



HOWSON TERRACE RETIREMENT HOUSING, RICHMOND, LONDON

HEALTH IMPACT ASSESSMENT

HOUSING 21

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Pegasus Reference: P17-2640

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1. INTRODUCTION

Scheme Description

- 1.1 This Health Impact Assessment (HIA) has been prepared on behalf of Housing 21 to examine the potential health effects associated with a development proposal for a new retirement housing scheme that is able to supply contemporary accommodation for older people aged over 55. The proposed scheme will be comprised of 28 apartments (10% – 3 – of which will be 2 bed and 90% – 25 – one bed), a small office for the court manager, an entrance/reception area including seating and discreet tea/coffee making facilities; and a WC facility that can be used by wheelchair users. It should be read in conjunction with the supporting planning application.
- 1.2 The site is ¼ mile south of the town centre. Richmond Park is 1 mile to the South of the scheme. The Thames is just over 100m away. It falls within the Grade 2 listed Richmond Park and Gardens area.
- 1.3 This HIA follows guidance set out in the following documents:
- The Department of Health: A Guide to HIA of Government Policy (2010).
 - Richmond upon Thames Local Plan (adopted July 2018).
 - London Healthy Urban Development Unit's (HUDU) rapid health impact assessment tool.

Local Policy and Guidance on Health Impact Assessments

- 1.4 The requirement for a HIA comes from the Richmond upon Thames Local Plan (adopted July 2018)¹. Within the Local Plan, Policy LP 30, 'Health and Wellbeing' states that a Health Impact Assessment must be submitted with all major development proposals. It refers to a background paper published by the Council in June 2017, which provides guidance of HIAs. This guidance states that the level of detail required will be dependent on the scale of the development and/or type of development. A HIA should not only identify potential harms to be mitigated such as impact on healthcare provision, air pollution, construction etc., but also identify and support positive aspects of the development such as active design, adaptability of homes, play space for instance as well as whether the development exceeds London Plan requirements. In order to do this, the guidance includes a link to the London Healthy Urban Development Unit's (HUDU) rapid

¹ *Local Plan*: The London Borough of Richmond upon Thames, July 2018.

health impact assessment tool. This tool has been completed in relation to the proposed development in Appendix 1 of this HIA.

1.5 Policy LP 30 in the Richmond Local Plan also 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. As part of this policy, the plan states that the Council will support development that results in a pattern of land uses and facilities that encourage an inclusive development layout and public realm that considers the needs of all, including the older population and disabled people.

1.6 The London Borough of Richmond upon Thames also has a Joint Health and Wellbeing Strategy (2016-21)². The theme of the strategy is:

"Prevention and joined-up services throughout people's lives, to enable all resident to start well, live well and age well."

1.7 One of the areas of this theme is 'Age Well'. The Strategy recognises the disparity between the number of people in the borough living longer and the number of people in the borough living longer with a diminished quality of life. Loneliness and isolation is a principal concern, as are the physical and psychological implications of assuming caring roles. In order to make a meaningful change, the Strategy states that the Health and Wellbeing Board (HWB) will galvanise partners across the health and social care system to deliver integrated health and social care services. Through working with individuals, communities and services, the HWB intends to reduce the number of people experiencing loneliness and social isolation, ensure the contribution of carers of all ages is recognised and support and enable older residents to stay as independent as possible.

1.8 The following documents, all produced as part of the planning application for the scheme, have been used to inform the HIA:

- Infrastructure Services Report.
- Foul Water Drainage Strategy.
- Surface Water & SUDS Drainage Strategy.
- Air Quality Assessment.
- Daylight, Sunlight and Overshading Report.
- Tree Protection Plan.

² *Joint Health and Wellbeing Strategy (2016-21)*: London Borough of Richmond upon Thames; NUS Richmond CCG; Healthwatch, Richmond upon Thames: March 2016.

- Manual for Managing Trees on Development Sites.
- Arboricultural Assessment & Method Statement.
- Energy Statement.
- Ecological Impact Assessment.
- Heritage Statement.
- Transport Statement.
- Construction Traffic Management Plan.
- Arboricultural Assessment & Method Statement.

Health Impact Assessments

1.9 A HIA is commonly defined as:

"A combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population"³.

1.10 Many factors influence health and well-being. The World Health Organisation state that the determinants of health include: the social and economic environment; the physical environment; and the person's individual characteristics and behaviours. Within these determinants, there are a number of key themes, these include income and social status, education, physical environment and social support networks.

