



Red & Yellow
Specialist Extra Care
Melliss Avenue – Kew

Health Impact Assessment
October 2018

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SECTION 1

Executive Summary

Executive Summary

The importance of healthy communities is a theme running through planning policy. Policy 3.2C of the London Planⁱ states that “*the impacts of major development proposals should be considered, for example, through the use of Health Impact Assessments*”. This document therefore sets out the health effects of the development of a specialist Extra Care facility (89 residential units, with extensive private and communal healthcare, therapy, leisure and social facilities set within a building and associated landscaped open space including publicly accessible amenity spaces such as a children’s play area) for the elderly with existing health conditions on the former Biothane site on Melliss Avenue in Kew.

This Health Impact Assessment (“HIA” or “assessment”) has been undertaken using the Healthy Urban Planning Checklistⁱⁱ and the Rapid Health Impact Assessment Toolⁱⁱⁱ developed by the London Health Urban Development Unit (HUDU). 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.

As shown in the assessment in Appendix B, 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 of a specialist Extra Care facility (C2 Use Class) for the elderly with existing health conditions has resulted in a high quality, attractive and healthy environment for future residents and users.

SECTION 2

Introduction

Introduction

This HIA has been prepared to accompany a planning application for the following development on the former Biothane site on Melliss Avenue in Kew:

Demolition of existing buildings and structures and redevelopment of the site to provide a specialist Extra Care facility (C2 Use Class) for the elderly with existing health conditions. Comprising 89 units, with extensive private and communal healthcare, therapy, leisure and social facilities set within a building of ground plus 3 to 5 storeys including setbacks. Provision of car and cycle parking, associated landscaping and publicly accessible amenity spaces including a children's play area.

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.

Site Context

The site is within the London Borough of Richmond upon Thames (LBR) and is located under a mile to the east of Kew Gardens Station, which provides strategic links to wider London via the London Overground and District line.

The site enjoys a primary location fronting the River Thames and will facilitate the completion of the neighbouring housing development, which occupies land to the north, west and south.

The surrounding suburban setting extends beyond Kew Gardens Station and Kew Road to the Royal Botanic Gardens at Kew to the west.

Introduction

Site Description

The site extends to 0.7 hectares (ha) and is currently a former Biothane plant previously used to treat the water from the former Stag Brewery. The site includes existing structures consisting of a number of circular storage tanks and associated buildings that are industrial in character and as such do not contribute to their setting or merit retention. The existing infrastructure occupies the majority of the existing Metropolitan Open Land (MOL) fronting the River Thames.

Proposed Development

The proposed development comprises a specialist Extra Care facility (C2 Use Class) for the elderly with existing health conditions and includes the following:

- 89 residential units
- Extensive private and communal healthcare, therapy, leisure and social facilities
- Provision of car parking (27 spaces, of which 12 are blue badge disabled)
- Provision of cycle parking (8 secure and sheltered long stay spaces + 18 short stay spaces outside the building)
- Associated landscaping and publicly accessible amenity spaces including a children's play area.

The development is purpose-built for an elderly population with mobility, frailty and/or cognitive issues. Residents will have access to ongoing care assessments as well as 24-hour emergency response care, and a minimum of 5 hours of nursing and carer time provided on site. Depending on their needs, residents will also have access to additional nursing, medical and clinical specialist care.

Introduction

Requirement for HIA

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 Planⁱ and the LBR Local Plan^{iv}. A summary of the relevant planning policy relating to health is set out below.

National Planning Policy Framework (NPPF)^v

Chapter 8 of the NPPF 'Promoting Healthy and Safe Communities' identifies key principles in relation to health that local planning authorities should consider, including:

- Social interaction
- Safety and accessibility
- Healthy lifestyles

London Planⁱ

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 a HIA. Policy GG3 of the Draft London Plan^{vi} includes a similar requirement. For the purposes of the 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.

LBR Local Plan^{iv}

Policy LP 30, Health and Wellbeing, of the LBR Local Plan 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.'

Introduction

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...’*.

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’*.

Of particular note, section 8.3.9 of the LBR Local Plan states:

‘Life expectancy has been increasing over time and there is a national trend towards an ageing population. The borough has the highest proportion of people aged over 75 and living alone in London and there are increasing numbers of older people living at home with long term physical and mental conditions such as dementia. Planning can play a role in the creation of environments and a public realm that are inclusive and accessible for the older population, including for those with dementia.’

