

**COLLIS PRIMARY SCHOOL,  
FAIRFAX ROAD, TEDDINGTON TW11 9BS**

LONDON BOROUGH OF RICHMOND UPON THAMES  
**HEALTH IMPACT ASSESSMENT**



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APPLICANT

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Department  
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## 1.0 INTRODUCTION

- 1.1. This Health Impact Assessment (HIA) has been prepared by Nicholas Taylor + Associates on behalf of Spatial Initiative Ltd ('the Applicant') in support of a planning application for the redevelopment of Collis Primary School in Teddington ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT').
- 1.2. The site is triangular in shape and currently contains Collis Primary School, a mixed gender three form of entry (3FE) community primary school located on a backland site in the residential area of Teddington. The school currently operates in several teaching blocks within the site.



AERIAL VIEW OF COLLIS PRIMARY SCHOOL

- 1.3. The original main school building has been assessed by the Dept for Education, where it was found that the facilities did not meet the criteria for modern teaching facilities. Accordingly, planning permission is sought for the construction of a part one, part two storey teaching block and the demolition of the existing failing teaching block. Pupil and staff numbers will not change as a result of this development.
- 1.4. Full details and scope of the planning application is described in the submitted Planning Statement, prepared by Nicholas Taylor + Associates.
- 1.5. This report will first provide a Policy Background (section 2) and an Assessment Methodology (section 3). A detailed Assessment will then be undertaken (section 4) before this report is concluded (section 5).

## 2.0 POLICY BACKGROUND

- 2.1 Policy at both the national, regional and local level indicates that an HIA is required to be submitted alongside the Application.
- 2.2 The 'National Planning Policy Framework' advocates for development to support "*strong, strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*" (para 8b).
- 2.3 To this end, NPPG states that Local planning authorities should ensure that the healthcare infrastructure implications of any relevant proposed local development have been considered;
- 2.4 At the regional level, "London Plan 3.2: Improving health and addressing health inequalities", indicates the Mayor will take account of the potential impact of development proposals on health and health inequalities within London and that "*the impacts of major development proposals on the health and wellbeing of communities should be considered, for example through the use of Health Impact Assessments (HIA)*".
- 2.5 At a local level, LB Richmond upon Thames (LBRuT) "Local Plan Policy LP 30 Health and Wellbeing" states that a Health Impact Assessment (HIA) must be submitted with all major development proposals. According to the Plan, an 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.
- 2.6 LBRuT have also published a document titled Guidance on Health Impact Assessments (June 2017).
- 2.7 This planning application is categorised as major by virtue of the amount of floorspace being created.

### 3.0 ASSESSMENT METHODOLOGY

- 3.1 The Council's 'Guidance on Health Impact Assessments, Planning, June 2017' suggests the level of detail required will be dependent on the scale of the development and/or type of development. It also indicates that the HIA should identify both potential harms to be mitigated as well as positive aspects of the development. The guidance refers to the London Healthy Urban Development Unit (HUDU) and the Rapid Health Impact Assessment Tool which has been designed to assess the likely health impacts of development plans and proposals.
- 3.2 The online National Planning Practice Guidance also refers to health impact assessment (HIA) as a useful tool to assess and address the impacts of development proposals (paragraph ref 53-004-20140306). The process looks at the positive and negative impacts of a development as well as assessing the indirect implications for the wider community.
- 3.3 Taking into account both local and national planning guidance, this assessment uses the HUDU's Rapid HIA tool to assess the health impacts of the Proposed Development.
- 3.4 The HIA tool includes 11 different categories developed by HUDU which influence the health and well-being of an area. It does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. The 11 categories are:
- 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
  - Climate change.
- 3.5 For each category, the rapid HIA tool has been completed drawing on reports which accompany this application submission such as the Detailed Design and Access Statement, Transport Statement, Energy Statement, etc. These documents provide the detailed information in terms of the method of assessing impacts for each of the specialist areas. Where appropriate this report references these documents.

## 4.0 ASSESSMENT

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 1 - Housing Quality and Design</b>				
<i>Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?</i>	No	This is not a housing scheme.	Neutral	N/A
<i>Does the proposal address the housing needs of older people, ie assisted living, lifetime homes and wheelchair accessible homes?</i>	No	This is not a housing scheme.	Neutral	N/A
<i>Does the proposal include homes that can be adapted to support independent living for older and disabled people?</i>	No	This is not a housing scheme.	Neutral	N/A
<i>Does the proposal promote good design through layout and orientation, meeting internal space standards.</i>	No	This proposal creates an efficiently laid out new school block, meeting Dept for Education requirements for modern school buildings.	Neutral	N/A
<i>Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?</i>	No	This is not a housing scheme.	Neutral	N/A
<i>Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)</i>	No	This is not a housing scheme.	Neutral	N/A

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 2 – Access to healthcare services and other social infrastructure</b>				
<i>Does the proposal retain or reprovide existing social infrastructure?</i>	Yes	The existing site contains a 3FE primary school and nursery. The school will remain operational during all phases of development, and the completed development will continue to support the 3FE school and nursery within state-of-the-art facilities.	Positive	Council to approve phased drawings and the CMP as part of the approved drawings to ensure that the school function is not impeded during construction phases.
<i>Does the proposal assess the impact on healthcare services?</i>	No	The existing and proposed use is a school and will have no detrimental impact to healthcare services.	Neutral	N/A
<i>Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?</i>	No	Not applicable to this development.	Neutral	N/A
<i>Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools, social care and community facilities?</i>	No	Not applicable to this development. The proposed development will improve the quality of this social infrastructure use and will not have an impact on other uses.	Neutral	N/A
<i>Does the proposal explore opportunities for shared community use and co-location of services?</i>	No	When not in use by the school, the facilities will be made available for hire by the local community. This will be at the school's discretion.	Neutral	N/A
<i>Does the proposal contribute to meeting primary, secondary and post 19 education needs?</i>	Yes	Collis Primary School have a 4FE intake each year. This development will ensure that the school can continue to accept such numbers.	Positive	New teaching facilities will ensure that Collis Primary School can continue with a 90 pupil intake each year.



ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 3 - Access to open space and nature</b>				
<i>Does the proposal retain and enhance existing open and natural spaces?</i>		The existing amount of open space/playing field on site is 15,253sqm. The proposed development will retain 15,032sqm of playing field space, with no pitches unaffected by this development.	Positive	No additional mitigation measures required.
<i>In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?</i>	Yes	The site is in an area designated as being poorly provided with open space. This proposal will result in less building footprint across the site, utilising a two storey development instead of a sprawling single storey development.	Positive	No additional mitigation measures required.
<i>Does the proposal provide a range of play spaces for children and young people?</i>		The proposal does support play space for pupils in line with BB103 Dept for Education Requirements.	Positive	No additional mitigation measures required. Type of play space indicated on proposed landscape plan.
<i>Does the proposal provide links between open and natural spaces and the public realm?</i>		The development site is located within the centre of a school site, so access from the public realm is limited, being a school. No change to the situation in terms of access from public realm is proposed.	Neutral	No additional mitigation measures required.
<i>Are the open and natural spaces welcoming and safe and accessible for all?</i>		Yes. The playing fields are all overlooked by classrooms and admin spaces within the school building.	Positive	No additional mitigation measures required.
<i>Does the proposal set out how new open space will be managed and maintained?</i>		New open space is not being created as part of this development. However, management of existing open space/natural spaces is included as part of a Landscape Management Plan	Positive	Compliance condition to implement landscape management plan

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 4 - Air quality, noise and neighbourhood amenity</b>				
<p><i>Does the proposal minimise construction impacts such as dust, noise, vibration and odours?</i></p>	<p>Yes</p>	<p>The contractors will comply with the Control of Dust and Emissions during Construction and Demolition SPG (see section 12) of the CMP submitted.</p> <p>Noise impacts will be minimised through the use of modular construction methods, avoiding traditional noisy and vibrating construction works on site and minimising deliveries to and from site.</p> <p>A Construction Noise and Vibration Assessment was carried out by Syntegra, which also accompanies the submission.</p> <p>The Construction Management Plan confirms a number of measures will be taken during construction programme to reduce dust, noise, vibration and odours, including:</p> <ul style="list-style-type: none"> <li>• Hoardings surrounding the property during construction;</li> <li>• Scaffolding and sheeting to be provided if necessary, together with water dampening measures;</li> <li>• Waste to be stored on site within the hoarding and controlled and disposed of. Any suitable materials will be recycled;</li> <li>• Works to be limited to specified hours;</li> <li>• Deliveries to be limited to specific hours outside the peak hours, with no deliveries on Sundays.</li> </ul> <p>The proposals also seek to position plant in discreet locations, which will be controlled by appropriate plant noise emission limits.</p>	<p>Positive</p>	<p>A condition welcomed requiring the development to be carried in accordance with the details within the Construction Management Plan and recommendations of the Construction Noise and Vibration Assessment submitted.</p>

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<p><i>Does the proposal minimise air pollution caused by traffic and energy facilities?</i></p>	<p>Yes</p>	<p>The Energy Report confirms that the proposed development will be powered by a combination solar PV panels and natural gas supply.</p> <p>Richmond has declared an AQMA across the entire Borough for exceedances of standards for nitrogen dioxide and particulate matter.</p> <p>The existing and proposed development is a school, so the only difference will be a better performing development (in terms of air quality) than the existing development with low NOx boilers and renewable energy sources included.</p> <p>The School are also implementing a Travel Plan which will reduce reliance on vehicles. Cycle parking is also substantially increased to encourage sustainable transport methods.</p>	<p>Positive</p>	<p>Implementation of cycle storage provision and mitigation measures identified within the Travel Plan.</p>
<p><i>Does the proposal minimise noise pollution caused by traffic and commercial uses?</i></p>	<p>Yes</p>	<p>An Acoustic Activity Report has been carried out in support of this application. As the site is already a school, the existing ambient noise level is considered acceptable. The new block has been centrally located on site away from nearby neighbours.</p> <p>Consideration of nearby neighbouring uses in relation to the playing areas was considered in the NIA, and it was found that no mitigation was required as a result of the relocated play area. Acoustic fencing has been added as a benefit to minimise the impact of the low level noise to the north of the site (by Kingsmead Close</p>	<p>Positive</p>	<p>Implementation of mitigation measures identified on the proposed site plan and Acoustic Report.</p>

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 5 - Accessibility and active travel</b>				
<i>Does the proposal prioritise and encourage walking (such as through shared spaces?)</i>	Yes	The application is supported by a Transport Statement, prepared by Wynns. This report discussed the revised parking arrangement and uplift in cycle parking, all of which provide benefits for sustainable transport methods. A Travel Plan is also submitted with targets that can be controlled by condition.	Positive	Implementation of mitigation measures identified within the Travel Plan.
<i>Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?</i>		The proposal has been developed to encourage cycle parking as a core priority. The volume of cycle parking meet the standards required by the GLA and Richmond. Their design will be in accordance with the principles set out in the London Cycling Design Standards, which has been tested in the Transport Assessment.	Positive	Provision of cycle parking in accordance with the approved drawings. Implementation of School Travel Plan.
<i>Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?</i>	No	Due to the nature of the development, connection to local and strategic networks is impossible. Access to and from the site will remain as it is now.	Neutral	No additional mitigation measures required.
<i>Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?</i>	No	The Transport Assessment prepared for the development has identified that traffic generated by the proposal is not expected to significantly impact on the local highway network. Therefore, calming measures are not required to support the proposal. With no increase in activity, no harmful highways impact will occur.	Neutral	No additional mitigation measures required.
<i>Is the proposal well connected to public transport, local services and facilities?</i>	No	The site has a low PTAL of 1b, however as the site already contains a school with a local catchment area, so reliance on PTALs is unnecessary The Travel Plan will continue to encourage use of public transport for staff to travel to and from work. Teddington Station is a short distance away.	Positive.	Implementation of mitigation measures identified within the Travel Plan.

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<i>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?</i>	Yes	Car Parking provision will remain as it is now, albeit in a revised location. May existing parking spaces will be unaffected by this development. The development is not at a scale that would benefit from car clubs or controlled parking measures. A School Travel Plan will be incorporated that will reduce car use.	Positive	Implementation of Travel Plan controlled by condition.
<i>Does the proposal allow people with mobility problems or a disability to access buildings and places?</i>	Yes	All parts of the new school block created as part of this development will be fully accessible in accordance with building regulations and Dept for Education requirements.	Positive	No additional mitigation measures required.

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 6 - Crime reduction and community safety</b>				
<i>Does the proposal incorporate elements to help design out crime?</i>	Yes	The school buildings and overall site will be brought up to modern teaching standards, which includes improvements in safeguarding and security. All materials used in the building must be to a certain specification, while the school site must be made secure during school time and when not in use. This will be a vast improvement compared to the existing building.	Positive	
<i>Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?</i>	Yes	The proposal has a reception block immediately by the main entrance which will be the main point of access for visitors to the site. The form of the new block avoids the creation of corners or dead ends which would increase security fears.	Positive	
<i>Does the proposal include attractive, multi-use public spaces and buildings?</i>	No	As a school, the site will not be public, and will be secure during teaching times for the protection of pupils, public space is not provided as part of the proposals, in the same arrangement as it is now.	Neutral	
<i>Has engagement and consultation been carried out with the local community?</i>	Yes	Extensive public engagement has been carried out with the School prior to submitting this application.  Subsequently, a consultation event was held at the school on July 16 <sup>th</sup> 2019, which was well attended. This is discussed in the "Statement of Community Involvement" chapter within the submitted Planning Statement	Positive	The application proposals have been amended based on the feedback from the Statement of Community Involvement (within Planning Statement). No additional mitigation measures required.

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 7 - Access to healthy food</b>				
<i>Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?</i>	No.	The development is not an appropriate use or scale to facilitate the supply of local food.	Neutral	No additional mitigation measures required.
<i>Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?</i>	No	There will be no commercial elements within the development and so the proposed scheme cannot influence this.	Neutral	No additional mitigation measures required.
<i>Does the proposal avoid contributing towards an overconcentration of hot food takeaways in the local area?</i>	Yes	The proposal does not incorporate hot food takeaways as part of the development. Therefore, the proposals do not contribute to an over-concentration of hot/cold food takeaways in the local area, which is a positive in that the proposals do not encourage such uses.	Positive	No additional mitigation measures required.

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 8 - Access to work and training</b>				
<i>Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?</i>	Yes	The contractor will seek to employ locally based subcontractors where possible.  The scheme will not employ any additional permanent staff as part of the development, so additional local employment opportunities will not arise.	Positive	No additional mitigation measures required.
<i>Does the proposal provide childcare facilities?</i>	Yes	The scheme is a primary school, and a nursery is also located on site.	Positive	No additional mitigation measures required.
<i>Does the proposal include managed and affordable workspace for local businesses?</i>	No	No business floorspace is provided.	Neutral	No additional mitigation measures required.
<i>Does the proposal include opportunities for work for local people via local procurement arrangements?</i>	No	The development will not generate any additional employment.	Neutral	No additional mitigation measures required.



ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 9 - Social cohesion and lifetime neighbourhoods</b>				
<i>Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?</i>	Yes	<i>The proposed development does not alter access to and from the site. Physical barriers are located within the site, but this is a requirement for a secure school. Within the school, the proposed layout, provides a significant amount of external playing space within the grounds, encouraging social interaction for the pupils.</i>	Positive	No additional mitigation measures required.
<i>Does the proposal include a mix of uses and a range of community facilities?</i>	Yes	No, it does not. It supports one use, which is a community facility.	Positive	No additional mitigation measures required.
<i>Does the proposal provide opportunities for the voluntary and community sectors?</i>	Yes	Schools by their very nature welcomes volunteers and actively welcome volunteers ( <a href="http://www.collis.richmond.sch.uk/volunteering/">http://www.collis.richmond.sch.uk/volunteering/</a> ), and the proposed facilities will be available for the community to rent	Positive	No additional mitigation measures required.
<i>Does the proposal address the six key components of Lifetime Neighbourhoods?</i>	Yes	The development has been designed to incorporate the principles of Lifetime Neighbourhoods (where possible) as follows: <ul style="list-style-type: none"> <li>• <b>Access:</b> Access to the site is not changing. An uplift in cycle parking is provided. are to be provided throughout the site which will enable pupils and staff to connect with services and people in the vicinity and beyond.</li> <li>• <b>Services and amenities:</b> The development does not propose retail or commercial uses, so this component is difficult to achieve.</li> <li>• <b>Built and natural environments:</b> the proposals aspire to meet DfE security standards for school buildings. Playing fields existing on site will be retained.</li> </ul>	Positive	Provision of cycle parking in accordance with the approved drawings. Implementation of School Travel Plan.

