



UNION 4 PLANNING

SOLUM REGENERATION (TWICKENHAM) LLP

Station Yard, Twickenham, TW1

Redevelopment of existing car park to provide a new building of 5 to 6 storeys, comprising 46 no. residential units (Use Class C3), disabled car parking, cycle parking, landscaping, enhancement to public realm and associated works

HEALTH IMPACT ASSESSMENT

NOVEMBER 2019



UNION4
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1.0 Introduction

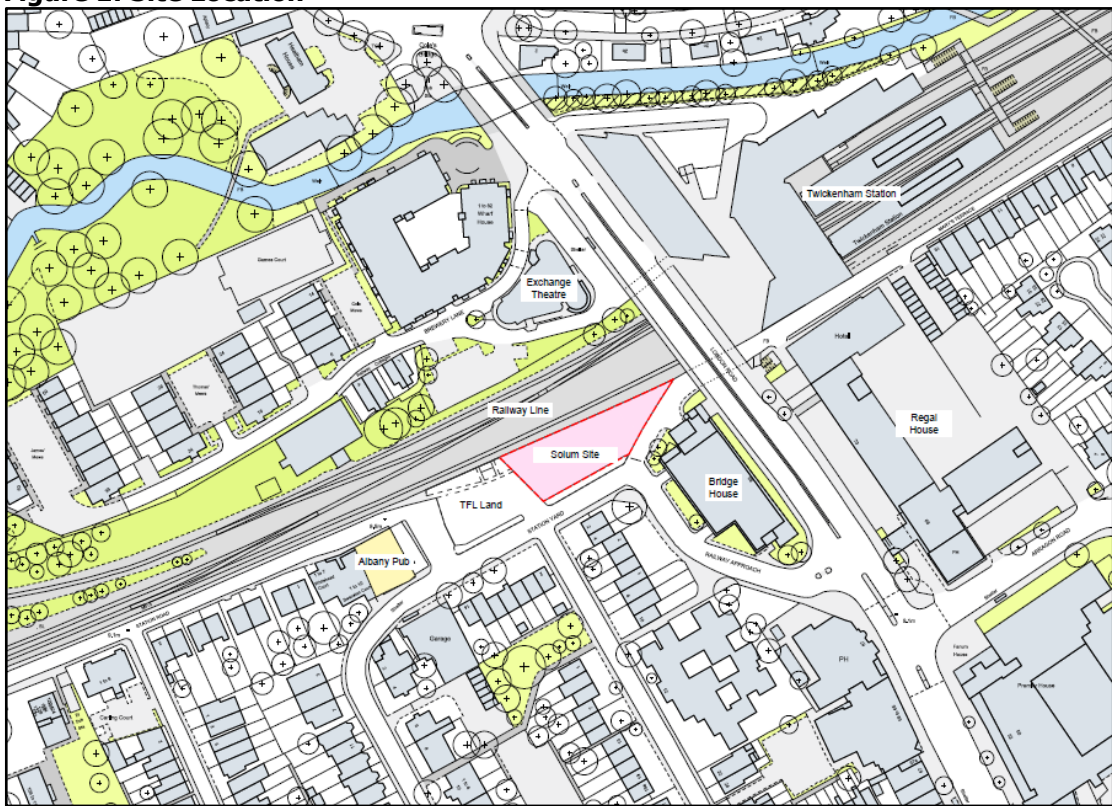
- 1.1 Union4 Planning has been instructed by Solum Regeneration (Twickenham) LLP to produce a rapid Health Impact Assessment (HIA) in respect of Station Yard, Twickenham, TW1 ('the Site'). A rapid HIA is a practical approach that assesses the likely impact of development proposals on human health, both directly and indirectly.
- 1.2 The proposals are for the redevelopment of the land to provide a new building comprising 46 no. residential units, disabled parking, cycle parking, landscaping and enhancements to the public realm.
- 1.3 This rapid HIA has been undertaken in accordance with the guidance set out in the Healthy Urban Development Unit (HUDU) publications 'Rapid Health Impact Assessment Tool' and 'Healthy Urban Planning Checklist', as well as the relevant national, regional and local planning policy.
- 1.4 The objectives of the rapid HIA are to identify the health impacts of the proposed development and ensure appropriate action is taken to address negative impacts and maximise benefits.
- 1.5 The means of assessment for this report involved a desktop appraisal and document analysis. The baseline conditions of the proposal site were established using maps, technical reports and assessments, and then any aspects considered to affect human health in relation to the proposals were identified.

2.0 The Site and Proposed Development

Site Location

- 2.1 The site is located centrally within Twickenham in the London Borough of Richmond upon Thames (LBRuT). It is approximately 0.10 ha in size and is located on the northern side of Station Yard which forms the southern site boundary. The site is bound to the north by the railway line, Mary’s Terrace to the east and land belonging to Transport for London (TfL) to the west.

Figure 1: Site Location



Source: Wimshurst Pelleriti (2019)

Site Description

- 2.2 The site was previously utilised for uses associated with the railway and is currently used as a car park by residents of Mary’s Terrace in connection with development works at Twickenham Railway Station. The adjacent TfL land is used as event day and emergency parking for buses and a turning circle. Beyond the TfL site is the three-storey Locally Listed Albany Pub.
- 2.3 On the southern side of Station Yard are a number of three-storey terraced residential properties and the five-storey Bridge House to the southeast. Opposite the railway line to the north is a recently completed mixed-use development comprising a number of three to five-

storey buildings.

- 2.4 The site is situated within an area largely dominated by major regeneration schemes including the redevelopment of Twickenham Station which will provide a new station, retail shops, car and cycle parking and new residential units and comprise buildings ranging between two and seven storeys in height.
- 2.5 There is also a ten-storey building known as Regal House located to the east of the site on the opposite side of London Road.

Proposed Development

- 2.6 The proposed development can be described as follows:
- "Redevelopment of existing car park to provide a new building of 5 to 6 storeys, comprising 46 no. residential units (Use Class C3), disabled car parking, cycle parking, landscaping, enhancement to public realm and associated works."*
- 2.7 The proposal involves clearance of the site and construction of a new residential building comprising 38 no. one-bed and 8 no. two-bed apartments to reflect the likely demographic of future occupiers given the site's location within the town centre.
- 2.8 The development will comprise a single building rising to a maximum of 5 to 6 storeys. The building will be stepped back at 6th floor level to reduce its perceived mass and height, thus appearing as 5 storeys from ground level.
- 2.9 The building will be accessed by a central entrance on the north and south elevations via the rear of the building and Station Yard respectively. No car parking is proposed with the exception of the provision of 2 no. disabled spaces which will be located to the east of the building.
- 2.10 A total of 55 no. cycle parking spaces will be provided in accordance with London Plan standards. Secure cycle storage facilities will be located at ground floor level and accessed via the rear of the building adjacent to the railway line.
- 2.11 To ensure that the building is Part M compliant and accessible by all, it is proposed to incorporate a ramp system within the building circulation, rising up 600mm to the finished floor level of the ground level flats. The rear entrance will also incorporate external ramps to provide level access to the building from this area.
- 2.12 Planting is proposed along the frontage of the building onto Station Yard to provide greening to the site, as well as complement the existing tree lined landscape, with further planting proposed to the east and west of the building.
- 2.13 All residential units will be provided with private balconies, all of which meet or exceed the

Mayor of London's Housing SPG standards and comply with Local Plan Policy LP 35. The design and location of balconies have been considered carefully to avoid any issues of overlooking or privacy and to ensure that residents benefit from natural daylight.

