







QA
Elleray Hall and Housing - Health Impact Assessment

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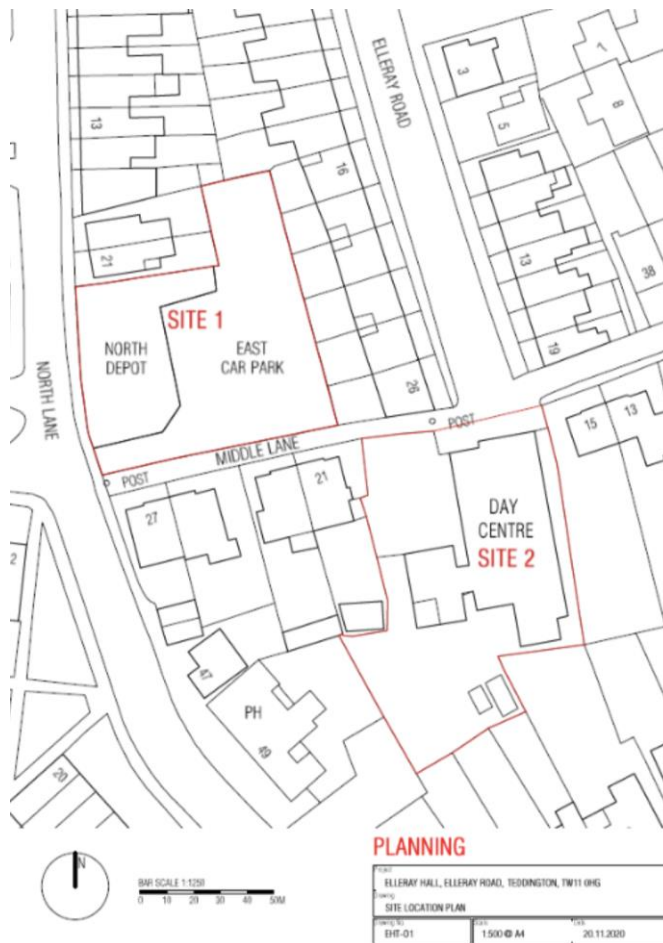
1.0 INTRODUCTION

- 1.1 Greengage Environmental Ltd are commissioned on behalf of the 'applicant', London Borough of Richmond upon Thames, to undertake this Health Impact Assessment for the proposed development at the Elleray Hall and Housing in the London Borough of Richmond upon Thames.
- 1.2 The proposed development is for the demolition of the existing community centre and construction of 16 residential units (Elleray Housing), a new community centre (Elleray Hall) and associated car and cycle parking, access layout and hard and soft landscaping.
- 1.3 This report will consider the potential health risks and benefits that would result from the proposed development and consider the ability of local health services to cater for the additional demand created as a result of the proposed development.

2.0 PROPOSED DEVELOPMENT

- 2.1 The proposed development is located across two sites. Site 1 is a carpark and is void of any permanent structures. Site 2 is currently occupied by the existing Elleray Hall community centre.
- 2.2 The proposed development is for the demolition of the existing community centre and construction of 16 residential units (Elleray Housing), a new community centre (Elleray Hall) and associated car and cycle parking, access layout and hard and soft landscaping.
- 2.3 Site 1 is the location of the proposed community centre. Site 2 is the location for Elleray Housing. Site 1 is bound to north and east by residential dwellings, to the south by Middle Lane and to the west by North Lane. Site 2 is bound to the north the Middle Lane and the corner of Elleray Road and to the east, south and west by residential dwellings. A site location plan is shown in the Figure below.

Figure 2.1 Site Location



3.0 ASSESSMENT METHODOLOGY

- 3.1 The report will first conduct a review of the relevant local policy in relation to health and wellbeing. Following this, a desktop study of relevant data sources will form a health profile of the local area, considering both the health of the local population and the provision of healthcare facilities.
- 3.2 In assessing the potential health impacts of the proposed development, the HIA will follow the assessment criteria and procedure contained within the following two key documents:
- The NHS Healthy Urban Development Unit's 'HUDU Planning for Health – Healthy Urban Planning Checklist'¹; and
 - The NHS Healthy Urban Development Unit's 'HUDU Planning for Health - Rapid Health Impact Assessment Tool'².
- 3.3 The proposed development's health impacts will be assessed against the Healthy Urban Planning Checklist, considering impacts directly related to the particular proposals, as well as indirect influences on the wider community. The outcomes of this analysis will form the evidential base for the second stage of the assessment framework using the Rapid Health Impact Assessment Tool to determine the results of the proposed development's impact on health.

4.0 POLICY BACKGROUND

National Planning Policy Framework (NPPF)

- 4.1 The revised NPPF³ was published in February 2019, replacing the previous NPPF, adopted in March 2012. The revised NPPF sets out the Government's planning policies for England and how they are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Within this framework, the chapter that is most relevant to this HIA is Chapter 8 'Promoting healthy and safe communities'. This 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.'

- 4.1 Further guidance is also contained in the National Planning Practice Guidance (PPG) on Healthy and Safe Communities⁴ which states that:

'The design and use of the built and natural environments, including green infrastructure are major determinants of health and wellbeing. Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).'

- 4.2 The PPG defines a healthy place as:

'one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to

improve their physical and mental health, and support community engagement and wellbeing.

It is a place which is inclusive and promotes social interaction. The National Design Guide sets out further detail on promoting social interaction through inclusive design including guidance on tenure neutral design and spaces that can be shared by all residents.

It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.'

London Plan, 2021

- 4.3 The New London Plan 2021 was formally adopted in March 2021, forming the Spatial Development Plan for London and part of the statutory Development Plan for Greater London.
- 4.4 The New London Plan 2021⁵ runs from 2019 to 2041, providing a longer- term view of London's development to inform decision making. This plan replaces the old London Plan 2016 and is therefore a key material consideration in planning decisions and has therefore been referenced in this assessment. The concept of good growth underpins the entirety of the London Plan which then in turn informs a number of specific policies which are listed below.
- 4.5 Policy GG3 Creating a healthy city: This policy outlines requirements that proposals must follow to improve health and reduce health inequalities. These requirements include promoting more active lives, seeking to improve London's air quality and improving access to and the quality of green spaces and play space.
- 4.6 Policy GG4 'Delivering the Homes Londoners Need' and Policy H4 'Delivering affordable housing' set a strategic target of 50% of all new homes being genuinely affordable. This strategic target was not previously defined in the London Plan 2016.
- 4.7 Policy D7 'Accessible housing' sets a target for residential developments to provide at least 10% wheelchair user dwellings in accordance with M4(3) and with all other dwellings being accessible and adaptable in accordance with M4(2).
- 4.8 Policy S4 'Play and informal recreation' states that developments should meet a variety of requirements including:
- '2) for residential developments, incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child'.*

'3) incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently'.

London Borough of Richmond upon Thames Local Plan (2018)

- 4.9 The LB Richmond upon Thames Local Plan was adopted in July 2018⁶ and sets out policies and guidance for the development of the Borough over the next 15 years. The Local Plan forms part of the overall development plan for the Borough and it identifies where the main developments will take place, and how places within the Borough will change, or be protected from change, over that period.
- 4.10 Policy LP 10 Local Environmental Impacts, Pollution and Land Contamination: This policy states that the Council will seek to ensure that environmental impacts of all development proposals do not result in detrimental effects on health, safety and the amenity of existing and new users or occupiers of the development site. These environmental impacts include pollution, noise and vibration and land contamination.
- 4.11 Policy LP 30 Health and Wellbeing: This policy states that the council will support development that encourages a number of health initiatives, such as:
- Sustainable modes of travel;
 - Access to green infrastructure;
 - Access to local healthy food; and
 - An inclusive development layout and public realm.
- 4.12 Policy LP 44 Sustainable Travel Choices: The Council will work collaboratively to promote safe and sustainable transport solutions that minimise its environmental impacts and maximise opportunities including for health benefits. In order to implement this, the Council will undertake a number of initiatives, such as:
- Ensure that new developments are designed to maximise permeability through the provision of safe and convenient cycle and walking routes;
 - Ensure that major new developments maximise opportunities to provide safe and convenient access to public transport services; and
 - Encourage use of the River Thames for transportation.

Planning Obligations SPD (2020)

4.13 The LB Richmond upon Thames Planning Obligations Supplementary Planning Document (SPD)⁷ sets out the Section 106 obligations requirements for new developments. It sets out recommendations for the following topics that are relevant to this assessment:

- Site-specific transport requirements;
- Public realm. Public open spaces, play space and sport and recreation facilities;
- Employment and Skills Training;
- Air Quality;
- Community Safety; and
- Social Infrastructure.

4.14 The SPD also sets out specific requirements with regard to assessing healthcare based on the HUDU Planning Contributions Model, identifies service catchments for assessing different healthcare facilities and recommends that the FTE GP to patient ratio is used to assess GP capacity and the need for primary healthcare contributions based on the best practice ratio of 1,800. The service catchment for GP surgeries is recommended as 1km although this will vary based on the site location and existing patient patterns.

5.0 HEALTH PROFILE BASELINE

- 5.1 It is important when undertaking an assessment of the health impacts of a proposed development that the geographical scope of the assessment is clearly understood.
- 5.2 The full geographical scope of the proposed development is as follows:
- Lower Layer Super Output Area (LSOA): Richmond upon Thames 021C;
 - Ward: Teddington ward;
 - Local Authority: London Borough of Richmond upon Thames (LB Richmond upon Thames);
 - Region: Greater London; and
 - National: England.

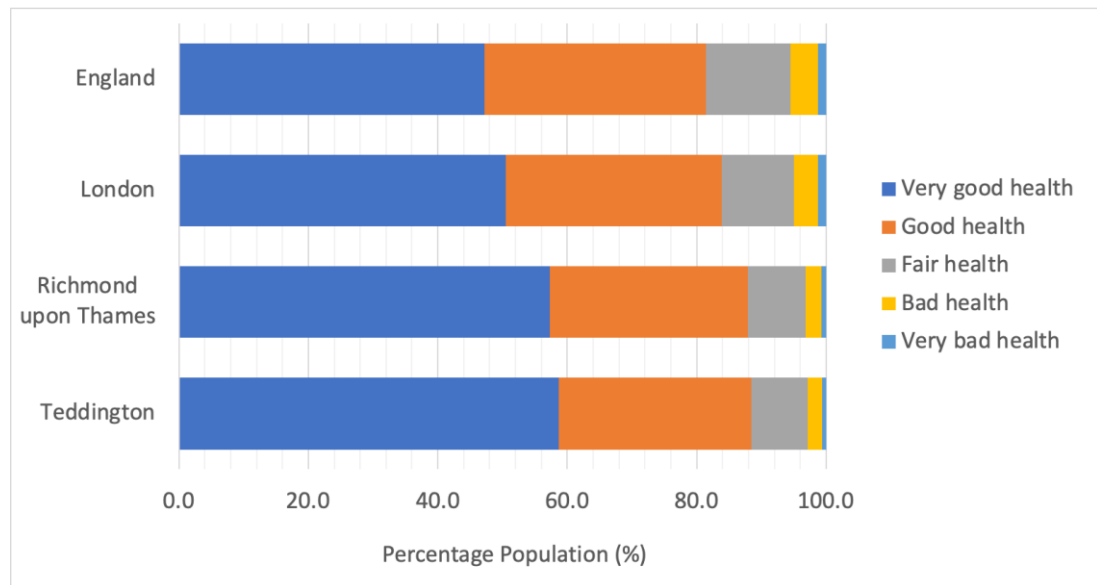
Health Profile Baseline

- 5.3 A review of the relevant data sets has been conducted to establish a health profile baseline of the local area. Levels of general health have been considered, along with determinants of health. The World Health Organisation⁸ (WHO) describes the determinants of health as the factors that combine together to affect the health of individuals and communities. They identify the social and economic environment, the physical environment and the person's individual characteristics and behaviours as determinants of health. The health profile baseline has therefore considered data sets on determinants of health that have the potential to be affected by the proposed development, such as levels of deprivation and level of health. The health profile baseline has also considered the provision of primary healthcare services within the local area and their capacity.
- 5.4 Wherever possible, the health profile baseline of the local area has been compared to the wider local authority, regional, and national levels.

Health Profile: Population

- 5.5 According to the most recent published census data (2011 Census⁹), 58.7% of residents within Teddington ward are in 'Very good health' and 29.7% of residents are in 'Good health'. The proportion of residents in 'Very good health' is slightly higher than in LB Richmond upon Thames (57.3%) and significantly higher than in London (50.5%) and England (47.2%). 0.6% of residents in Teddington ward are in 'Very bad health'. This is similar to that in LB Richmond upon Thames (0.8%), but lower than the proportion in London (1.2%) and national averages (1.2%). Figure 5.1 demonstrates the health profile in these areas.

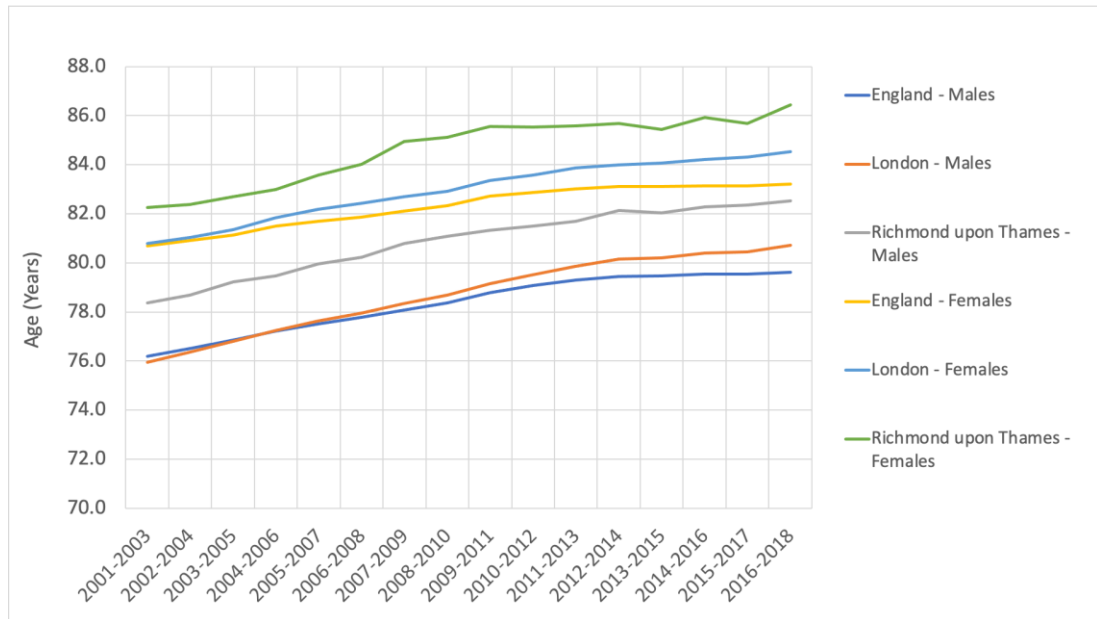
Figure 5.1 General Health by Area



Source: 2011 Census

5.6 According to data from the Office for National Statistics (ONS)¹⁰ the life expectancy for males and females in LB Richmond upon Thames is higher than compared to London and England. Life expectancy has increased since 2001-2003 to 2016-2018 for both males and females, with male life expectancy being 82.5 years and females 86.4 years in LB Richmond upon Thames. Male life expectancy in LB Richmond upon Thames has increased at a similar rate to that of London, which have both increased more quickly than at national spatial scale. Female life expectancy in LB Richmond upon Thames has increased more quickly than other spatial scales, with female life expectancy in LB Richmond upon Thames now being 1.9 years higher than in London and 3.2 years higher than in England. The below figure demonstrates life expectancy in LB Richmond upon Thames, London and England.

Figure 5.2 Life Expectancy by Area



Source: Life expectancy at birth, ONS (2019).

- 5.7 The Public Health Profile¹¹ for LB Richmond upon Thames states that the local authority has an infant mortality count of 11 which equates to a value (rate of deaths in infants aged under 1 year per 1,000 live births) of 1.5 between 2016 and 2018. This is lower than both London and England, which have values of 3.3 and 3.9, respectively.
- 5.8 Between 2016 and 2018, the under 75 morality rate from all cardiovascular diseases in LB Richmond upon Thames had a count of 221 which equates to a value (age-sex standardised rate per 100,000 population aged under 75) of 48.2. This is lower than England with a value of 71.7. LB Richmond upon Thames has a lower value for the under 75 mortality rate from cancer (107.3) in comparison to England too (132.3).
- 5.9 Within LB Richmond upon Thames 76.1% of adults are physically active¹². This is higher than in England, within which 67.2% of adults are physically active. Data also shows that there is a lower prevalence of childhood obesity within the local area compared to regional and national estimates. 10.7% of children in year 6 in LB Richmond upon Thames are classified as obese, compared to 23.2% and 20.2% at regional and national scales, respectively. The proportions of obese adults in LB Richmond upon Thames and London are both lower than in England. Table 5.1 below demonstrates these figures.

Table 5.1 Proportion of obese residents by area

Area	Proportion of obese adults (18+)	Proportion of Obese children in year 6
LB Richmond upon Thames	47.7%	10.7%
London	55.9%	23.2%
England	62.0%	20.2%

Source: Public Health Profile (2021)¹²

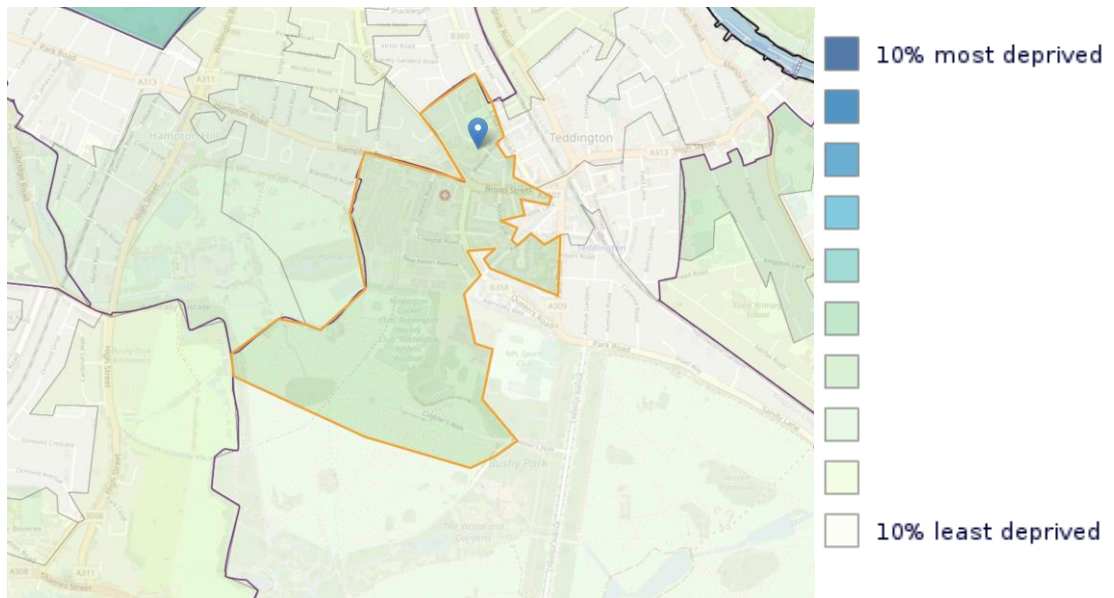
- 5.10 The Department for Digital, Culture, Media & Sport publishes data to show satisfaction with life¹³ under different factors. The scale for answers ranged from 1 (very unhappy) to 10 (extremely happy). The happiness score for LB Richmond upon Thames was 7.48 in 2018/19 which is slightly lower than the London average of 7.51 and the England average of 7.56.

Health Profile: Area Context

Deprivation

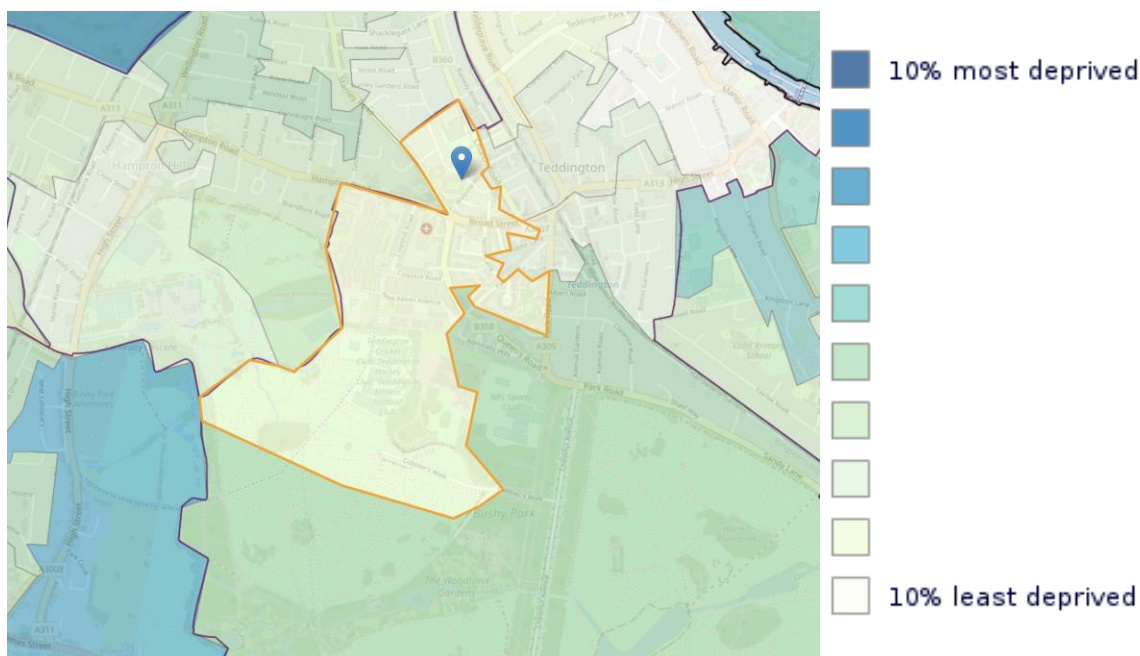
- 5.11 The context of people’s lives directly influences their health. The Indices of Deprivation (2019)¹⁴ showed that LB Richmond upon Thames ranks 297 out of the 317 local authority districts in the UK under the Indices of Multiple Deprivation which demonstrates that the site is within a minimally deprived area. The Indices of Multiple Deprivation measures the relative deprivation of small areas of England, the LSOAs, according to a range of variables including wealth, health and quality of life.
- 5.12 LSOA Richmond upon Thames 021C is within the 40% least deprived neighbourhoods in the country. Furthermore, the adjacent LSOAs Richmond upon Thames 021B, 021A and 018A are within the 10% least deprived neighbourhoods in the country. This is shown in Figure 5.3.

Figure 5.3 Indices of Multiple Deprivation around the site



- 5.13 Under the Living Environment Domain, Richmond upon Thames 021C is within the 50% most deprived neighbourhoods nationally¹³. This domain considers the quality of the housing, local air pollution and the frequency of road traffic accidents.
- 5.14 Under the Health Deprivation and Disability Domain, Richmond upon Thames 021C is within the 40% least deprived neighbourhoods nationally¹⁴. This domain combines four indicators about a range of health issues. These indicators are Years of Potential Life Lost; Comparative Illness and Disability Ratio; Measures of acute morbidity, derived from Hospital Episode Statistics; and the proportion of adults under 60 suffering from mood or anxiety disorders based on prescribing suicide mortality rate and health benefits data.
- 5.15 Under the Crime Domain, Richmond upon Thames 021C is within the 20% least deprived neighbourhoods nationally¹³. This domain measures the risk of personal and material victimisation at the local level.

Figure 5.4 Crime Deprivation around the site



Source: Indices of Deprivation (2019)¹⁴

- 5.16 Under the income deprivation affecting older people domain, Richmond upon Thames 021C is within the 40% most deprived neighbourhoods nationally. This measures the proportion of the population experiencing deprivation relating to low income. The LSOAs surrounding the site experience slightly lower levels of deprivation in this domain, with LSOAs Richmond upon Thames 019C and 021D being within the 50% and 10% least deprived neighbourhoods nationally.
- 5.17 The Public Health Profile¹¹ for LB Richmond upon Thames revealed that the percentage of children in low income families (under 16s) was 8.5% in 2016. This is lower than the London and England averages of 18.8% and 17.0%, respectively.

Local Health Services

- 5.18 The NHS database¹⁵ has identified 2 GP surgeries within a 1km radius of the proposed development (TW11 0HJ). This is the distance recommended in the Planning Obligations SPD. Table 5.2 below summarises this. The average ratio of patients per GP at these 4 practices is 2,469 which is above the best practice of 1,800 patients per GP recommended by the General Medical Council (GMC) used by the Department of Health (DoH) and Primary Care Trusts. This suggests that there is little or no capacity at local services. Nonetheless, both GP surgeries are accepting new patients.

Table 5.2 GP Surgeries within 1km of the site

GP surgery	Distance (miles)	No. of GPs (FTE)	No. of patients	GP to patient ratio	Accepting new patients?
Park Road Surgery (Dr Patton & Partners)	0.3	4.7	13,008	2,768	Yes
Thameside Medical Practice - Childs & Partners	0.8	2.4	4,523	1,885	Yes

Source: NHS Digital (2021)¹⁶

5.19 According to the NHS choices database¹⁵, there are 5 dentists within 1 mile of the site. The extent to which they are accepting new NHS patients varies across each practice. Table 5.3 below summarises this.

Table 5.3 Dentists within 1 mile of the site

Dentist	Address	Distance (miles)	Accepting new NHS patients?
Church Road Dental Care Centre	Dental Care Surgery, 1 Church Road, Teddington, TW11 8PF	0.1	No data available
Teddington Dental	2 Gloucester Road, Teddington, Middlesex, London, TW11 0NU	0.4	Yes
Thames Orthodontics	Thames Orthodontics, 7 Alpha Road, Teddington, Middlesex, TW11 0QG	0.7	Yes
Bupa Dental Care, Hampton Hill	Bupa Dental Care, 127-129 High STREET, HAMPTON HILL, Surrey, TW12 1NJ	0.8	Yes
St Marks Orthodontic	St Marks Orthodontic, 47 St Marks Road, Teddington, TW11 9DE	0.8	Yes

5.20 There are 2 hospitals within 2 miles of the site¹⁵. Teddington Memorial Hospital is 0.1 miles west of the site and offers a great array of services, including an NHS urgent treatment centre. The nearest hospital providing Accident and Emergency services is Kingston Hospital 2.5 miles away from the site.

- 5.21 In terms of mental health services, according to the NHS choices website¹⁵ the nearest services to the site are the Richmond Borough Mind (1.4 miles north) and Mind in Kingston (2.7 miles southwest).
- 5.22 Within 1 mile of the site there are also 9 pharmacies. All of these pharmacies have electronic prescription services.

Education

- 5.23 Whilst not a direct indicator of health, the HUDU Healthy Urban Planning Checklist¹ makes reference to the importance of access to education for mental health in terms of self-esteem, job opportunities and earning capacity. The current education provision in the proposed development's local area is therefore considered here.
- 5.24 The Department of Education states that statutory walking distances are 2 miles for children under 8 years and 3 miles for children aged 8 and over¹⁷. Therefore, in order to assess the current state of local education provision for the proposed development, this HIA has used a conservative distance of 1 mile for primary schools and 1.5 miles for secondary schools, measured from the centre of the proposed development, TW11 0HJ.
- 5.25 Using the government's search tool for schools¹⁸, primary schools within a 1-mile radius of the proposed development are listed in Table 5.4 below. This search identified 4 primary schools. The surplus capacity of each school is also identified using data from the Education Funding Agency and the Department for Education¹⁹.

Table 5.4 Primary schools within a 1-mile radius

Primary school	Distance (miles)	Number on roll	School places	Net capacity	Surplus capacity (%)
St Mary's and St Peter's Church of England Primary School	0.3	621	630	9	1.4%
Collis Primary School	0.6	748	750	2	0.3%
Stanley Primary School	0.7	607	638	31	4.9%
Hampton Hill Junior School	1.0	364	360	-4	-1.1%

Source: Department for Education (2020) School capacity: academic year 2018 to 2019¹⁹

- 5.26 The table above demonstrates that there is currently capacity for 29 primary school pupils across the 3 primary schools within 1-mile of the site. The Government recommends that for surplus capacity, in mainly urban areas, a reasonable target is 5%, a figure that both enables accommodation of unanticipated in migration and minimises the expenditure on running oversized premises. None of these primary schools meet this target and the average capacity across these schools is 1.7%.
- 5.27 Using the government’s search tool for schools, secondary schools within a 1.5-mile radius of the proposed development are listed in Table 5.5 below. This search identified 4 secondary schools. The surplus capacity of each school is also identified using data from the Education Funding Agency and the Department for Education¹⁹.

Table 5.5 Secondary schools within a 1.5-mile radius

Secondary school	Distance (miles)	Number on roll	School places	Net capacity	Surplus capacity (%)
Turing House School	0.1	452	1050	598	57.0%
Waldegrave School	1.1	1396	1256	-140	-11.1%
Teddington School	1.1	1225	1350	125	9.3%
Grey Court School	1.4	1393	1398	5	0.4%

Source: Department for Education (2020) School capacity: academic year 2018 to 2019¹⁹

- 5.28 Across the 4 secondary schools, there is currently the capacity for 588 secondary school pupils. Two of these schools meet the government’s target of a surplus capacity of 5% and the average surplus capacity is 11.6%.

Open Space

- 5.29 The residential site is in close proximity to a number of public open spaces including the 1,009-acre Bushy Park (350m south) and Udney Park Sports Ground (700m east). Richmond Park is also circa 3km northeast of the site.
- 5.30 Nearby outdoor recreation facilities include Broom Park recreation ground, Udney park and leisure facilities at Bushy Park including an athletics track, cricket pitches, tennis courts and a lido.

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- 5.31 There are a number of existing children's play facilities in the vicinity, the nearest being 375m away (Church Road). These include Vicarage Road Playground, Church Road Play Area, Strawberry Woods - Stanley Road, Bushy Park Playground, Broom Road Recreation Ground and Normansfield Play Park.
- 5.32 The nearest allotment to the proposed development is 810m north of the site at Shacklegate Lane Allotments.

Community and Leisure Facilities

- 5.33 There are a number of other community facilities within close proximity to the site, these include Teddington Health and Social Care Centre (250m west), Community Mental Health Team for Older People (430m southwest) and United Response Enterprise Hub (515m northeast).
- 5.34 There are several libraries within close proximity to site which include Teddington Library (220m northeast), The Naylor Library (370m northeast) and Hampton Hill Library (1.3km southwest).
- 5.35 In addition, there are a number of leisure facilities within close proximity to the site including Better Gym (60m northwest) and Teddington Pool & Fitness Centre (530m northeast).

6.0 POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

6.1 The potential health impacts of the proposed development have been assessed against the Healthy Urban Planning Checklist¹, considering impacts directly related to the particular proposals as well indirect influences on the wider community. This assessment is set out in the below paragraphs and considers all uses of the proposed development. The outcomes of this analysis have formed the evidential base for the second stage of the assessment framework which uses the Rapid Health Impact Assessment Tool². This second stage of the assessment can be seen in Appendix 1.

Healthy Design

Healthy Housing

6.2 Access to suitable housing is exceedingly important for the health and wellbeing of a resident population. A range of tenures with a high level of design are needed to meet the varying needs of the population. Consideration should be given to orientation, energy efficiency, use of recycled and renewable resources, adaptability and accessibility.

6.3 The proposed development includes 16 residential units. All residential units have been designed to meet or exceed internal space standards.

6.4 The 8 ground floor units have access to private gardens and all residents will also have access to a communal garden of c.265sqm with an area of open lawn as well as patio area.

6.5 The provision of affordable housing can have a positive impact on the physical and mental health on those that are living in unsuitable accommodation, particularly larger families that would benefit from affordable homes of a larger size.

6.6 The proposed development will provide a mix of 1 and 2 bed residential units and will provide 100% affordable housing including 60% social rented and 40% shared ownership.

6.7 The residential units are broken down as shown in Table 6.1 below.

Table 6.1 Housing mix

Size	Market	Social	Total
1 bed	4	10	14
2 bed	2	0	2
Total	6	10	16

Inclusive Design

- 6.8 Of the 16 residential units proposed, 2 units (12.5% of total units) will be wheelchair user dwellings in line with Building Regulation M4(3) and 6 residential units have been designed to meet Building Regulation M4(2) criteria for accessible and adaptable dwellings.
- 6.9 The new community centre will be designed to be fully inclusive to all visitors and employees and therefore include the following design principles in accordance with Approved Documents (Part M and K), together with other specific legislation:
- Step free, wide and unobstructed access at the Principal Entrance with clear signage to assist wayfinding;
 - Provision of a lift;
 - Sufficient internal circulation space for wheelchair manoeuvre;
 - Ensuring that the external seating area is wheelchair accessible;
 - Provision of accessible toilets;
 - Provision of 1 disabled parking close to the building entrance and a space for minibus parking to cater for people with mobility impairments; and
 - Consideration of glass door design for those with visual impairments.
- 6.10 For full details, see the Design and Access Statement.

Safety

- 6.11 It is important to consider the proposed development's ability to create a safe environment in which residents and building users feel secure, so as to avoid accidents and promote mental wellbeing.
- 6.12 A number of mitigation measures have been incorporated into the design based on a meeting with the Designing Out Crime Officer. These will include the following for the residential scheme:

-
- Fob access through the residential pedestrian gate;
 - Way-finding low level bollard lighting to mews pedestrian path; and
 - Provision of secure lockable overlooked bike storage.
- 6.13 For the community centre, the following measures will also be incorporated:
- Hedging and railings around the perimeter of the site; and
 - Relocation of bike stands to a more overlooked area.
- 6.14 The proposed community centre will also aim to achieve Secured By Design Silver Accreditation.

Active Travel

Promoting walking and cycling

- 6.15 Active travel such as walking and cycling leads to increased physical activity leading to reduced cardiovascular disease and obesity.
- 6.16 The proposed development has been designed with particular consideration for pedestrians as only 1 wheelchair accessible space is provided on the residential site with four standard parking spaces, one wheelchair accessible space and one minibus bay at the proposed community centre.
- 6.17 In terms of cycle parking for the residential development, 26 secure and sheltered long-stay cycle parking spaces (comprising of 20 vertical spaces, four standard Sheffield spaces and two larger Sheffield spaces) will be provided for the proposed development within two communal cycle stores at ground level. Short-stay cycle parking will also be provided in accordance with London Plan requirements.
- 6.18 A total of two long-stay and six short-stay cycle parking spaces will also be provided for the proposed community centre in the form of three bike lockers and three Sheffield stands respectively.
- 6.19 The pedestrian footways surrounding both plots are sufficiently wide, well-lit, and in a moderate state of repair.

Connectivity

- 6.20 The site is not located within close proximity of any Cycle Superhighway or Quietway routes. However, it should be noted that a number of off-street cycle paths are accessible within Bushy Park located to the south of the site.

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- 6.21 The site also benefits from reasonable access to local public transport nodes and has a 'moderate' PTAL score of 3. The closest bus stops to the site are situated on Broad Street, within a 190 and 150 metres walking distance of North Lane East car park/depot and Elleray Hall respectively. These stops serve access to bus routes 481, X 26, 281, 285, 33 and R68.
- 6.22 Teddington rail station is located within a 500 metres walking distance of both plots to the east on Victoria Road. Services from Teddington station include trains to London Waterloo (via Kingston or Richmond) and Shepperton, which stops at popular destinations such as Clapham Junction, Vauxhall, Wimbledon and Barnes.

Minimising car use

- 6.23 The proposed development has been designed to reduce car usage and only 1 wheelchair space is provided on the residential site.
- 6.24 It is proposed that three years car club membership is provided for all 16 new dwellings along with a one-year free business account for the new community centre.
- 6.25 As part of the Travel Plan, the provision of travel welcome booklets for all new residents and staff and posters in the community centre will also help to encourage the use of more sustainable transport instead of cars. This will include promoting local pedestrian facilities, walking routes, local cycle routes and local public transport services.

Healthy Environment

Construction

- 6.26 Best practice environmental management measures will be used during construction to ensure that environmental pollution as a result of construction work is kept to a minimum. This includes dust, noise, vibration and odours.
- 6.27 A Construction Environmental Management Plan will be secured through planning condition and this will ensure that construction practices minimise any potential negative impacts of the construction works.

Air quality

- 6.28 The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.
- 6.29 Air Quality Assessments for Elleray Hall and Elleray Housing have been undertaken to support the planning application in accordance with IAQM guidance. These consider the air quality impacts during the construction and operational phase of the development.

-
- 6.30 The assessment identified that there is a potential risk to local sensitive receptors from emissions of dust during construction. The Air Quality Assessment therefore recommends that the developer refers to the relevant IAQM documentation, to help reduce the impact of dust and vehicle exhaust emissions and liaises with the Local Authority to agree a dust management strategy. An Air Quality and Dust Management Plan will therefore be secured through planning condition.
- 6.31 The assessment identified that the NO_x concentrations and PM₁₀ traffic emissions will not exceed the relevant building emission and transport emission benchmarks during operation for Elleray Hall and Elleray Housing. The proposed development therefore meets the requirements of the Air Quality Neutral Guidance.