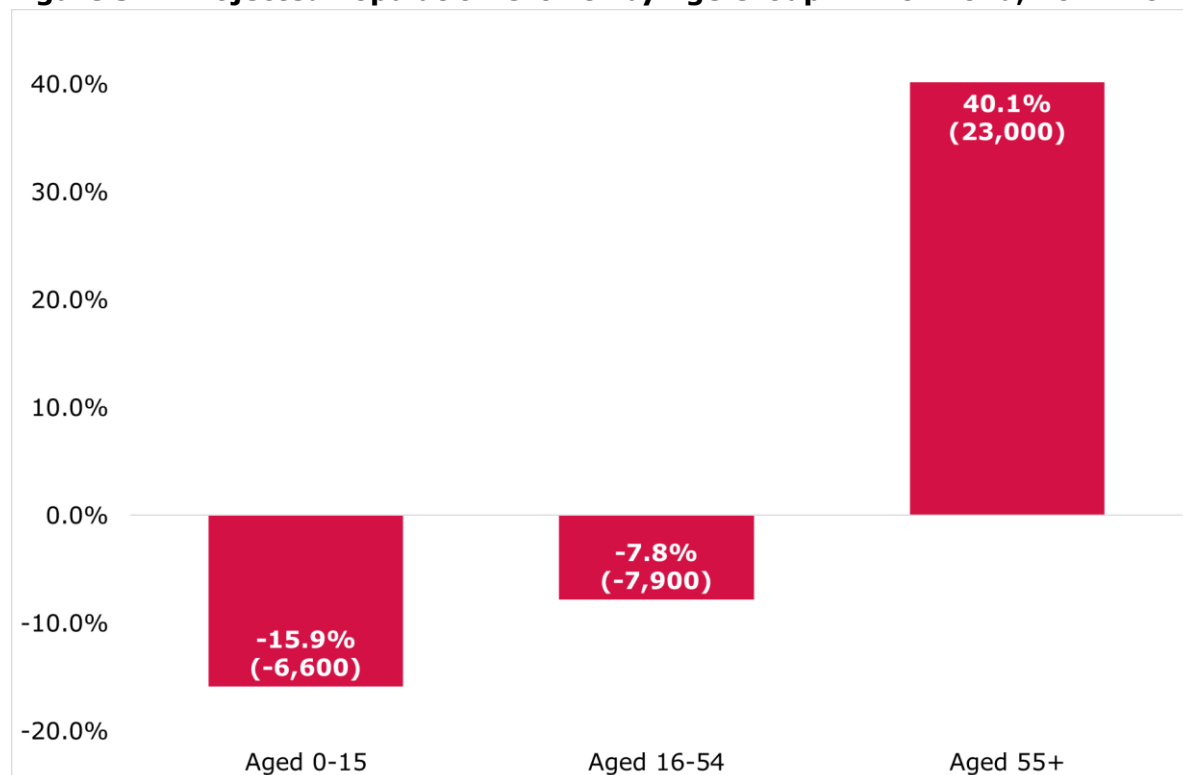
³ *Health impact assessment for intersectoral health policy: a discussion paper for a conference on health impact assessment: from theory to practice*: Lehto & Ritsatakis, 1999.

2. IMPACTS OF THE SCHEME

Elderly Accommodation

- 2.1 The scheme will provide accommodation for older people. Like many countries, the UK has an ageing population and one of the implications of this is that the housing offer must adapt accordingly to provide homes that are better suited to meeting the needs of older people. To put the scale of change into perspective, between 2010 and 2020, people aged 55+ accounted for 74.9% of total population growth in the UK. In Richmond upon Thames the share rises to 90.1%⁴.
- 2.2 Looking to the future, the 2018-based sub-national population projections (SNPP) from the Office for National Statistics indicate that Richmond’s total population is projected to increase by just under 8,500 between 2021 and 2041. This growth is projected to be created by people aged 55+. People in this cohort are projected to increase by just under 23,000 (40.1%) from 2021-41, while the number of people in the 0 to 15 and 16-64 age cohorts are projected to decrease over the same time period (see Figure 3.1). The role that elderly accommodation can play in meeting housing needs is therefore an important long-term consideration for the Borough.

Figure 3.1: Projected Population Growth by Age Group in Richmond, 2021-2041



Source: ONS 2018-based Sub-national Population Projections

⁴ Based on analysis of mid-year population estimates published by the Office for National Statistics.