- 2.14 Given the restricted size of the site, there is limited space to provide outdoor amenity space at ground level. However, the proposals incorporate greening of the site where possible, as detailed in the landscaping scheme.

3.0 Key Health Statistics

- 3.1 This section provides a summary of the health statistics for the site and surrounding area. A full overview can be found within the Public Health England borough profile which is included in Appendix 1.
- 3.2 The site is located in Twickenham Riverside Ward within the London Borough of Richmond upon Thames. Office for National Statistics (ONS) long-term trend population projection data indicates an approximate population of 199,858 in the borough in 2019. The most recent ward profiles available from Greater London Authority indicate a population of roughly 10,650 in Twickenham Riverside Ward (2015 mid-year estimate). The ward has the 7th highest population density with an average of 5,325 persons per sq km.
- 3.3 The population in Richmond upon Thames is anticipated to increase by roughly 9% over the next 10 years which is similar to the London average increase of 10%.
- 3.4 Approximately 64% of the borough population are working age (16-64) with people aged 65 and over accounting for approximately 16% and those under 15 accounting for some 20%.
- 3.5 The health of people in the borough is generally better than the average for England with LBRuT being one of the 20% least deprived districts in England. Life expectancy for men and women in the borough is higher than the England average. In the most deprived areas of the borough, life expectancy is 7.2 years lower for men and 3.6 years lower for women in comparison to the least deprived areas.
- 3.6 Paragraph 8.3.9 of the LBRuT Local Plan highlights the trend towards an ageing population in the borough:
- "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."*
- 3.7 LBRuT's Annual Report of the Director of Public Health (2016) highlights the following key unhealthy behaviours within the borough which are considered to contribute to long-term conditions and illnesses: smoking, unhealthy diet, physical inactivity and excessive alcohol consumption.

4.0 Methodology

- 4.1 A Health Impact Assessment is typically used to assess the likely significant impacts on human health in relation to development proposals and to formulate recommendations to minimise any potential adverse effects on health and inequalities.
- 4.2 The HUDU publications 'Healthy Urban Planning Checklist' and 'Rapid Health Impact Assessment Tool' have been utilised to undertake the assessment as they are considered a recognised method in assessing the health impacts of development proposals.

HUDU Healthy Urban Planning Checklist

- 4.3 The Healthy Urban Planning Checklist covers four main themes, as follows:
- healthy housing;
 - active travel;
 - healthy environment; and
 - vibrant neighbourhoods.
- 4.4 Under each theme are a number of health and wellbeing issues, in particular those related to obesity and diseases related to physical inactivity and poor diet, excess winter deaths, air and noise pollution, road safety and social isolation. The themes are set out in the table below.
- 4.5 The checklist has been used to inform the more detailed rapid HIA which is included in Section 6 of this report and provides details of how the development proposals respond to the four themes in the checklist.

Table 1: Urban Planning Checklist Themes and Issues

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 	<ul style="list-style-type: none"> • Physical inactivity, cardiovascular disease and obesity • Road and traffic injuries

	<ul style="list-style-type: none"> • Connectivity • Minimising car use 	<ul style="list-style-type: none"> • 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 • 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

Source: HUDU Healthy Urban Planning Checklist 3rd Edition (2017)

HUDU Rapid Health Impact Assessment Tool

4.6 The rapid HIA assessment tool has been designed to assess the likely health impacts of development proposals and helps to identify those determinants of health which are likely to be influenced by a specific development. It includes 11 topics that are to be considered in relation to any major proposal as follows:

- 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.

4.7 The abovementioned topics have been considered in relation to the development proposals using the HUDU Rapid Health Impact Assessment Matrix which can be found in Section 6 of this report. The assessment was then used to formulate any recommendations or conclusions which are set out in Section 7.

5.0 Planning Policy Context

5.1 This section considers the planning policies relevant to sustainable development and health and wellbeing.

National Policy

National Planning Policy Framework (2019)

5.2 The new National Planning Policy Framework (NPPF) was adopted in February 2019, setting out the Government's planning policies for England and how these are to be applied by Local Authorities.

5.3 The NPPF sets out the economic, environmental and social planning objectives for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

5.4 Section 8 of the NPPF refers to the promotion of healthy and safe communities. Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- 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.

5.5 Paragraph 96 states that 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. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should

then seek to accommodate.

Regional Policy

London Plan (2016)

- 5.6 The London Plan sets out the overall strategic plan for London over a period of 20-25 years. The current London Plan was published in March 2016, consolidating alterations made since 2011 and bringing together the geographical and spatial aspects of the Mayor's strategies for the city.
- 5.7 Policy 3.2 'Improving Health and Addressing Health Inequalities' requires new developments to be designed, constructed and managed in ways that improve and promote healthy lifestyles to help reduce health inequalities. The impacts of major development proposals on health and wellbeing of communities should be considered, for example through the use of Health Impact Assessments.

Draft London Plan (2019)

- 5.8 The Mayor of London is in the process of preparing a new London Plan which once adopted, will replace the current London Plan. As the plan progresses, the policies will carry increasing weight and therefore draft policies of the new London Plan have also been considered and are included below.
- 5.9 Policy GG3 'Creating a healthy city' states that to improve Londoners' health and reduce health inequalities, those involved in planning and development must:
- A) ensure that the wider determinants of health are addressed in an integrated and coordinated way, taking a systematic approach to improving the mental and physical health of all Londoners and reducing health inequalities.
 - B) promote more active and healthy lives for all Londoners and enable them to make healthy choices.
 - C) use the Healthy Streets Approach to prioritise health in all planning decisions.
 - D) assess the potential impacts of development proposals and development plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments.
 - a. plan for appropriate health and care infrastructure to address the needs of London's changing and growing population.
 - b. seek to improve London's air quality, reduce public exposure to poor air

quality and minimise inequalities in levels of exposure to air pollution.

- E) plan for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation and sports.
- F) ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold.
- G) seek to create a healthy food environment, increasing the availability of healthy food and restricting unhealthy options.

Local Policy

LBRuT Local Plan (2018)

5.10 The key policy related to health within Richmond's Local Plan is Policy LP 30 'Health and Wellbeing' which states that 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.

A. The Council will support development that results in a pattern of land uses and facilities that encourage:

1. Sustainable modes of travel such as safe cycling routes, attractive walking routes and easy access to public transport to reduce car dependency.
2. Access to green infrastructure, including river corridors, local open spaces as well as leisure, recreation and play facilities to encourage physical activity.
3. Access to local community facilities, services and shops which encourage opportunities for social interaction and active living, as well as contributing to dementia-friendly environments.
4. Access to local healthy food, for example, allotments and food growing spaces.
5. Access to toilet facilities which are open to all in major developments where appropriate (linked to the Council's Community Toilet Scheme).
6. An inclusive development layout and public realm that considers the needs of all, including the older population and disabled people.
7. Active Design which encourages wellbeing and greater physical movement as part of everyday routines.

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.

2. The Council will manage proposals for new fast food takeaways (A5 uses) located within 400 metres of the boundaries of a primary or secondary school in order to promote the availability of healthy foods.
 3. Existing health facilities will need to be retained where these continue to meet, or can be adapted to meet, residents' needs.
 4. Applications for new or improved facilities or loss of health and social care facilities will be assessed in line with the criteria set out in the Social and Community Infrastructure policy.
- 5.11 Policy LP 10 'Local Environmental Impacts, Pollution and Land Contamination' states that the Council will seek to ensure that local environmental impacts of all development proposals do not lead to detrimental effects on the health, safety and the amenity of existing and new users or occupiers of the development site, or the surrounding land.
- 5.12 Policy LP 31 'Public Open Space, Play Space, Sport and Recreation' highlights that new open spaces, play facilities and land for sport and recreation play an important role in creating social cohesion, encouraging and promoting healthier and more active lifestyles.

6.0 Rapid Health Impact Assessment

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 proposed development will deliver 46 no. residential units comprising a mix of one and two-bed flats that will contribute towards local housing need. 5 flats have the ability to be adapted to comply with the adaptable and accessible requirements of Building Regulation M4(2) in line with LBRuT Local Plan Policy LP 35, LBRuT Residential Development Standards and the London Housing Design Guide. Further details can be found within the Design and Access Statement.	Positive ✓ Negative Neutral Uncertain	None required.
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 development seeks to ensure that the future development is accessible to all. In accordance with the London Plan and LBRuT Policy LP 35, 10% of the units (5 units) will be compliant with Building Regulation M4(3) 'wheelchair user dwellings' requirements. The development will also include the following: <ul style="list-style-type: none"> Legible, well-lit and secure entrances; 	Positive ✓ Negative Neutral Uncertain	Whilst not all units are wheelchair accessible, provision of wheelchair accessible accommodation will be provided in accordance with planning policy and represents an increase in total provision within the borough.

		<ul style="list-style-type: none"> • Ramps and lifts to take account of level changes; • All lifts will be suitable for wheelchair users; • Emergency exits will incorporate measures for disabled users. 		No mitigation or further enhancement is required.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes ✓ No N/A	As above, 10% of the units have been designed in accordance with Part M of the Building Regulations. Full details can be found within the Design and Access Statement.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes ✓ No N/A	The residential units have been designed in line with London Plan Policy 3.5 and the housing standards set out within the Mayor’s Housing Supplementary Planning Guidance and LBRuT’s Residential Development Standards SPD. Room dimensions and the layout of each flat will fully exceed or meet the recommended space requirements and all windows will exceed minimum window size requirements.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes ✓ No N/A	The proposed development includes 46 residential units comprising 38 one-bed and 8 two-bed apartments, which are considered to be representative of the needs of the local demographic in the town centre.	Positive ✓ Negative Neutral	

			Uncertain	
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes ✓ No N/A	<p>The proposed energy strategy reflects the Mayor’s energy hierarchy: Be lean, be clean and be green.</p> <p>The building fabric has been specified to meet or exceed the minimum fabric parameters outlined in Part L of the Building Regulations 2013, as set out within the Energy and Sustainability Statement and are shown to achieve a 5.5% reduction in CO2 emissions compared to the Regulations. Furthermore, it is proposed to provide Air Source Heat Pumps which will result in a 44.4% reduction of carbon dioxide emissions when compared to Building Regulations 2013.</p>	Positive ✓ Negative Neutral Uncertain	None required.

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	<p>The site currently operates as a car park and does not contain any existing social infrastructure.</p> <p>The development includes amenity space in the form of private balconies as well as areas of soft landscaping along the main Station Yard frontage as well as to the east and west of the building.</p> <p>LBRuT's CIL Regulation 123 List includes community facilities under the types of infrastructure that will be wholly or partly funded by CIL payments. Given that the development is CIL liable, the proposals will provide contributions towards community facilities within the borough.</p>	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal assess the impact on healthcare services?	Yes ✓ No N/A	<p>The HUDU assessment methodology suggests that one GP is required per population size of 1,800 people. Given the anticipated population forecast of 104, the development will result in the need for 0.06 GPs.</p> <p>The NHS GP finder indicates that there are 8 surgeries within 1 mile of the site, 5 of which are located within half a mile or less. Given the anticipated demand for GPs and the number of GP practices within close</p>	Positive Negative Neutral ✓ Uncertain	None required.

		proximity to the site, the impact on healthcare services in the area is considered to be negligible.		
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 do not involve provision or replacement of healthcare facilities.	Positive Negative Neutral ✓ Uncertain	None required.
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	<p>There are a number of community facilities within 1 mile of the site including:</p> <ul style="list-style-type: none"> • 17 schools comprising 10 primary schools, three primary/secondary schools, three secondary schools and one 16-18 school. Four of the primary/secondary schools also include places for 16-18 year olds, • Approximately 15 parks, gardens and open spaces, 8 of which are within 800m of the site. • 1 library. • Approximately 4 churches. • Heart Twickenham Community Centre. <p>The proposals will bring forward a forecasted population of 104 people with an anticipated child yield of 5.4. Given the level of community infrastructure surrounding the site, the proposals are not considered to have any</p>	Positive Negative Neutral ✓ Uncertain	None required.

		significant effect on the social infrastructure within the area.		
Does the proposal explore opportunities for shared community use and co-location of services?	Yes No ✓ N/A	The proposed development comprises a residential scheme.	Positive Negative Neutral ✓ Uncertain	None required.
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	Yes ✓ No N/A	The proposals do not involve the provision of any education facilities. However, given that the development is CIL liable and educational facilities are included within LBRuT's Regulation 123 list, it is considered that the proposals will contribute to educational facilities in the borough by way of CIL payment.	Positive Negative Neutral ✓ Uncertain	None required.

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 currently comprises hardstanding in the form of a car park and does not provide any open or natural space. The proposals will include provision of private amenity spaces and incorporate greening to the site where possible. The scheme will use a combination of mature tree planting and with ornamental shrub and herbaceous planting to ensure the site has a significantly improved soft landscaped character.	Positive ✓ Negative Neutral Uncertain	None required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes ✓ No N/A	As above, the proposals include provision of soft landscaping with native species where possible on site which will improve the appearance of the site and complement the existing tree lined streetscape and public realm.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal provide a range of play spaces for children and young people?	Yes No ✓ N/A	The development is a town centre scheme of predominantly 1 and 2 bed flats and is not family oriented. The proposed development generates a theoretical child yield of 5.2 (See Appendix 2, GLA Population Yield Calculator). The application site is limited in size and it is not practical to provide on-site play space of a usable scale or nature. will comprise	Positive Negative Neutral ✓ Uncertain	None required.

		high-quality amenity space. The development is located in close proximity to existing parks and children’s play facilities and will contribute to public infrastructure via CIL.		
Does the proposal provide links between open and natural spaces and the public realm?	Yes ✓ No N/A	The proposals are designed to improve the public realm at street level, positively contributing to the enhancement of the townscape. This will result in a more welcoming streetscene and landscaping.	Positive ✓ Negative Neutral Uncertain	None required.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes ✓ No N/A	The masterplan has been designed in accordance with London Plan policy which requires the public realm to be accessible for all regardless of age or ability. Surfaces will be clearly legible and accessible to all users. Balconies will provide passive surveillance of the site and surroundings, and planting adjacent to balconies will be maintained to ensure clear sight lines and reduce any potential for criminal activity.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal set out how new open space will be managed and maintained?	Yes ✓ No N/A	Prior to completion of the development, a management company will be established which will be responsible for the management and maintenance of the facilities including areas of soft landscaping and the public realm.	Positive ✓ Negative Neutral Uncertain	None required.

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	Construction impacts will be managed through the implementation of a Construction Management Plan (CMP). Mitigation measures within the CMP include wheel washing to avoid the deposit of materials onto the public highway and road sweeping carried out weekly or as required to remove any construction debris from adjacent roads. Dust monitoring and noise and vibration control will be assessed by the contractors on site. A series of procedures will be put into place should noise and vibration exceed agreed levels. Full details can be found within the CMP.	Positive Negative Neutral ✓ Uncertain	None required.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes ✓ No N/A	Any anticipated air pollution caused by construction activities will be managed through implementation of a Construction Management Plan (CMP). The completed development will be car-free to limit trip generation and avoid any impacts in terms of air quality. Overall, the development is considered to be Air Quality Neutral. Further details can be found within the Air Quality Assessment.	Positive Negative Neutral ✓ Uncertain	None required.

<p>Does the proposal minimise noise pollution caused by traffic and commercial uses?</p>	<p>Yes ✓ No N/A</p>	<p>A noise survey undertaken at the site has determined that the existing noise environment is generally dominated by traffic along London Road, with elevated noise levels during periods of vehicular activity along Station Yard and Railway Approach. Noise levels were significantly elevated when trains passed on the site's northern boundary.</p> <p>It is therefore recommended to incorporate high performance glazing for all windows and balcony doors and solid parapets/balustrades to balcony fronts in order to control external noise intrusion, as well as Mechanical Ventilation and Heat Recovery units to provide background noise ventilation to flats on the north, west and east facades.</p> <p>With the abovementioned recommendations in place, it is concluded that the internal noise criteria will be suitable for future occupiers of the development.</p> <p>During the construction phase, noise and vibration monitoring will be carried out to ensure that agreed levels are not exceeded and works will be carried out during specified time periods. Equipment will also be located away from noise sensitive areas where possible.</p>	<p>Positive Negative Neutral ✓ Uncertain</p>	<p>None required.</p>
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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 proposed development will be car-free with the exception of the provision of 2 no. disabled bays. Residents will therefore be encouraged to walk to local shops, services and other amenities, and to access public transport.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes ✓ No N/A	As above, the development will be car-free with the exception of 2 no. disabled bays. A total of 55 no. cycle parking spaces will be provided in accordance with LBRuT Policy LP 45 and the London Plan. Secure cycle storage will be provided within the building at ground floor level and accessed at the rear.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes ✓ No N/A	The development site is well connected to Richmond's Local Cycle Network. The LBRuT Cycling Strategy (2017) includes a map of key cycle routes and identifies Station Yard as a Local Quietway and London Road as a Spine Route Quietway. Whilst London Road is subject to high levels of traffic, cyclists are able to utilise the dedicated bus lane.	Positive ✓ Negative Neutral Uncertain	None required.

		<p>The site is also close to a Mini Holland cycle route which follows the River Thames and Heath Road towards Strawberry Hill.</p> <p>The site is roughly 650m north of the Thames Path National Trail which comprises a 128km long walking route along the north and south banks of the River Thames.</p> <p>The site is also well connected to local amenities within short walking and cycling distances which will encourage active and sustainable travel.</p>		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes ✓ No N/A	<p>There are no anticipated adverse impacts in terms of transport given that only 2 no. disabled car parking spaces are proposed on site. The development will improve the public realm and condition of the footways and boundary treatments, thus ensuring that pavements are clear and legible with good separation distance from road traffic. Existing pavements surrounding the site also offer safe access to local amenities.</p>	Positive ✓ Negative Neutral Uncertain	None required.
Is the proposal well connected to public transport, local services and facilities?	Yes ✓ No N/A	<p>The site benefits from a high PTAL rating of 4/5 meaning the site is highly accessible to public transport. Twickenham Railway Station is located less than 100m to the northwest serving routes into Central London and beyond. There are also two bus stops outside of Twickenham Station serving multiple bus routes.</p>	Positive ✓ Negative Neutral Uncertain	None required.

<p>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?</p>	<p>Yes ✓ No N/A</p>	<p>As highlighted above, the development will be car-free and as such, future residents will be encouraged to utilize sustainable modes of transport.</p> <p>The site is within the Central Twickenham Controlled Parking Zone which prohibits parking between 8:30am and 6:30pm Monday to Saturday.</p> <p>There are two car club bays within roughly 60 metres of the site on Queen’s Road and Grosvenor Road.</p>	<p>Positive ✓ Negative Neutral Uncertain</p>	<p>None required.</p>
<p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>	<p>Yes ✓ No N/A</p>	<p>The proposed development includes 5 accessible residential units which will meet Building Regulation M4(3) requirements, as well as 2 no. designated disabled parking bays.</p> <p>All entrances will be clear, well-lit and secure with ramps taking account of any change in floor level, and lifts will be suitable for wheelchair users. Emergency exits will also incorporate measures for disabled use.</p>	<p>Positive ✓ Negative Neutral Uncertain</p>	<p>None required.</p>

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	<p>The scheme has been designed to avoid any potential for criminal activity. The alley to the rear of the building will be accessed via secure gates, thereby ensuring that there is no unauthorised access to this area.</p> <p>Windows and balconies will provide passive surveillance and planting adjacent to windows and balconies will be maintained to ensure clear sight lines throughout the area and any potential for climbing onto balconies is minimised.</p>	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes ✓ No N/A	<p>Careful consideration has been given to the surrounding environment in order to provide a well-designed, welcoming and clearly defined solution for the public realm and main building entrance. The external environment has been designed to avoid the inadvertent creation of opportunities for crime and hiding places, and allow natural surveillance from the surrounding residential properties.</p> <p>The building itself will be accessible by residents only to ensure a safe and secure living environment.</p>	Positive ✓ Negative Neutral Uncertain	None required.

Does the proposal include attractive, multi-use public spaces and buildings?	Yes ✓ No N/A	The proposals do not include any public spaces, however the improvements to the site itself and public realm will provide benefits to the wider community. The development will enhance the visual appearance of the streetscene and close the void currently represented by the site. Furthermore, soft landscaping is proposed along the frontage and east and west of the building to soften the appearance and provide visual amenity.	Positive ✓ Negative Neutral Uncertain	None required.
Has engagement and consultation been carried out with the local community?	Yes ✓ No N/A	A public consultation event was held on 11 July 2019 to provide information about the proposals, answer any questions that people may have about the development and provide feedback. Presentation boards were displayed at the event to illustrate and provide an overview of the proposals and members of the team were available to speak to attendees. The public were also provided with an email address where they could send any further feedback or ask any additional questions at a later time. Full details can be found in the Statement of Community Involvement.	Positive ✓ Negative Neutral Uncertain	None required.

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, ie allotments, community farms and farmers' markets?	Yes No N/A ✓	This is not considered relevant to the scheme. However, there is a local farmers' market every Saturday at the Holly Road Car Park 450m south of the site which will benefit local residents by providing the opportunity to buy local produce.	Positive Negative Neutral ✓ Uncertain	None required.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes No ✓ N/A	The proposal does not include the provision of any retail uses. The main town centre is roughly 400m to the south of the site, providing a mix of retail shops, food stores, restaurants and services in close proximity to the site.	Positive Negative Neutral ✓ Uncertain	None required.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes ✓ No N/A	No hot food takeaways are proposed.	Positive ✓ Negative Neutral Uncertain	None required.

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 construction and permanent 'end-use' jobs?	Yes ✓ No N/A	The proposal will provide opportunities for local employment for construction-related jobs, as well as permanent jobs related to the management and operation of the building. Furthermore, the site is in close proximity to the town centre and public transport links which enables easy access to job opportunities in the locality and further afield.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal provide childcare facilities?	Yes No ✓ N/A	This is not considered relevant to the proposals due to the number of residential units provided and the anticipated child yield of 5.4 children. There are approximately ten day nurseries within half a mile of the site which is considered sufficient to cater for the needs of future residents of the building.	Positive Negative Neutral ✓ Uncertain	None required.
Does the proposal include managed and affordable workspace for local businesses?	Yes No N/A ✓	The proposal does not include any workspace and is focused on providing new residential units within the borough.	Positive Negative Neutral ✓ Uncertain	None required.

<p>Does the proposal include opportunities for work for local people via local procurement arrangements?</p>	<p>Yes ✓ No N/A</p>	<p>The contractors will work with local job centres to encourage local employment and training opportunities. Furthermore, the development will provide permanent jobs related to the operation and management of the building.</p>	<p>Positive ✓ Negative Neutral Uncertain</p>	<p>None required.</p>
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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, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes ✓ No N/A	The proposed development will enhance the public realm, particularly along Station Yard. This will allow for continuation of the streetscene, providing clear and legible routes to surrounding areas. A key area for social interaction is outside of the Albany Pub. Whilst the proposals will not affect this area, the soft landscaping to the west of the building will provide visual enhancements, softening the appearance of what is currently an area of dominant hardstanding.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal include a mix of uses and a range of community facilities?	Yes No N/A ✓	This is not considered relevant to the proposals. As highlighted previously, the site is within close proximity to amenities and community facilities which are considered sufficient to serve the needs of future residents.	Positive Negative Neutral ✓ Uncertain	None required.
Does the proposal provide opportunities for the voluntary and community sectors?	Yes No N/A ✓	This is not considered relevant to the proposals.	Positive Negative Neutral ✓ Uncertain	None required.

Does the proposal address the six key components of Lifetime Neighbourhoods?	Yes ✓ No N/A	The proposals will deliver a high-quality residential development including soft landscaping and enhancements to the public realm and have been designed in line with Lifetime Neighbourhoods guidance. Furthermore, the proposals are considered to be in accordance with London Plan Policy 7.1 and LBRuT Policies LP 1 and LP 35.	Positive ✓ Negative Neutral Uncertain	None required.
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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 proposals make use of an existing brownfield site that is currently used as a car park. The scheme is therefore considered to make use of underutilised, previously developed land that will provide new, high quality residential accommodation. The development will also respond appropriately to the surrounding context of the site which comprises a number of large buildings as well as residential properties.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal encourage recycling (including building materials)?	Yes ✓ No N/A	Residential units will be provided with communal refuse and recycling containers. Refuse and recycling storage will be located at ground level towards the rear of the building and will be fully accessible by all. The store has been located to limit any nuisance caused by noise and odours and allow for cleaning. Servicing arrangements and internal storage space has been developed in line with LBRuT Policy LP 24 and the advice set out in the Refuse and Recycling Storage Requirements SPD.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal incorporate sustainable design and construction techniques?	Yes ✓ No	The scheme has been designed based on the Mayor's 'Be Lean, Be Green and Be Clean' strategy. Using Richmond's Sustainable Construction Checklist, the proposals score A, indicating that the project makes a	Positive ✓ Negative	None required.

	N/A	<p>major contribution towards achieving sustainable development in Richmond.</p> <p>Units will be fitted with low flow taps, showers, WCs and (where fitted) dishwashers/washing machines in order to meet the water use target of 105 litres or less per head per day where possible.</p> <p>The site has good public transport accessibility and the development will be car free with the exception of 2 no. disabled bays. Secure cycle storage will be provided in accordance with the London Plan to encourage zero energy/emission transportation.</p>	<p>Neutral</p> <p>Uncertain</p>	
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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	It is proposed to incorporate an Air Source Heat Pumps system for space heating and hot water which results in a 44.4% reduction in emissions compared to Building Regulations 2013.	Positive ✓ Negative Neutral Uncertain	None required.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	Yes ✓ No N/A	<p>High levels of insulation are proposed within the building. The thermal performance of all exposed elements equals or exceeds the minimum requirements for Building Regulations. This will reduce energy consumption and ensure optimum occupant comfort all year round by retaining heat in the winter and reducing heat gains in the summer. High performance glazing will also reduce radiant temperature asymmetry.</p> <p>Natural ventilation combined with exposed thermal mass will reduce high internal daily temperature fluctuations and minimise the overheating risk in the summer.</p> <p>The modest unit area, depth and obstruction free layout allows for good single-sided natural ventilation potential, with approximately half of the units benefiting from dual aspect windows and cross-flow ventilation potential.</p>	Positive ✓ Negative Neutral Uncertain	None required.