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
		<ul style="list-style-type: none"> <li>• <b>Social networks and well-being:</b> the proposals do not directly outline how opportunities for how social interaction and volunteering will be encouraged. However (as described above) the proposed school block and outdoor facilities will provide an environment for these types of activities to take place.</li> <li>• <b>Housing:</b> The development does not consist of any housing.</li> </ul>		

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 10 - Minimising the use of resources</b>				
<i>Does the proposal make best use of existing land?</i>	Yes	The new school block will see a net reduction in building footprint across the site while also not impacting the playing fields within the site. The site will no longer contain a sprawling single storey building which hampers movement and connectivity within the site.	Positive	No additional mitigation measures required.
<i>Does the proposal encourage recycling (including building materials)?</i>	Yes	Where feasible, materials will utilise recycled and recyclable materials and techniques and minimise energy and resource use throughout their lifecycle.  Recycling facilities are proposed as part of the permanent development, while recycling will be actively promoted as part of the construction process.	Positive	No additional mitigation measures required.
<i>Does the proposal incorporate sustainable design and construction techniques?</i>	Yes	Absolutely. A fabric first approach has been taken to the design to reduce CO2 requirements through efficient design and ventilation measures. All rooms are assessed to comply with overheating and natural light requirements of the Dept for Education. Renewable energy sources are provided through PV panels on the roof. A green wall is also proposed to reduce solar gain and enhance biodiversity.	Positive	Condition requiring compliance with the Sustainability Assessment and Energy Report.

ASSESSMENT CRITERIA	RELEVANT?	DETAILS/EVIDENCE	HEALTH IMPACT	RECOMMENDED MITIGATION OR ENHANCEMENT MEASURES.
<b>Category 11 - Climate change</b>				
<i>Does the proposal incorporate renewable energy?</i>	Yes.	100sqm of PV panels are included on the roof.	Positive	Condition requiring compliance with the Sustainability and Energy Report.
<i>Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?</i>	Yes	Dept for Education require developments to comply with Annex 2F. This document ensures that calculations are carried out to ensure that the new block provides a comfortable environment (heating/ventilation/draughts) at all times of the year. This scheme conforms with Annex 2F	Positive	No additional mitigation measures required.
<i>Does the proposal maintain or enhance biodiversity?</i>	Yes	A Preliminary Ecological Assessment was carried out by a ecological consultants Cherryfield whereby the development was considered acceptable from a biodiversity perspective. This report also made several recommendations to enhance biodiversity on site (Section 4.4 of the report).	Positive	Implement the recommendations contained within the Preliminary Ecological Assessment
<i>Does the proposal incorporate sustainable urban drainage techniques?</i>	Yes	The scheme does include SUDS. The scheme primarily utilises attenuation storage tanks to achieve a run off rate of 5l/s/Ha	Positive	Implement the drainage scheme in accordance with eh Sustainable Drainage Strategy.

## 5.0 CONCLUSIONS

- 5.1 A rapid Health Impact Assessment has been undertaken for the proposed redevelopment of Collis Primary School to comply with the relevant policies stipulated by the London Plan and the Richmond Local Plan. 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 In summary, the proposed development is expected to have a positive health effect in relation to many HIA aspects, for future residents and the local community:
- 5.3 The primary potential health impacts are associated with construction phase through levels of construction traffic.
- 5.4 A number of mitigation measures will be implemented as set out in the Construction Management Plan to reduce these temporary impacts.
- 5.5 Once the proposed development is operational, appropriate design measures such as appropriate glazing, ventilation, cooling and heating systems will ensure any potential adverse health impacts are reduced.
- 5.6 It is considered that the nature of the proposal and the list of measures set out in this HIA will be effective in promoting health and wellbeing. A range of health indicators have been provided in this report that could be used to compare future health statistics. The monitoring of key health and wellbeing issues could be facilitated by educational bodies.