SECTION 3

Assessment Methodology

Assessment Methodology

The assessment has been based on the Healthy Urban Planning Checklistⁱⁱ (Checklist) developed by the London Healthy Living Development Unit (HUDU) which has been used to carry out an initial screening of the health impacts of the proposed development. The Rapid Health Impact Assessment Toolⁱⁱⁱ and associated Rapid Health Impact Assessment Matrix (Matrix), also developed by HUDU, has then been used to undertake the main assessment of health effects.

The Checklist (Appendix A) and the Matrix (Appendix B) 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 design team. The assessment was then finalised upon review of the final Design and Access Statement and other documents submitted in support of the planning application.

Healthy Urban Planning Checklist

The 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.

The Checklist is divided into four main themes:

- Healthy housing
- Active travel
- Healthy environment
- Vibrant neighbourhoods

Assessment Methodology

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.

Table 1: Themes within the 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 & 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 Neighbourhood	<ul style="list-style-type: none"> Healthcare services Education Access to social infrastructure Local employment and healthy workplaces Access to local food shops Public buildings and spaces 	<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 and related diseases Poor environment leading to physical inactivity Ill health exacerbated through isolation, lack of social contact and fear of crime

Assessment Methodology

The Rapid Health Impact Assessment Tool

The Rapid Health Impact Assessment Tool, including the associated Rapid Health Impact Assessment Matrix, is designed to assess the likely health impacts of development plans and proposals. The scope of assessment has been informed by completing the Healthy Urban Planning Checklist in Appendix A. The Rapid Health Impact Assessment Matrix (see Appendix B), part of the Rapid Health Impact Assessment Tool identifies eleven topics of broad determinants:

1. Housing quality and design
2. Access to healthcare services and other social infrastructure
3. Access to open space and nature
4. Air quality, noise and neighbourhood amenity
5. Accessibility and active travel
6. Crime reduction and community safety
7. Access to healthy food
8. Access to work and training
9. Social cohesion and lifetime neighbourhoods
10. Minimising the use of resources
11. Climate change

Under each topic, planning issues which are likely to influence health and wellbeing are identified. The Rapid Health Impact 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 relevant. Section 4 includes a high-level summary of effects and identified mitigation and enhancement measures.

SECTION 4

Conclusion

Conclusion

An assessment of the potential health effects of the proposed development has been undertaken. The Healthy Urban Planning Checklist has been completed (see Appendix A) which has helped focus the assessment of effects using the Rapid Health Impact Assessment Tool and associated Matrix (see Appendix B). The performance of the proposed development has been assessed against 50 assessment criteria grouped under 11 key health themes described in Section 3.

As shown in the assessment in Appendix B, the proposals were found to have a positive health effect in relation to 47 of the 50 Health Impact Assessment criteria. The effect on the remaining 3 criteria is Neutral. Mitigation and enhancements measures have been identified and incorporated into the proposals, including the provision of electric car charging points and a commitment to a travel plan and minibus service.

Overall, the assessment demonstrates that the proposals have a positive impact on health, throughout both the construction and operational phases

APPENDIX A

Healthy Urban Planning Checklist

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 the Rapid Health Impact Assessment Matrix in Appendix B.

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
	Does the proposal ensure that every non-ground floor dwelling is accessible by a lift that can accommodate an ambulance trolley?	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?	Yes
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?	Yes

Healthy Urban Planning Checklist

Issue	Key Questions	Yes / No / Not relevant Comment
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
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?	Yes
	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

APPENDIX B

Rapid Health Impact Assessment Matrix

Rapid Health Impact Assessment Matrix

The Rapid Health Impact Assessment Matrix that follows sets 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 in Section 3, the Matrix has been adapted from the HUDU Rapid Health Impact Assessment Toolⁱⁱⁱ.

Rapid Health Impact Assessment Matrix

1. Housing Quality and Design

Assessment criteria	Relevance	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 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 & wheelchair accessible homes?	Yes ✓ No N/A	The objective of the development is to create specialist Extra Care housing and therefore the proposals form a substantial contribution to the housing needs of older people in the area. The housing has been designed to meet all appropriate standards. 62% of the apartments address Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 38% 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 ind't living for older & disabled people?	Yes ✓ No N/A	As above, the development has been designed with the specific purpose of providing homes that are specialist Extra Care accommodation allowing residents to live independently while having access to specialist care according to their needs.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal promote good design through layout & orientation, meeting internal space stds?	Yes ✓ No N/A	All of the specialist Extra Care apartments have been developed specifically for elderly residents in need of care and support using experience from international designers and extensive ethnographic research. Technical standards are in line with the relevant building regulations and exceed the national minimum standards.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include a range of housing types & sizes, including affordable housing responding to local housing needs?	Yes ✓ No N/A	The development is for 100% specialist Extra Care independent living accommodation in a mix of 1, 2 and 2+ 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

