**

Drawing Number: **900-207** Revision:



Appendix 3

HIA Scoping Letter

Development Management
Royal Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BX

Our Ref: 25615/A5/HIA
10th April 2017

Dear Sir/Madam,

FORMER IMPERIAL COLLEGE PRIVATE GROUNDS, ROYAL BOROUGH OF RICHMOND UPON THAMES - PROPOSED HEALTH IMPACT ASSESSMENT

We write to seek agreement with you on our proposed approach and scope for the preparation of a Health Impact Assessment (HIA) we are preparing on behalf of Quantum Group, the Applicant, to support the planning application for the development of up to 130 retirement living homes with associated communal facilities and parking, GP surgery, playing pitches, new clubhouse with community facilities, crèche and play area and a public park on the Former Imperial College Ground at Udney Park Road.

We have reviewed the policies of the London Plan (March 2015) and Royal Borough of Richmond Upon Thames (RBR) Local Plan: Core Strategy (April 2009) which require HIA to support applications for major development and note that healthy communities is a theme running throughout planning policy.

For a care and sport led development of this nature (up to 130 dwellings providing affordable assisted living homes for the elderly, communal facilities, underground car park (approx. 100 spaces), GP surgery, playing pitches and a public park) we consider a desk based assessment to be appropriate to satisfy the policy requirements. The development is expected to provide a variety of health and wellbeing benefits for those requiring assisted living whilst reducing pressure on local adult social care and NHS services. Extra care assisted living facilities are supportive environments for older persons promoting independence in later life with access to 24 hour care, onsite facilities, public and private open space, healthy meals, activity rooms and adaptable and accessible accommodation. The GP surgery will provide urgently needed extra space for 18,000 existing patients who are currently poorly provided for. Public ownership and management of the previously private grounds will increase community participation in sport, improve fitness and health and promote a more healthy community. These proposals align with RBR's vision for wellbeing and independence.

We propose to base the HIA on the London Healthy Urban Development Unit (HUDU) rapid HIA tool (June 2015). We would also draw on the Healthy Urban Planning Checklist (June 2015) which has been created by HUDU, along with the six east London Growth Boroughs and Groundwork London. We do not consider that consultation will be necessary as part of the HIA.

We would be grateful if you could confirm you are content with this approach. If you have any queries or require any further information please do not hesitate to contact me.



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Yours sincerely



HANNAH BEDDING
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Appendix 4

Healthy Urban Planning Checklist

Appendix 4: Healthy Urban Planning Checklist

The checklist has been used as a screening exercise to inform the more detailed 'Rapid Health Impact Assessment Tool'. To avoid repetition, further details on how the development responds to the key questions is provided in Chapter 4 of the main HIA report.

Issue	Key Questions	Yes / No / Not relevant Comment *
Theme 1: Healthy Housing		
A. Healthy Design	Does the proposal meet all the standards for daylight, sound, insulation, private space and accessible and adaptable dwellings?	Yes
B. Accessible Housing	Does the proposal provide accessible homes for older or disabled people?	Yes
C. Healthy Living	Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate living and kitchen spaces?	Yes
	Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?	N/A
D. Housing mix and affordability	Does the proposal provide affordable, family sized homes?	N/A
Theme 2: Active Travel		
A. Promoting walking and cycling	Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?	Yes
B. Safety	Does the proposal include traffic management and calming measures and a safe and well-lit pedestrian and cycle crossing routes?	N/A
C. Connectivity	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?	Yes
D. Minimising Car Use	Does the proposal seek to minimise car use by reducing car parking provision, supported by controlled parking zones, car free developments and car clubs?	Yes
Theme 3: Healthy Environment		
A. Construction	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes
B. Air Quality	Does the proposal minimise air pollution cause by traffic and energy facilities?	Yes
C. Noise	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?	N/A
D. Open Space	Does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing space?	Yes
	Does the proposal set out how new open space will be managed and maintained?	Yes
E. Play Space	Does the proposal provide a range of play spaces for children and young people?	Yes
F. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?	Yes

Issue	Key Questions	Yes / No / Not relevant Comment *
G. Local Food Growing	Does the proposal provide opportunities for food growing, for example allotments, private and community gardens and green roofs?	Yes
H. Flood Risk	Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?	Yes
I. Overheating	Does the design of buildings and spaces avoid internal and external overheating, through the use of passive cooling techniques and urban greening?	Yes
Theme 4: Vibrant Neighbourhoods		
A. Health Services	Has the impact on healthcare services been addressed?	Yes
B. Education	Has the impact on primary, secondary and post-19 education been addressed?	N/A
C. Access to Social Infrastructure	Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?	Yes
	Have opportunities for multi-use and the co-location of services been explored?	Yes
D. Local Employment and Healthy Workplaces	Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?	Yes
	Does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?	Yes
E. Access to Local Food Shops	Does the proposal provide opportunities for local food shops?	N/A
	Does the proposal avoid an overconcentration or clustering of hot food takeaways in the local area?	Yes
F. Public Realm	Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?	Yes
	Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes