

Health Impact Assessment

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In July 2010 the Department of Health published a document 'Health Impact Assessment Tools Simple tools for recording the results of the Health Impact Assessment'.

The Health and Social Care Act (2012) gave local authorities new duties and responsibilities for health improvement and health protection. The Act requires every local authority to use all the levers at its disposal to improve health and wellbeing.

The revised National Planning Policy Framework (NPPF) sets out as one of the purpose of the planning system being "b) a social objective – to support 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 8)."

Section 8 deals with 'Promoting healthy and safe communities'. Paragraph 91 states:

"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which...

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling".

Paragraph 96 states:

"Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities".

Richmond Council's Local Validation Checklist for Planning Applications (October 2017) includes a requirement for a Health Impact Assessment (HIA) for Major Applications. Further paragraph 8.1.13 of the Local Plan states:

For applications for 10 or more residential units, this should be addressed in a Supporting Planning Statement and a Health Impact Assessment, as required (in accordance with the Local Validation Checklist) and/or through an Environmental Impact Assessment (EIA) for projects above the threshold.

In addition Local Plan Policy LP 30 B states:

Health and Wellbeing 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.

B. 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 supporting text states:

Health Impact Assessment

8.3.12 A Health Impact Assessment (HIA) must be submitted with all major applications. 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.

Policy 3.2 of the adopted London Plan deals with 'Improving Health And Addressing Health Inequalities' and under the Strategic section of the policy in clause c) it states, "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)".

The Mayor of London in May 2015 published his Social Infrastructure SPG. On page 50 it states "London Plan Policy 3.2 states that health and wellbeing impacts of major development proposals should be considered through a Health Impact Assessment (HIA). HIA is a practical decision-making tool that enables the potential positive and negative impacts of a proposal on health and wellbeing to be considered in a consistent, systematic and objective way". Guidance is then provided on how and when to prepare an HIA. This suggest that a 'Major Planning Application not subject to EIA' can adopt a desktop approach with a "broad overview of potential health impacts for consideration". This document therefore follows this approach with a desk based assessment.

Context and Existing Population

The application site is located on the edge of Twickenham Town Centre, one of the five main centres within the Borough. It is located to the west side of the London Borough of Richmond, to the north of Twickenham Green and to the south of the railway line between Whitton and Twickenham.

The GLA figures for 2019 identifies that 'South Twickenham' ward has a population projection of 10,558 residents with 4,047 households. That population being 48% male and 52% female.

The Census shows that in this ward the proportion of residents in 'very good health' is higher at around 60.3% than both the Richmond average (57.3%) and also the England average (47.2%). In terms of 'Day to day activity' again the majority of residents (91.3%) are not limited in such activities and this is also above the Richmond (88.5%) and England (82.4%) figures. Only 3.23% of residents in the ward are limited in their day to day activities.

The Proposal

The proposal is to redevelop the site with a residential development that provides for the following dwelling mix:

6 x 1bed flats

7 x 2bed flats

2 x 3bed flats

All of the proposed units would be affordable homes as shared ownership.

Using the most recent GLA Yield Calculator this provides the following yield from the proposed development if all intermediate tenure as shown below.

**Yield from Development
(persons)**

	Market & Intermediate	Social	Total
0-3	2.0	0.0	2.0
4-10	1.9	0.0	1.9
11-15	0.5	0.0	0.5
16-17	0.2	0.0	0.2
18-64	25.0	0.0	25.0
65+	0.6	0.0	0.6
Total Yield	30.2	0.0	30.2

The proposed development would result in around 30 new residents within this part of Twickenham or less than a 1% increase in the population of South Twickenham. If the new population is at least reflective of the existing population, we would expect the majority of the new residents to be in very good health and therefore not require significant access to healthcare facilities.

Physical Activity

The application site is located around 500m to the north of Twickenham Green that adjoins The Green to the south. This is about 7mins walking distance.

It is around an 800m walk to Kneller Gardens/Nature Reserve to the north west that would take around 10mins. The site therefore enjoys good access to open space as well as the River Crane and the Thames within the Town Centre. All of these are within walking distance.

The application proposal itself provides for dedicated and communal amenity space to meet the daily needs of residents.

Provision is made for secure cycle storage for each flat so as to encourage cycling to local destinations.

Diet and Nutrition

There will be no direct implications on the diet and nutrition of local or future residents arising from developing the application site. There is good access to convenience stores in Twickenham with Waitrose and Iceland, Marks and Spencer Simply Food with Tesco Express and Sainsbury Local much closer to the site. There are also a number of independent stores in the centre.

Air Quality and Noise

The local authority, the London Borough of Richmond, has designated the entire borough as an Air Quality Management area (AQMA) due to the high levels of nitrogen dioxide pollution from road traffic. The application site is therefore located within an AQMA.

The application is supported by an Air Quality Report and an Air Quality Neutral Report that conclude that the proposed development here does not, in air quality terms, conflict with national or local policy.

For the construction phase, the most important consideration is dust. Mitigation measures are therefore suggested within the report.

For the operation phase the proposal is expected to generate fewer vehicle movement and therefore expected to be beneficial in terms of air quality impacts on the surrounding area. Full details are set out in the submitted reports.

Transport

The site is located within to the west of Twickenham Town Centre, that provides an excellent range of local facilities. The proposal will provide for some parking and for full cycle provision to encourage sustainable means of transport.

There are seven bus services available within walking distance of the Site. The nearest bus stops to the Site are situated on The Twickenham Green approximately 404m distant (a 7-minute walk) and further bus stops are on Heath Road to the south east of the Site providing access to bus service nos. 110, 267, 281, 290, 490, H22, and R70. There is also the 681 (school bus) operating in the area.

Twickenham railway station is located approximately 1.3km (a 16-minute walk or a 6-minute cycle) from the proposed development. This station provides access to South Western Railway services providing direct access to Chiswick, Windsor and Eton Riverside, London Waterloo via Kingston, Wimbledon and Reading.

Strawberry Hill rail station is located approximately 1.3km (a 17-minute walk or a 6-minute cycle) from the proposed development. This station provides access to South Western Railway services provides direct access to London Waterloo via Kingston and Richmond.

Crime Reduction and Community Safety

The site is of a size that makes it vulnerable to trespass and potential occupation, whilst it is vacant. There is also the potential for unauthorised dumping. The proposal will remove that risk and provide for a secure internal environment.

The scheme will be designed to meet security standards dictated by Secured by Design and Part Q of the Building Regulations.

Illegal Drugs, Tobacco and Alcohol

There are no public houses within the immediate location of the site, given the residential nature of the area. There are however three public houses to the west, the nearest of which is around 550m distant.

- Twickenham Fine Ales Microbrewery and bar;
- The Prince Blucher; and
- The Sussex Arms

The open areas within the proposed scheme are well designed, are well lit and visible so as to act to discourage overt drug use, selling of drugs and other forms of antisocial behaviour.

Economy and Employment

Using data from the Annual Business Survey (ABS) produced by the Office for National Statistics (ONS) released in November 2015 shows that in 2014 the turnover in the construction industry related to buildings was £90,224 million. In respect of the construction of domestic buildings this equates to £43,107 million. The total employment average in the construction of domestic buildings during the year was 330,000. This equates to just over £130,627 per job. On the proposed development with a build cost of £3.4m this equates to around 26 jobs.

With around a 20-month construction period based upon the 2014 figures this gives an average number of 16 construction jobs per annum, assuming each job is full-time and lasts for a year.

In addition, to the above gross direct construction jobs it is necessary to take account of the induced and indirect jobs generated. Using the composite local multiplier of 1.3 this produces an estimate of the total gross jobs of 20 jobs/pa.

The increase in residents in Twickenham will also result in an increased level of convenience and comparison spending within the Borough. Whilst there will be some leakage to adjoining areas, we would expect a reasonable degree of retention. With increased retail expenditure there is the potential for some additional retail jobs.

The 'New Homes Bonus' is a reward grant based on the number of new homes built and the number of long term empty properties brought back into use.

Richmond's Year 8 (2018-19) New Homes Bonus Allocation including the Affordable Housing Premium was £238,832. The provision of these new homes will provide for additional New Home Bonus payments.

Climate Change and Biodiversity.

The proposal takes account of climate change, sustainability and biodiversity. The existing site is occupied by a building and hardstanding and no open green areas.

Enhancements will be delivered by the proposed development in terms of:

- Soft landscaping
- Biodiversity
- SUDs

Waste, Resources and Land use

Where possible materials will be crushed on site for re-use as part of the construction of the application proposals. This will reduce the number of movements to and from the application site.

The proposals include provision for waste and recycling facilities for the proposed residential use.

Significant improvements are proposed as part of the application proposal in respect of biodiversity and landscaping, including tree planting.

Equality, Social Cohesion and Community

The proposals provide for a positive impact on health through the inclusion of:

- dedicated and communal amenity space within the development;
- a mix of dwelling sizes including wheelchair accessible units to meet different household needs;
- the encouragement of people to walk to local facilities rather than travelling by car, increasing interaction with those they pass in the street.

Access to services

The nearest GP surgery is Sood (The Green and Fir Road) at 1b The Green. The NHS website advises that they are accepting new patients. There are then a number of GP surgeries within Twickenham Town Centre.

There are no dentists in close proximity to the site but the NHS website indicates that the nearest is The Orthodontic Practice, St Johns Health Centre, Twickenham. There are other dentists further east and south.

Therefore, future residents will have access to these services within reasonable distance to their future homes.

In terms of access to hospitals, Teddington Memorial Hospital provides for a range of outpatient services. West Middlesex University Hospital is the closest that provides Accident and Emergency Services, together with Maternity and a range of specialist services.