Rapid Health Impact Assessment Matrix

2. Access to Healthcare Services and Other Social Infrastructure

Assessment criteria	Relevance	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 an industrial water treatment plant that used to cater to a former brewery. As such, the site includes no existing social infrastructure. The proposed development seeks to open up the site to provide community facilities including a café, restaurant, a children's play area and green open space that will be accessible to the public.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal assess the impact on healthcare services?	Yes ✓ No N/A	A Need Assessment has been prepared and accompanies the planning application. This document has researched and identified the needs for the development and specialist Extra Care residential provision. Accordingly, the proposal has been designed to meet an identified local care need for older people. Health care facilities are included in the development which has been discussed with the LA adult care team and CCG.	Positive ✓ Negative Neutral Uncertain	N/A
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 purpose-built specialist Extra Care facility with extensive healthcare, therapy, leisure and social facilities. Residents will also have access to a broad care offering which will be provided by a Care and Quality Commission-registered provider. 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	It is anticipated that the specialist Extra Care facility will become a hub for the registered care provider to deliver care services to the surrounding community as well.	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 facilities that will be accessible to both visitors and residents including a café, a children's play area and green open space.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	Yes No ✓ N/A	This is not the purpose of the development.	Positive Negative Neutral ✓ Uncertain	N/A

Rapid Health Impact Assessment Matrix

3. Access to Open Space and Nature

Assessment criteria	Relevance	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 some existing open spaces, though mostly hard-standing and roughly maintained green space. The site is fenced and there is no public access to the site. The proposals will re-instate additional open and natural spaces which will be professionally landscaped and maintained. The proposals also open up the site to allow use of this space by the local community.	Positive ✓ Negative Neutral Uncertain	N/A
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes ✓ No N/A	The proposals open up existing space previously inaccessible to the community and provide open land space as well a children's play area. An Open Space Assessment and landscape plan have been prepared to accompany the planning application which set 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.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide a range of play spaces for children and young people?	Yes ✓ No N/A	Yes, a children's play area and open space 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 open space elements integrate with each other and with the community within which the development is set. A link will be created to connect the site to the Thames towpath. Openness of the site also means the towpath will also be accessible from Melliss Avenue.	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. CCTV and 24-hour on-site staff will also provide additional safety.	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 management company will be established to manage the facilities, including the open space.	Positive ✓ Negative Neutral Uncertain	N/A

Rapid Health Impact Assessment Matrix

4. Air Quality, Noise and Neighbourhood Amenity

Assessment criteria	Relevance	Details/evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal minimize construction impacts such as dust, noise, vibration and odours?	Yes ✓ No N/A	<p>Assessments of air quality and noise and vibration have been prepared and will be submitted with the planning application. A Construction Management Plan has also been prepared in support of the planning application. It includes 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.</p>	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes ✓ No N/A	<p>LBR 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 and after 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 minibus service.</p>	Positive ✓ Negative Neutral Uncertain	Use of Travel Plan, minibus service and electric car charging points.
Does the proposal minimize 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, as per the Transport Assessment.</p>	Positive ✓ Negative Neutral Uncertain	N/A

Rapid Health Impact Assessment Matrix

5. Accessibility and Active Travel

Assessment criteria	Relevance	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 Melliss Avenue and the Thames towpath.	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. Provision includes 8 secure and sheltered long stay spaces and an additional 18 short stay spaces outside the building	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	The proposal connects the site and cycle parking directly to Melliss Avenue and the cycle and walking networks of the public realm behind.	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 facility are not expected to significantly impact on the local highway network.	Positive ✓ Negative Neutral Uncertain	N/A
Is the proposal well connected to public transport, local services and facilities?	Yes ✓ No N/A	The site is located within a mile of Kew Gardens Station and the surrounding facilities, which provides strategic links to wider London via the London Overground and District line. The site also benefits from the presence of Kew Retail Park in the immediate vicinity.	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 plans measures?	Yes ✓ No N/A	Car parking is provided in line with requirements. It should be noted that these are much lower for specialist Extra Care facilities when compared to residential developments. 27 spaces, of which 12 are blue badge disabled, are provided. Of this, 6 will include electric charging points and an additional 6 will have the infrastructure built-in to make them active later on. The proposal also includes substantial cycle parking and a minibus service.	Positive ✓ Negative Neutral Uncertain	N/A
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 specialist Extra Care accommodation and communal facilities, all of which has been designed with mobility considerations at the forefront.	Positive ✓ Negative Neutral Uncertain	N/A