- 2.3 From a health impact perspective, the economic and social benefits of elderly accommodation can be significant. A report published by WPI Strategy⁵ in September 2019, which looks at the benefits of building homes for later living, estimates that each person living in accommodation that is tailored towards older people "... enjoys a reduced risk of health challenges, contributing to fiscal savings to the NHS and social care services of almost £3,500 per year."⁶
- 2.4 Assuming scheme provides similar benefits, it could generate savings to the NHS and social care services of £108,500 per annum, or more than £0.9million over a 10-year period (present value⁷).
- 2.5 In addition to economic benefits, homes for older people can generate a positive social impact. For example, in a study looking at the health gain from retirement housing, the Institute of Public Care (IPC) at Oxford Brookes University concluded that for those people in retirement housing, "...the evidence is that for many people there was a substantial improvement in health, a diminution in the volume of care and support required and a greater sense of security and well-being."⁸
- 2.6 On the issue of improved well-being, WPI Strategy⁹ undertook a survey of 1,400 residents to assess how moving into specialist housing from mainstream housing is associated with an uplift in personal well-being. The survey found that moving to the current property led to an improvement in residents' average personal well-being scores. The average scores went up from 7.46 out of 10 to 7.97 out of 10, with a large part of the improvement coming through a greater sense of life satisfaction and reduced levels of anxiety.

Healthcare Provision

- 2.7 There are currently **50 GP practices** operating within 3 miles of the site. There are also **47 dental practices, 50 opticians** and in excess of **50 pharmacies**, within 3 miles of the application site¹⁰.

⁵ *Healthier and Happier: An analysis of the fiscal and wellbeing benefits of building more homes for later living*. WPI Strategy, September 2019.

⁶ *Ibid*, page 19.

⁷ Where future benefits are calculated, they have been discounted to produce a present value. This is the discounted value of a stream of either future costs or benefits. A standard discount rate is used to convert all costs and benefits to present values. Using the Treasury's Green Book, the recommended discount rate is 3.5%.

⁸ IPC (2012) *Identifying the health gain from retirement housing*, IPC

⁹ *Healthier and Happier: An analysis of the fiscal and wellbeing benefits of building more homes for later living*. WPI Strategy, September 2019.

¹⁰ NHS Choices: <https://www.nhs.uk/service-search>

- 2.8 The population of the proposed development is estimated to be 31¹¹. The number of services available indicates that the site is in a positive location for access to all primary health services and that there will be enough capacity within existing services to accommodate the small increase in population that may arise from the proposed development. It should also be noted that a number of the people moving into the proposed development will already live in the area, meaning they will already be registered at local GP surgeries.
- 2.9 As the scheme will provide apartments for residents over the age of 55, it is not deemed necessary to assess the local education capacity.

Conclusion

- 2.10 This Health Impact Assessment (HIA), prepared on behalf of Housing 21, assesses the potential health effects associated with a development proposal for a new retirement housing scheme comprised of 28 apartments for people over the age of 55 at Howson Terrace in Richmond upon Thames.
- 2.11 The requirement for a HIA comes from Policy LP 30, 'Health and Wellbeing' within the Richmond upon Thames Local Plan (adopted July 2018). The policy states that a HIA must be submitted with all major development proposals.
- 2.12 The UK has an ageing population with people aged over 55 accounting for just under 75% of the total population growth between 2010 and 2020. In Richmond upon Thames, people aged over 55 accounted for more than 90% of the population growth over the decade. It is projected that people aged 55+ will drive population growth in the Borough over the next 20 years, with the cohort projected to see an increase of over 23,000 people (40.1%).
- 2.13 One of the implications of the ageing population is that the housing offer must adapt accordingly to provide homes that are better suited to meet the needs of older people, such as the retirement housing proposed at Howson Terrace.
- 2.14 There is ample provision of GP practices, dental surgeries, pharmacies and opticians within a three mile radius of the application site. Therefore, it is considered that the modest increase in population associated with the proposed development (31 people) will be sufficiently accommodated by the existing healthcare facilities in the area.

¹¹ Assuming that the 2-bed apartments will have two residents and the 1-bed apartments will have one resident.

2.15 Appendix 1 presents the London Health Urban Development Unit's (HUDU) rapid health impact assessment matrix which provides more detail on the health impacts of the scheme.