Noise

- 6.32 By reducing the noise pollution in a local area, the quality of urban life can be improved.
- 6.33 An Acoustic Assessment has been undertaken to for the community centre. This was based on baseline noise monitoring and informed by the Council's SPD on '*Development Control for Noise Generating and Noise Sensitive Development*' and best practice guidance from BS4142:2014.
- 6.34 The Acoustic Assessment has identified that consideration on enhancing the building sound envelope may be required for the community centre so that activities using amplified music do not cause an adverse noise impact on nearby residential amenity. For mechanical plant, acceptable noise levels will be met with mitigation such as acoustic attenuators, quieter fans/ set back limits and noise barriers as necessary in accordance with Local Authority planning criteria.

Open space and Sports

- 6.35 Access to green and open space has a positive impact on mental and physical health.
- 6.36 The proposed community centre will include the provision of a sensory community garden with seating and a rear community garden with a seating area and patio, lawn, activity table and raised planting bed for food growing.
- 6.37 The proposed residential development will include the provision of 8 private gardens and a circa 300sqm semi-private communal garden for residents.
- 6.38 As identified in the baseline, the proposed residential development is also in close proximity to existing public open space including Bushy Park (350m south).

-
- 6.39 The residential development does require the provision of new playing fields or sports facilities, however, there are many in the local area including Broom Park Recreation Ground, Udney Park, Bushy Park, in addition to the many local sports clubs, gyms and swimming facilities.

Play space

- 6.40 Enabling children and young people to be physically active is important for healthy growth and reducing childhood obesity rates.
- 6.41 The proposed development is predicted to be occupied by 3 children aged 0-17 years based on the GLA population yield calculator and proposed accommodation schedule.
- 6.42 Within the proposed residential development, each ground floor dwelling will have its own dedicated garden, whilst a communal garden is provided for residents on the first floor. These facilities ensure play space is available within a reasonable walking distance for children (100m for under 5's, 400m for 5-11 yr. olds and 800m for 12+) in accordance with the London Plan requirements.

Biodiversity

- 6.43 Access to nature and biodiversity can contribute to health and wellbeing through providing a relaxing environment and connection with the natural world. The proposed landscaping strategy includes green roofs on the rear residential dwellings and planting of new trees throughout the proposed development.
- 6.44 A Preliminary Ecological Appraisal has been prepared identified that the existing site is of low ecological value with one building with a medium potential for roosting bats. The Preliminary Ecological Appraisal recommends a variety of additional ecological enhancements that will be embedded into the design to achieve a Biodiversity Net Gain including:
- Planting of species rich hedgerows;
 - Ensuring appropriate specification of biodiverse green roofs;
 - Planting of biodiverse friendly gardens;
 - Provision of bird boxes;
 - Inclusion of invertebrate hotels and dead wood from any trees felled during site clearance works; and
 - Inclusion of ponds for local amphibians.

-
- 6.45 A Bat Survey Report is also being prepared which will be submitted with the planning application.

Flood risk

- 6.46 Flooding can result in risks to physical and mental health. The stress of being flooded and cleaning up can have a significant impact on mental health and wellbeing. Therefore, it is important to ensure that any risk of flooding to the proposed development is being sufficiently managed and mitigation measures will be implemented to reduce any impact on the health of future residents.
- 6.47 The site is in Flood Zone 1 and is unaffected by flooding from the sea, rivers or reservoirs. The a small area of the site for the proposed community centre has a medium risk of surface water flooding.
- 6.48 A number of Sustainable Drainage System (SuDS) measures have been incorporated into the design including a green roof on the residential block, filter drains/ strips, permeable surfaces and an attenuation tank. The attenuation has been sized in accordance with Environmental Agency guidance and best practice to account for the 1:100 year storm with a 40% allowance for climate change. For full details see the Flood Risk Assessment and Drainage Statement.

Vibrant Neighbourhoods

Social infrastructure

- 6.49 The proposed development will include the reprovision of the Elleray Hall Social Centre. It will continue to offer core services for older residents, but also allow and encourage a wider range of groups and individuals to use the centre, enabled by a more flexible design.
- 6.50 A list of the proposed rooms and usage is set out in the table below.

Table 6.2 Proposed Room uses

Size	Market
Multipurpose Hall	<ul style="list-style-type: none"> • Lunch Dining • Event Dining • Youth group activities e.g. Scout/ guide meetings • Dance, sport and fitness classes • Potential use for weddings, music events, small theatre performances
Specialist Rooms	Hairdresser, chiropody, interview space
Quiet Room	Arm chair seating for 5-6 people, reading room
Lounge/ Café	Open plan, coffee mornings
Activity Rooms	To be let by various groups e.g. Art groups, fitness, exercise, yoga pilates
Office	Administration

6.51 The provision of a new high quality community centre will have a positive impact on mental health of local residents and create a dedicated space for social interaction and intergenerational mixing.

Health services

6.52 The baseline assessment identified 2 GP surgeries within one mile of the site with an average GP to patient ratio of 2,469. This is above the best practice ratio of one GP per 1,800 patients and both GP surgeries are currently accepting new patients. This suggests there is little or no capacity for these GP surgeries to accommodate new residents.

6.53 Based on the GLA population calculator and proposed accommodation schedule, the proposed development is expected to bring forward a population of 26 persons. This will result in an average GP to patient ratio of 2,651 patients per GP which is above the best practice ratio. There is limited capacity to accommodate the new population and therefore it is recommended that a Section 106 Contribution is provided based on any CCG requirements.

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- 6.54 The baseline assessment identified 5 dentists within 1 miles of the site, the majority of which are accepting new NHS patients. It is considered that there is sufficient capacity for an additional population of up to 26 residents across these 5 dental practices.
- 6.55 The baseline assessment identified 2 hospitals within two miles of the site and the nearest Accident and Emergency department is 2.5 miles away. It is therefore deemed that there is sufficient provision of hospitals to accommodate for an additional population of up to 26 residents.