Rapid Health Impact Assessment Matrix

6. Crime Reduction and Community Safety

Assessment criteria	Relevance	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 with single point of entry have been laid out for efficient and supervised movement around the site, with routes leading directly from entrances to the main communal spaces.	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 specialist Extra Care facility has on site management 24 hours a day. The site is also covered by a network of CCTV cameras and the flats use appropriate security locks and communal private areas have controlled access systems.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include attractive, multi-use public spaces and buildings?	Yes ✓ No N/A	Most of the communal spaces have been designed to be multi-use. In particular, a multi-purpose leisure room has been designed to function as a cinema room, a lecture room and general activity room.	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 related associations; public exhibitions in July 2018; issue of community update newsletters in February, May and June 2018; and the launch of a website for the project in July 2018.	Positive ✓ Negative Neutral Uncertain	N/A

Rapid Health Impact Assessment Matrix

7. Access to Healthy Food

Assessment criteria	Relevance	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 an important resident engagement component. It is anticipated that food deliveries will be proposed to residents to improve convenience and reduce traffic levels. Opportunities to include local producers will be incorporated to also serve the restaurant and cafe	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 restaurant, café, health and beauty salon.	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 the proposals do not contribute to an over-concentration of hot/cold food takeaways in the local area.	Positive ✓ Negative Neutral Uncertain	N/A

Rapid Health Impact Assessment Matrix

8. Access to Work and Training

Assessment criteria	Relevance	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?	Yes ✓ No N/A	The proposal includes opportunities for local employment for both construction-related jobs and permanent jobs related to ongoing operation of the facility. Permanent jobs will include facilities management, catering and hospitality, nursing and other care-related positions.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide childcare facilities?	Yes No ✓ N/A	The proposal does not provide childcare facilities, although it does include a children's play area.	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.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes ✓ No N/A	The proposal includes opportunities for local employment for both construction-related jobs and permanent jobs related to ongoing operation of the facility. Permanent jobs will include facilities management, catering and hospitality, nursing and other care-related positions.	Positive ✓ Negative Neutral Uncertain	N/A

Rapid Health Impact Assessment Matrix

9. Social Cohesion and Lifetime Neighbourhoods

Assessment criteria	Relevance	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. It is one of the premises of our care model to integrate our developments with the existing community. The objective is to avoid isolation and loneliness, a significant hardship for many elderly. The proposed development will open up this previously fenced off land, and allow the local community access to use the open space and children's play area, as well as certain community facilities.	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, specialist Extra Care living units, restaurant, café, lounge, hydrotherapy pool, treatment rooms, children's play space, and open space are all included making this a community orientated and inclusive development.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide opportunities for the voluntary and community sectors?	Yes ✓ No N/A	Yes. We are looking to develop partnerships with local NGOs such as FiSH and Spear to create opportunities for their members to participate in our community by for example providing companionship to our elderly residents.	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

Rapid Health Impact Assessment Matrix

10. Minimising the Use of Resources

Assessment criteria	Relevance	Details/evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	Yes ✓ No N/A	The proposals seek to provide much needed accommodation and community for a vulnerable part of the population, freeing up open up housing stock for younger families and people further down the housing ladder. The proposals also open up the site to the local community 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 accompany the planning application and sets out measures to address: <ul style="list-style-type: none"> • Construction Traffic • On Site Parking Provisions (Construction, Operations, 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 • Welfare Provisions 	Positive ✓ Negative Neutral Uncertain	N/A

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11. Climate Change

Assessment criteria	Relevance	Details/evidence	Potential health impact	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes ✓ No N/A	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. 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.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes ✓ No N/A	All dwellings will have openable windows and therefore the ability to naturally ventilate should the occupant desire. All homes will be subject to measures to minimise the risk of 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 blind and external shading to reduce solar heat gains in peak summer months.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal maintain or enhance biodiversity?	Yes ✓ No N/A	The proposed development seeks to improve the biodiversity through the landscaped open space provision as well as through the extensive planting and landscaping proposals including green roofs and planters.	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, and attenuation tanks are proposed.	Positive ✓ Negative Neutral Uncertain	N/A

REFERENCES

- ⁱ Greater London Authority, *The London Plan - The Spatial Development Strategy for London Consolidated with Alterations Since 2011* (March 2016)
- ⁱⁱ London Health Urban Development Unit, *Healthy Urban Planning Checklist* Third Edition (April 2017)
- ⁱⁱⁱ London Health Urban Development Unit, *Rapid Health Impact Assessment Tool* Third Edition (April 2017)
- ^{iv} London Borough of Richmond upon Thames, *Local Plan*, (J u l y 2 0 1 8)
- ^v Secretary of State for Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (July 2018)
- ^{vi} Mayor of London, *The Draft London Plan* (August 2018)

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