Appendix 1 – London Health Urban Development Unit’s (HUDU) Rapid Health Impact Assessment Matrix

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. This should be indicated in the details / evidence section. 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:	Pegasus Group on behalf of Housing 21
Name of project:	Howson Terrace, Retirement Housing, Richmond, London (P17-2640)
Planning reference:	-
Location of project:	Richmond, London
Date of assessment:	06/09/2021

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)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Pursuant to policy LP35(E) in the London Borough of Richmond upon Thames Local Plan, adopted July 2018, all new units will meet the Building Regulations M4(2) optional standard for adaptability, and a number of units will also achieve the optional M4(3) wheelchair accessibility standard, ensuring a range of choice and protection against future changes in circumstances to allow occupiers a greater chance to remain in their own homes.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal address the housing needs of older people, i.e., extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development proposal is for new retirement accommodation scheme of 28 apartments that deliver contemporary accommodation for older people aged over 55. It will be fully accessible and includes a WC facility that can be used by wheelchair users.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed sheltered accommodation scheme will be built to ensure independent living for older people, including older people with disabilities, over the age of 55.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Housing our Ageing Population Panel for Innovation (HAPPI) principles will be considered and adopted where possible, into the design proposal.</p> <p>The flats should be a minimum size of 51 square meters for a 1-bedroom apartment. This reflects</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

		Housing 21's design standards and is in accordance with current Nationally Described Space Standards / Housing SPG. Housing 21 welcome the inclusion of approximately 10% 2 bed apartments.		
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The 28 apartments will be affordable in tenure (social rent and shared ownership) for people over the age of 55. Approximately 10% of the apartments will be 2-bed and the rest will be 1-bed.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal contain homes that are highly energy efficient (e.g., a high SAP rating)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As stated in the Energy Statement, a 'fabric first' approach has informed the evolution of the proposals, including passive measures such as building orientation, mixed ventilation and balcony shading, together with the specification of energy-efficient building materials and methods to conserve and reduce the demand for energy during the operational phase.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The site is ¼ mile south of the town centre. Richmond Park is 1 mile to the South of the scheme. The Thames is just over 100m away. This means there is a wide range of existing facilities and local services in close proximity to the site including healthcare facilities, local shops, leisure and recreation facilities, employment facilities and community facilities.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal assess the impact on healthcare services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will have sufficient access to GP surgeries, dental surgeries, pharmacies and opticians within a three-mile radius, as outlined in the accompanying HIA report.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The Application Site already has sufficient access to NHS facilities with enough capacity to absorb the relatively small increase in population.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g., schools, social care and community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There are a wide range of facilities and local services in close proximity to the site as it is only ¼ mile south of the town centre. This includes local shops, schools, leisure and recreation facilities, employment facilities and community facilities. As the proposal is for older person's accommodation, it has not been deemed necessary to review school capacity in the surrounding area.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal explore opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development includes a lower communal roof terrace located on the second floor. In addition, each level has a small internal communal space at the centre of the building next to the lift core. There will also be an upper communal roof terrace located on the third floor.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	This is not considered to be relevant to the proposed development as it is a scheme for people over the age of 55.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Where possible, green infrastructure will be retained, and mitigation provided. For example, on the first floor the set back allows for a green roof to assist with the attenuation strategy.</p> <p>The ecological report accompanying this application sets out an appraisal of the site in biodiversity and habitat terms, taking account of the earlier pre-application advice provided in this respect and informing the final form, design and landscaping of the proposed development as set out in the accompanying drawings.</p> <p>The report also assesses the potential for Biodiversity</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Mitigation measures set out in the ecological report include the retention of open commuting/foraging routes with the wider Terrace Gardens, protection of trees and dark margins to the site, while active measures including bat and hedgehog boxes and the delivery of a suitable lighting strategy as detailed in the accompanying reports are to be employed in the interests of ecological