Education

- 6.56 Access to education facilities at all ages for mental health in terms of self-esteem, job opportunities and future earning capacity.
- 6.57 Using the GLA child yield calculator and the proposed accommodation mix, a child yield of 1 primary school pupils (aged 5-11) has been predicted. The baseline assessment identified that there is currently the capacity for 38 primary school pupils across the 4 primary schools identified within 1 mile of the site although these currently only have an average 1.6% surplus capacity. It is therefore deemed that there is sufficient capacity amongst local primary schools to accommodate the projected child yield from the proposed development.
- 6.58 Using the same method, a child yield of 0.3 has been predicted for 12-17 year olds from the proposed development. The baseline assessment identified that there is the capacity for 588 secondary school pupils across the 4 secondary schools identified with 1.5 miles of the site (average surplus capacity 11.6%). It is therefore deemed that there is sufficient capacity amongst local secondary schools to accommodate the projected child yield from the proposed development.

Local employment

- 6.59 Unemployment generally leads to poverty, illness and a reduction in personal and social self-esteem. Access to employment and training opportunities, as well as job security, can greatly contribute to mental wellbeing.
- 6.60 Employment will be generated through both the construction of the proposed development and during the continued operation of the community centre.
- 6.61 Given that the area of the proposed community centre is above the thresholds for Local Employment Agreements set out in the Planning Obligations SPD, it is recommended that a Local Employment Agreement is secured through Section 106 obligation. This would be provided in the form of an Employment and Skills Plan which would set out the local jobs,

apprenticeship and training targets during the construction and operation of the proposed development.

Access to healthy food

- 6.62 No takeaway units are proposed as part of the proposed development so this will not lead to any negative health impacts.
- 6.63 A community raised growing bed is provided in the garden of the community centre which could be used for food growing.

Community consultation

- 6.64 A Community Engagement Statement has been prepared for the proposed development summarising initial comments on the proposed development from local community and community groups.
- 6.65 A questionnaire was hosted on the Richmond Council website from 10th March to 11th April 2021. The exercise was open to all. Respondents were asked to state the capacity in which they were responding and their address, to allow detailed analysis of responses across the local area.
- 6.66 Paper copies of all engagement materials and the questionnaire were also available to ensure the exercise was accessible to all.
- 6.67 The engagement was promoted in the following ways:
- 25,612 flyers sent to households in Teddington, Hampton and Hampton Wick wards;
 - Press release;
 - Council e-newsletter;
 - Council website;
 - Social media;
 - Emails to local groups and stakeholders;
 - Letters and hard copies of the material sent to the Members of Elleray Community Association
- 6.68 On Wednesday 10 March and Saturday 20 March the Council held online engagement events, which included presentations from the architect followed by question and answer sessions.
- 6.69 Of 207 respondents 81% identified themselves as local residents and nearly a third (32%) identified as a user, carer of a user or member of staff of Elleray Hall.

6.70 Responses most relevant to this HIA are set out below:

- Seven in ten respondents (70%) agreed that the new community centre design will allow for a greater range of uses and users of the centre. This rises to 90% among the users, carers and staff group;
- When asked about what activities they would like to see offered, the most popular were health and wellbeing services and older people's services (79% selected each of these). Among the users/carers and staff group, the top activities were health and wellbeing services (93%) and clubs/activities (88%);
- Over 70% of users, carers of users and staff liked each aspect of the design with the exception of parking, which was liked by 42% and disliked by 28%. The most liked aspects for this group were the hall, (89%), and accessibility (87%);
- Amongst residents of the core roads the most liked aspects were inside uses (42%) and accessibility (39%). Parking was the least popular aspect for this group, with 81% disliking it and 8% liking it.
- When asked about the new housing scheme, the most liked aspect across all respondents was provision of affordable homes (62% liked this), followed by garden and outside areas (54%). The most disliked aspects were number of units (46% disliked this) and car-free development (42% dislike).

6.71 For full details of all Community Engagement responses, see the Community Engagement Statement. Responses from the Community Engagement process will be used to inform the activities offered in the proposed community centre.

7.0 CONCLUSIONS

- 7.1 The potential health impacts of the proposed development have been fully assessed against the NHS Healthy Urban Development Unit's '*HUDU Planning for Health - Healthy Urban Planning Checklist*', which has enabled completion of the '*HUDU Planning for Health - Rapid Health Impact Assessment Tool*'. This involved assessing the proposals against 51 criteria, with the full assessment available in Appendix 1.
- 7.2 Of the 51 criteria the proposed development has been assessed against, 23 have a positive impact on health, 27 a neutral impact and 1 has a negative impact.
- 7.3 Recommended enhancements to improve health outcomes have also been provided in this report where appropriate including section 106 contributions for GP surgeries.
- 7.4 Overall, the proposed development will generally have a positive impact on the health of the future and local residents.
- 7.5 The report and associated appendix have demonstrated a clear review of the current baseline health conditions of the area and assessed the proposed development and its associated health impacts accordingly. The outcomes demonstrate that the proposed development has incorporated a number of measures into the design to ensure its impact on health is as positive as possible throughout both the construction and operational phases. This therefore meets all identified policy requirements for production of an HIA as well as ensuring healthy lifestyles and healthier neighbourhoods are promoted.

APPENDIX 1: HUDU RAPID HIA TOOL



London Healthy Urban Development Unit

HUDU Planning for Health

Rapid Health Impact Assessment Matrix

Self-completion Form

October 2019

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NHS London Healthy Urban Development Unit

<http://www.healthyurbandevlopment.nhs.uk>

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HUDU Planning for Health

Rapid Health Impact Assessment Matrix – Self-completion Form

Introduction

The assessment matrix is designed to rapidly assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications. It should be used prospectively at the earliest possible stage during plan preparation, or prior to the submission of a planning application to inform the design, layout and composition of a development proposal.

The matrix 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. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.

The assessment matrix identifies eleven topics or broad determinants. Under each topic, Section 2 of the tool identifies examples of planning issues which are likely to influence health and wellbeing and the section also provides supporting information and references.

Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

Name of assessor / organisation:

Name of project (plan or proposal):

Planning reference (if applicable):

Location of project:

Date of assessment:

1 Housing design and affordability

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)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

2 Access to health and social care 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools and community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide a range of play spaces for children and young people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide links between open and natural spaces and the public realm?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Are the open and natural spaces welcoming and safe and accessible for all?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal set out how new open space will be managed and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

5 Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is the proposal well connected to public transport, local services and facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to reduce car use by reducing car parking provision, supported by controlled parking zones, car clubs and travel plans measures?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Has engagement and consultation been carried out with the local community and voluntary sector?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

7 Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

9 Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal encourage recycling, including building materials?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

11 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal maintain or enhance biodiversity?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

REFERENCES

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