		<p>Fenestration on the facades are sized and located to maximise natural daylight to provide amenity and reduce artificial lighting use. Internal shading will be incorporated to minimise the risk of overheating and glare without overly compromising daylight availability.</p> <p>South facing units have large balcony overhangs which provide important solar shading for the largest glazed areas.</p> <p>Full details can be found within the Energy and Sustainability Statement.</p>		
Does the proposal maintain or enhance biodiversity?	<p>Yes ✓</p> <p>No</p> <p>N/A</p>	<p>The proposals include tree planting and provision of soft landscaping. Given that the site is currently covered with hardstanding, it is considered that the development will provide enhancements in terms of biodiversity, providing opportunities for foraging or any wildlife in transit.</p>	<p>Positive ✓</p> <p>Negative</p> <p>Neutral</p> <p>Uncertain</p>	<p>None required.</p>
Does the proposal incorporate sustainable urban drainage techniques?	<p>Yes ✓</p> <p>No</p> <p>N/A</p>	<p>The sustainable drainage features to be incorporated as part of the proposals are green roofs and a 35m³ attenuation tank below the slab. Permeable paving is being considered for the two car parking bays. The measures will ensure the reduction of runoff across the site, improve attenuation and improve building performance whilst adding ecological value.</p>	<p>Positive ✓</p> <p>Negative</p> <p>Neutral</p> <p>Uncertain</p>	<p>None required.</p>

7.0 Conclusions

- 7.1 This rapid HIA was undertaken to assess the potential health effects of the development proposals at Station Yard, Twickenham, TW1 4LJ.
- 7.2 The proposals involve the redevelopment of the site to provide 46 no. residential units, disabled parking, cycle parking and landscaping and enhancements to the public realm.
- 7.3 This rapid HIA has been undertaken in accordance with the guidance set out in the Healthy Urban Development Unit (HUDU) publications 'Rapid Health Impact Assessment Tool' and 'Healthy Urban Planning Checklist' as well as the relevant national, regional and local planning policy.
- 7.4 There may be some short-term and temporary construction related activities which may have minor negative effects on residents living in close proximity to the site. However, the development is considered to positively affect the health of new residents over the long-term, as well as existing residents within the area. Furthermore, the proposals will not have any significant impact on local health services, given the number of GPs within the area and the predicted population of the future development.
- 7.5 The assessment undertaken using the HUDU Rapid Health Impact Assessment Matrix did not indicate that the development would create any significant issues in terms of health. Notwithstanding this, in order to ensure minimal impacts on local residents, particularly during the construction phase, the following recommendations have been made:
- Considerate Site Management – Considerate Constructors Scheme
 - Training – All construction staff and employees should undergo training to ensure that all contractors are aware of any potential health and safety risks.

Operational recommendations:

- Bat and bird boxes will be incorporated to provide enhanced biodiversity benefits.
- It is suggested that the development commits to achieve Secured by Design as far as is practicable to help reduce the potential for crime and ensure resident safety.

8.0 Appendix 1: Richmond upon Thames Health Profile 2018



Richmond upon Thames

Unitary authority

This profile was published on 3 July 2018

Local Authority Health Profile 2018

This profile gives a picture of people's health in Richmond upon Thames. It is designed to help local government and health services understand their community's needs, so that they can work together to improve people's health and reduce health inequalities.

Health in summary

The health of people in Richmond upon Thames is generally better than the England average. Richmond upon Thames is one of the 20% least deprived districts/unitary authorities in England, however about 8% (2,700) of children live in low income families. Life expectancy for both men and women is higher than the England average.

Health inequalities

Life expectancy is 7.2 years lower for men and 3.6 years lower for women in the most deprived areas of Richmond upon Thames than in the least deprived areas.**

Child health

In Year 6, 13.1% (232) of children are classified as obese, better than the average for England. The rate of alcohol-specific hospital stays among those under 18 is 23*, better than the average for England. This represents 10 stays per year. Levels of teenage pregnancy, GCSE attainment and smoking at time of delivery are better than the England average.

Adult health

The rate of alcohol-related harm hospital stays is 465*, better than the average for England. This represents 822 stays per year. The rate of self-harm hospital stays is 143*, better than the average for England. This represents 253 stays per year. Estimated levels of adult excess weight, smoking and physical activity are better than the England average. Rates of people killed and seriously injured on roads and TB are better than average. Rates of statutory homelessness, violent crime, early deaths from cardiovascular diseases, early deaths from cancer and the percentage of people in employment are better than average.

* rate per 100,000 population

** see page 3



0km 2km 4km

Contains National Statistics data © Crown copyright and database right 2018
Contains OS data © Crown copyright and database right 2018
Map data © 2018 Google
Local authority displayed with ultra-generalised clipped boundary

For more information on priorities in this area, see:

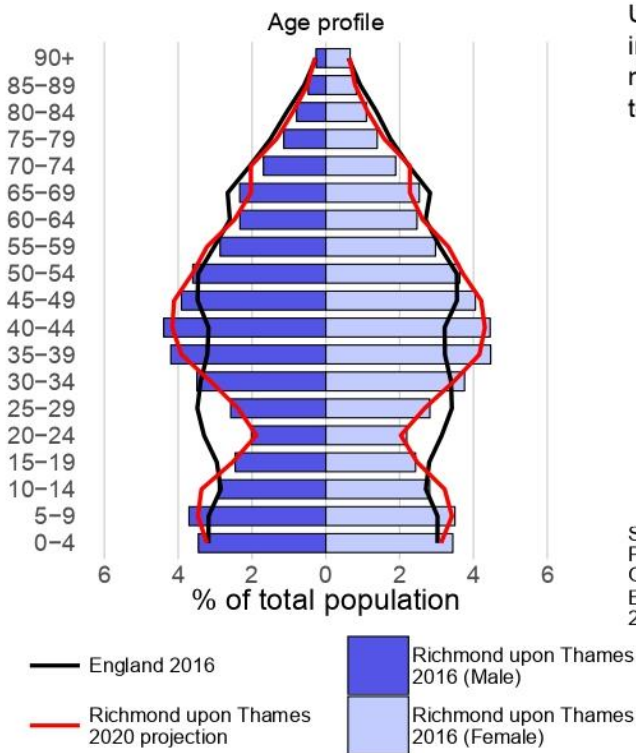
- www.richmond.gov.uk/jsna

Visit www.healthprofiles.info for more area profiles, more information and interactive maps and tools.

Local Authority Health Profiles are Official Statistics and are produced based on the three pillars of the [Code of Practice for Statistics](#): Trustworthiness, Quality and Value.

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Population



Understanding the sociodemographic profile of an area is important when planning services. Different population groups may have different health and social care needs and are likely to interact with services in different ways.