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Net Gain (BNG) on site. While not yet a statutory requirement, development proposals should seek to deliver this in accordance with Policy G6(D) of the London Plan and therefore opportunities will be taken wherever practicable to deliver this on site through the proposals.		protection and enhancement pursuant to Policy LP15.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>As previously stated, the first floor is set back to allow for a green roof. The application is also supported by a tree protection plan which shows areas where protective measures are necessary. Opportunities will also be taken on-site to, wherever practicable, deliver biodiversity net gain.</p> <p>The Landscape Masterplan associated with the proposed development shows that there is a proposed amenity grass area on-site as well as shady locations with woodland wildflowers and meadow grass.</p> <p>In terms of existing natural space, Richmond Park is easily accessible, being located 1 mile to the South of the scheme.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal provide a range of play spaces for children and young people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	This is not considered to be relevant to the proposed development as it is a scheme for people over the age of 55.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	High quality amenities are available in the immediate vicinity for recreational and day-to-day use, including Richmond high street and the open spaces of the Thames Towpath, Richmond Terrace Gardens and Richmond Park. Richmond Park is easily accessible, being located 1 mile to the South of the scheme.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Are the open and natural spaces welcoming and safe and accessible for all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Yes, As previously stated, Richmond Park is located 1 mile to the South of the scheme. The park is safe and accessible with a suite of visitor information online, including accessibility information via 'AccessAble' and 'Inclusive London' to assist people when planning a visit. More information can be found on their website: https://www.royalparks.org.uk/parks/richmond-park	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal set out how new open space will be managed and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Management of the on-site amenity grass and wildflower areas to be considered.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The air quality assessment associated with the proposed development concludes that overall, the construction and operational air quality effects of the Development are 'not significant'.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emissions. Appropriate measures have been recommended and, with these measures in place, it is expected that any residual effects will be 'not significant'.
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will have no adverse effects on local air quality conditions, thus no additional mitigation has been proposed for the operational impacts.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	However, the road traffic generation of the proposed development exceeds the air quality neutral benchmark derived for an average development in outer London, so mitigation will be required to account for the excess transport emissions above the air quality neutral benchmark. The air quality neutral policy is intended to minimise the cumulative impacts of many developments throughout London. Mitigation in the form of at least two car parking spaces having electric charging points will help

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
				towards delivering an air quality neutral development. Provided that this mitigation is applied, the proposed development can be considered to meet the air quality neutral requirement.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	It is intended that demolition and construction phase impacts - including noise, dust, lighting, etc – are managed through the submission and agreement of a Construction Environmental Management Plan (CEMP) to be secured by planning condition, in order to ensure the protection of species prior to the operational phase of development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

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?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The site is ¼ mile south of the town centre. Richmond Park is 1 mile to the South of the scheme. The Thames is just over 100m away. The proximity of the scheme to the town centre and local services/facilities will encourage walking via the existing pedestrian infrastructure.</p> <p>The proposed development will enable use of a range of sustainable transport modes, including walking, cycling and public transport including rail, bus and water, all of which are in comfortable distance of the site.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As stated above, the proposed development will enable use of a range of sustainable transport modes, including walking, cycling and public transport including rail, bus and water, all of which are in comfortable distance of the site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>There is access from the site to pedestrian and cycle facilities at Richmond Hill and the adjacent Terrace Gardens, with onward connectivity to the Richmond River Thames Towpath, which is a popular route for movement on foot or by cycle.</p> <p>The proposed development will deliver improved pedestrian/cycle provision through the site and surrounding area.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	The Transport Statement associated with the proposed development concludes that the scheme provides appropriate access on foot, by cycle and public transport to amenities and facilities required on a daily basis, that it has satisfactory access arrangements and that it can be accommodated without detriment to the existing safety or operation of the local highway network.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Is the proposal well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Public transport links including rail, bus and water are all a comfortable distance away from the site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposals include reconfiguration of parking areas, to include provision of active and passive EV charging points.</p> <p>Access is to be retained in much its present arrangement, with an area to the East of the new accommodation to be refurbished to provide 11no. parking spaces for residents, three of which will be disabled bays.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	The air quality assessment included mitigation measures in the form of at least two car parking spaces having electric charging points will help towards delivering an air quality neutral development.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed sheltered accommodation scheme will be built to ensure accessibility, providing independent living for older people, including older people with disabilities, over the age of 55.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development has been designed with safety in mind with lighting and natural surveillance to deter any criminal activity.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
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 checked="" type="checkbox"/> N/A	The proposed development will be well integrated with its surroundings to avoid creating a 'gated community'.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal include attractive, multi-use public spaces and buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development includes a number of communal roof terraces on the second and third floors, as well as a small internal communal space on each level at the centre of the building next to the lift core.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Has engagement and consultation been carried out with the local community?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Community Engagement Report associated with the proposed application details the methodology adopted in the lead-up to the planning application in respect of engaging neighbours and key stakeholders in the emerging proposals, enabling feedback to be gathered and addressed in the course of submission.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation 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, i.e., allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable – the scheme is residential.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
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 checked="" type="checkbox"/> N/A	Not applicable – the scheme is residential.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
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 checked="" type="checkbox"/> N/A	Not applicable – the scheme is residential.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The construction phase will support a number of temporary jobs both on-site and indirect/induced jobs in the wider economy. There will be a Court Manager employed on-site with the proposals including a small office for the employee(s). The site will also support cleaning staff.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	This is not considered to be relevant to the proposed development as it is a scheme for people over the age of 55.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable – the scheme is residential.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Local procurement arrangements for the construction phase will be considered.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