	Richmond upon Thames (persons)	England (persons)
Population (2016)*	195	55,268
Projected population (2020)*	202	56,705
% population aged under 18	23.0%	21.3%
% population aged 65+	15.1%	17.9%
% people from an ethnic minority group	14.3%	13.6%

* thousands

Source: Populations: Office for National Statistics licensed under the Open Government Licence
Ethnic minority groups: Annual Population Survey, October 2015 to September 2016

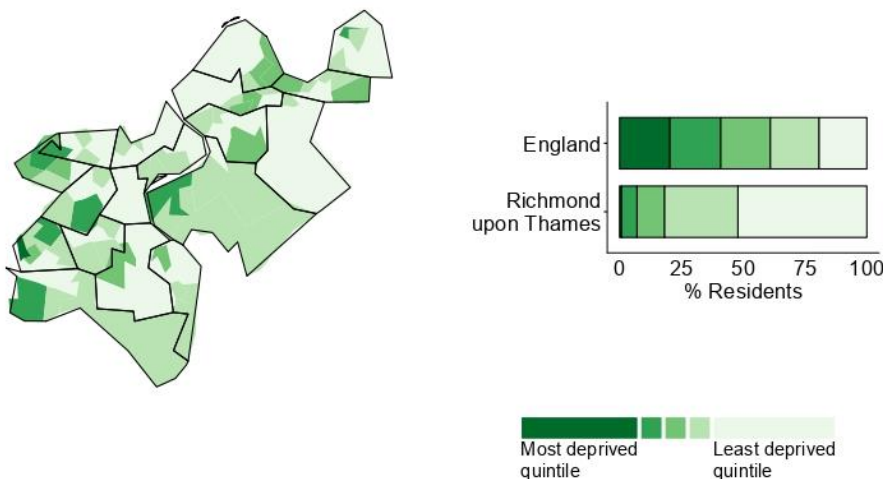
Deprivation

The level of deprivation in an area can be used to identify those communities who may be in the greatest need of services. These maps and charts show the Index of Multiple Deprivation 2015 (IMD 2015).

National

The first of the two maps shows differences in deprivation in this area based on national comparisons, using national quintiles (fifths) of IMD 2015, shown by lower super output area. The darkest coloured areas are some of the most deprived neighbourhoods in England.

The chart shows the percentage of the population who live in areas at each level of deprivation.



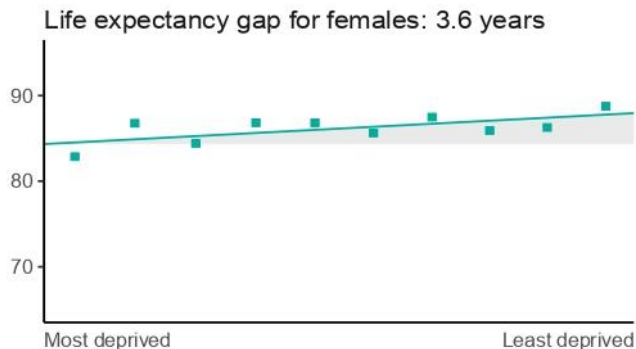
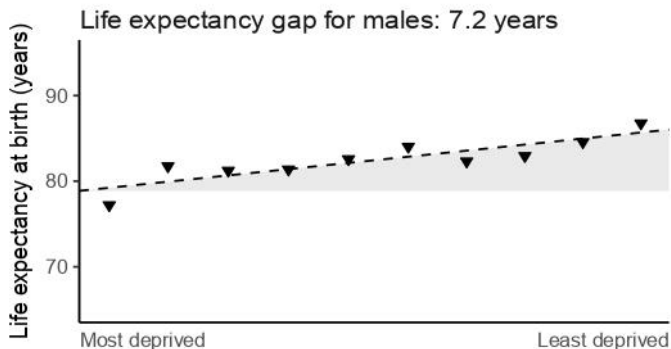
Local

The second map shows the differences in deprivation based on local quintiles (fifths) of IMD 2015 for this area.



Health inequalities: life expectancy

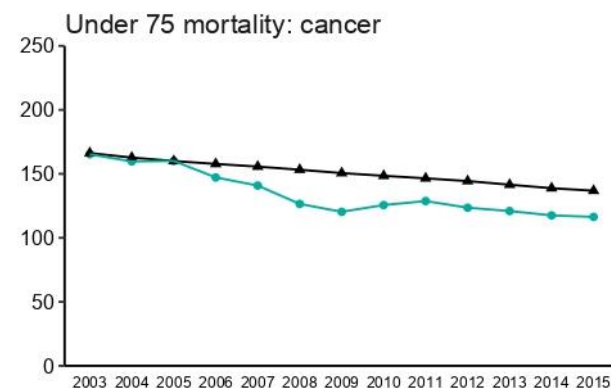
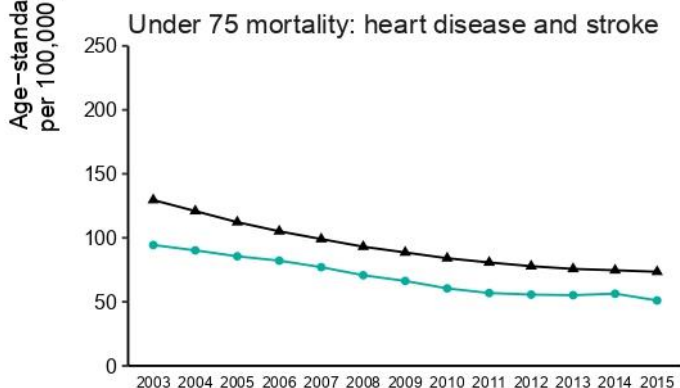
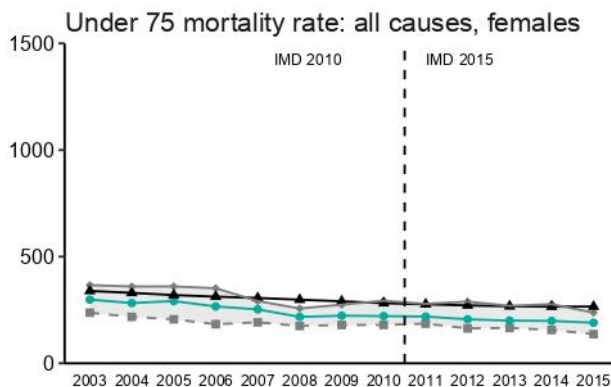
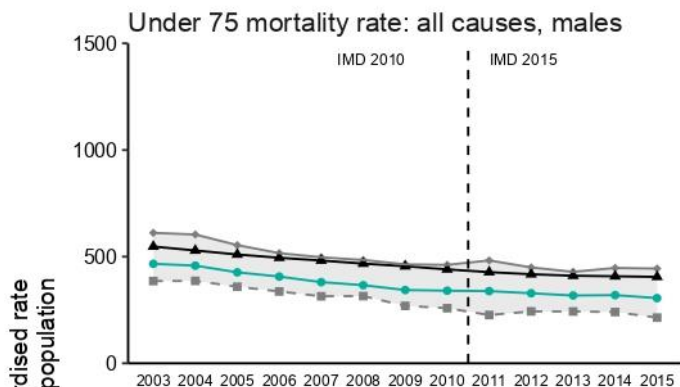
The charts show life expectancy for males and females within this local authority for 2014-16. The local authority is divided into local deciles (tenths) by deprivation (IMD 2015). The life expectancy gap is the difference between the top and bottom of the inequality slope. This represents the range in years of life expectancy from most to least deprived within this area. If there was no inequality in life expectancy the line would be horizontal.