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, i.e., layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development provides a sustainable residential development that will offer economic, social and environmental benefits for the residents and the wider community.</p> <p>The development site is located ¼ mile south of the town centre. Richmond Park is 1 mile to the South of the scheme. The Thames is just over 100m away.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal include a mix of uses and a range of community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As previously stated, the proposed development includes a lower communal roof terrace located at second floor. In addition, each level has a small internal communal space at the centre of the building next to the lift core. There will also be an upper communal roof terrace located on the third floor.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable – the scheme is residential.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal address the six key components of Lifetime Neighbourhoods?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposal does address the six key components of Lifetime Neighbourhoods: social cohesion and sense of place; built environment; social inclusion; services and amenities; innovation and cross-sectoral planning; and housing. Many of these components have been detailed in this HIA. A key element of lifetime neighbourhoods is that sustainable communities are created where older people play a major social, economic and civic role alongside other generations. The proposed development is geared towards supporting the older generation and allowing people over the age of 55 to live independently for as long as possible.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Yes, the proposed development makes use of existing land by replacing the exiting Category 1 Retirement Housing at Howson Terrace and build an innovative and contemporary, Category 1 sheltered accommodation scheme.</p> <p>The existing buildings on-site were constructed in 1971 and comprise 3 flats per blocks, providing a total of 24 flats. All of the buildings have flat roofs and external concrete staircases linking the flats via half landings. They are no longer fit for purpose in terms of the accommodation they offer and redevelopment is considered the most viable option.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal encourage recycling (including building materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will follow the guidance for residential developments set out in Richmond upon Thames London Borough Council's 'Refuse and Recycling Storage Requirements Supplementary Planning Document'.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposal will incorporate sustainable design and construction techniques. More information can be found in the Energy Statement and in the Construction Environmental Management Plan (CEMP) associated with the planning application.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

11 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>As stated in the Energy Statement, a 'fabric first' approach has informed the evolution of the proposals, including passive measures such as building orientation, mixed ventilation and balcony shading, together with the specification of energy-efficient building materials and methods to conserve and reduce the demand for energy during the operational phase.</p> <p>The proposals also include reconfiguration of parking areas, to include provision of active and passive EV charging points.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e., ventilation, shading and landscaping?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Yes - The proposed development provides an opportunity for the heating strategy to be 'future proofed' by making the best use of low carbon and energy efficient generation using current and future technologies. More information on heating and cooling proposed on-site can be found in the Energy Statement associated with the application.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The ecological report accompanying this application sets out an appraisal of the site in biodiversity and habitat terms, taking account of the earlier pre-application advice provided in this respect and informing the final form, design and landscaping of the proposed development as set out in the accompanying drawings.</p> <p>The report also assesses the potential for Biodiversity Net Gain (BNG) on site. While not yet a statutory requirement, development proposals should seek to deliver this in accordance with Policy G6(D) of the London Plan and therefore opportunities will be taken wherever practicable to deliver this on site through the proposals.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required.
Does the proposal incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The accompanying Surface Water and SUDS Drainage Strategy, prepared by Cole Easdon, details how the site currently drains through a managed system understood to discharge to the sewer at Petersham Road and will be developed with a significant increase in active management to achieve a net reduction in offsite surface water discharge.</p> <p>In accordance with sustainable drainage</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>principles and relevant local policy, the proposed system provides for attenuation features including green roofs and cellular tanks limiting the discharge rate to equivalent of the 100yr greenfield rate and a maximum 2.7l/s, equating to a betterment of between 67 and 89% over the current runoff situation. This has been confirmed as within capacity by Thames Water's infrastructure.</p> <p>In the event of system overloading or failure, exceedance routes are demonstrated, relying on the extensive surrounding green space. As it is considerably elevated above the river and within Flood Zone 1, there is no substantially increased risk of flooding at the site itself in such an event.</p> <p>Consequently, the new development will not increase surface water runoff and will not increase flood risk in the local area. The drainage proposals as presented meet London Plan policy objectives in delivering SuDS, as at SI13, and Local Plan policy LP21.</p>		