▼ Life expectancy for males ■ Life expectancy for females - - Inequality slope for males — Inequality slope for females

Trends over time: under 75 mortality

These charts provide a comparison of the trends in death rates in people under 75 between this area and England. For deaths from all causes, they also show the trends in the most deprived and least deprived local quintiles (fifths) of this area.



Years

▲ England average ● Local average ■ Local least deprived ◆ Local most deprived Local inequality

Data from 2010-12 onwards have been revised to use IMD 2015 to define local deprivation quintiles (fifths), all prior time points use IMD 2010. In doing this, areas are grouped into deprivation quintiles using the Index of Multiple Deprivation which most closely aligns with the time period of the data. This provides a more accurate way of examining changes over time by deprivation.

Data points are the midpoints of three year averages of annual rates, for example 2005 represents the period 2004 to 2006. Where data are missing for local least or most deprived, the value could not be calculated as the number of cases is too small.

Health summary for Richmond upon Thames

The chart below shows how the health of people in this area compares with the rest of England. This area's value for each indicator is shown as a circle. The England average is shown by the red line, which is always at the centre of the chart. The range of results for all local areas in England is shown as a grey bar. A red circle means that this area is significantly worse than England for that indicator. However, a green circle may still indicate an important public health problem.

- Significantly worse than England average
- Not significantly different from England average
- Significantly better than England average
- Not compared



	Indicator names	Period	Local count	Local value	Eng value	Eng worst		Eng best
Life expectancy and causes of death	1 Life expectancy at birth (Male)	2014 – 16	n/a	82.3	79.5	74.2		83.7
	2 Life expectancy at birth (Female)	2014 – 16	n/a	85.9	83.1	79.4		86.8
	3 Under 75 mortality rate: all causes	2014 – 16	1,098	245.6	333.8	545.7		215.2
	4 Under 75 mortality rate: cardiovascular	2014 – 16	223	51.1	73.5	141.3		42.3
	5 Under 75 mortality rate: cancer	2014 – 16	508	116.4	136.8	195.3		99.1
	6 Suicide rate	2014 – 16	34	7.1	9.9	18.3		4.6
Injuries and ill health	7 Killed and seriously injured on roads	2014 – 16	140	24.0	39.7	110.4		13.5
	8 Hospital stays for self-harm	2016/17	253	143.3	185.3	578.9		50.6
	9 Hip fractures in older people (aged 65+)	2016/17	163	529.9	575.0	854.2		364.7
	10 Cancer diagnosed at early stage	2016	366	55.6	52.6	39.3		61.9
	11 Diabetes diagnoses (aged 17+)	2017	n/a	54.8	77.1	54.3		96.3
	12 Dementia diagnoses (aged 65+)	2017	1,423	69.4	67.9	45.1		90.8
Behavioural risk factors	13 Alcohol-specific hospital stays (under 18s)	2014/15 – 16/17	30	22.5	34.2	100.0		6.5
	14 Alcohol-related harm hospital stays	2016/17	822	464.9	636.4	1,151.1		388.2
	15 Smoking prevalence in adults (aged 18+)	2017	14,752	9.8	14.9	24.8		4.6
	16 Physically active adults (aged 19+)	2016/17	n/a	72.8	66.0	53.3		78.8
	17 Excess weight in adults (aged 18+)	2016/17	n/a	51.4	61.3	74.9		40.5
	Child health	18 Under 18 conceptions	2016	32	10.4	18.8	36.7	
19 Smoking status at time of delivery		2016/17	51	2.6	10.7	28.1		2.3
20 Breastfeeding initiation		2016/17	1,522	^{*65}	74.5	37.9		96.7
21 Infant mortality rate		2014 – 16	23	3.0	3.9	7.9		0.0
22 Obese children (aged 10–11)		2016/17	232	13.1	20.0	29.2		8.8
Inequalities		23 Deprivation score (IMD 2015)	2015	n/a	10.0	21.8	42.0	
	24 Smoking prevalence: routine and manual occupations	2017	n/a	18.9	25.7	48.7		5.1
Wider determinants of health	25 Children in low income families (under 16s)	2015	2,695	8.1	16.8	30.5		5.7
	26 GCSEs achieved	2015/16	891	73.4	57.8	44.8		78.7
	27 Employment rate (aged 16–64)	2016/17	101,800	78.9	74.4	59.8		88.5
	28 Statutory homelessness	2016/17	15	0.2	0.8			
	29 Violent crime (violence offences)	2016/17	2,465	12.7	20.0	42.2		5.7
Health protection	30 Excess winter deaths	Aug 2013 – Jul 2016	237	21.2	17.9	30.3		6.3
	31 New sexually transmitted infections	2017	1,066	840.2	793.8	3,215.3		266.6
	32 New cases of tuberculosis	2014 – 16	32	5.5	10.9	69.0		0.0

For full details on each indicator, see the definitions tab of the Health Profiles online tool: www.healthprofiles.info

Indicator value types

1, 2 Life expectancy - Years 3, 4, 5 Directly age-standardised rate per 100,000 population aged under 75 6 Directly age-standardised rate per 100,000 population aged 10 and over 7 Crude rate per 100,000 population 8 Directly age-standardised rate per 100,000 population aged 65 and over 10 Proportion - % of cancers diagnosed at stage 1 or 2 11 Proportion - % recorded diagnosis of diabetes as a proportion of the estimated number with diabetes 12 Proportion - % recorded diagnosis of dementia as a proportion of the estimated number with dementia 13 Crude rate per 100,000 population aged under 18 14 Directly age-standardised rate per 100,000 population 15, 16, 17 Proportion - % 18 Crude rate per 1,000 females aged 15 to 17 19, 20 Proportion - % 21 Crude rate per 1,000 live births 22 Proportion - % 23 Index of Multiple Deprivation (IMD) 2015 score 24, 25 Proportion - % 26 Proportion - % 5 A*-C including English & Maths 27 Proportion - % 28 Crude rate per 1,000 households 29 Crude rate per 1,000 population 30 Ratio of excess winter deaths to average of non-winter deaths (%) 31 Crude rate per 100,000 population aged 15 to 64 (excluding Chlamydia) 32 Crude rate per 100,000 population

€Regional* refers to the former government regions.

*65 Value not published for data quality reasons

If 25% or more of areas have no data then the England range is not displayed.

Please send any enquiries to healthprofiles@phe.gov.uk

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9.0 Appendix 2: GLA Population Yield Calculator Results

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	38	8	0	0
Social Units	0	0	0	0

Total Units	46
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Geographic Aggregation	London
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PTAL	PTAL 5-6
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Notes

Sample size of 27 sites

Shaded cells require user input

Select both geography and PTAL

For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)

	Market & Intermediate	Social	Total
0-3	2.5	0.0	2.5
4-10	2.3	0.0	2.3
11-15	0.3	0.0	0.3
16-17	0.1	0.0	0.1
18-64	70.4	0.0	70.4
65+	1.7	0.0	1.7
Total Yield	77.4	0.0	77.4

Play Space Calculator

Total Children	5.2
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	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	52.3