



# **Stag Brewery, Mortlake**

## **Health Impact Assessment**

For Reselton Properties

March 2022



# The former Stag Brewery: Health Impact Assessment

A Report by Hatch  
March 2022

# Reselton Properties Limited

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# 1. Introduction

- 1.1 This Health Impact Assessment (“HIA”) has been prepared by Hatch on behalf of Reselton Properties Limited (“the Applicant”) in support of two linked planning applications (“the Applications”) for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake (“the Site”) within the London Borough of Richmond upon Thames (LBRuT).

## Proposals

- 1.2 The Applications seek planning permission for:

### Application A:

“Hybrid application to include the demolition of existing buildings to allow for comprehensive phased redevelopment of the site:

Planning permission is sought in detail for works to the east side of Ship Lane which comprise:

- Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks
- Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 8 storeys plus a basement of one and two storeys below ground
- Residential apartments
- Flexible use floorspace for:
  - Retail, financial and professional services, café/restaurant and drinking establishment uses
  - Offices
  - Non-residential institutions and community use
  - Boathouse
- Hotel / public house with accommodation
- Cinema
- Offices
- New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
- Provision of on-site cycle, vehicle and servicing parking at surface and basement level
- Provision of public open space, amenity and play space and landscaping
- Flood defence and towpath works
- Installation of plant and energy equipment

- 1.3 Planning permission is also sought in outline with all matters reserved for works to the west of Ship Lane which comprise:

- The erection of a single storey basement and buildings varying in height from 3 to 8 storeys

- Residential development
- Provision of on-site cycle, vehicle and servicing parking
- Provision of public open space, amenity and play space and landscaping
- New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works”

#### **Application B:**

“Detailed planning permission for the erection of a three-storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and other associated works”

- 1.4 Together, Applications A and B described above comprise the ‘Proposed Development’.

### **Background to Submission**

- 1.5 The current applications follow the refusal of earlier planning applications which were refused by the Greater London Authority and the GLA. The refused applications were for:

- Application A – hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:

- 1) Land to the east of Ship Lane applied for in detail (referred to as ‘Development Area 1’ throughout); and
- 2) Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as ‘Development Area 2’ throughout).

- Application B – detailed planning application for the school (on land to the west of Ship Lane).
- Application C – detailed planning application for highways and landscape works at Chalkers Corner.

- 1.6 The London Borough of Richmond (the Council) originally resolved to grant planning permission for Applications A and B but refuse Application C.

- 1.7 Following the LBRuT’s resolution to approve the Applications A and B, the Mayor called-in the Applications and became the determining authority. The Mayor’s reasons for calling in the Applications were set out in his Stage II letter (dated 4 May 2020) but specifically related to concerns regarding what he considered was a low percentage of affordable housing being proposed for the Site and the need to secure a highways solution for the scheme following the LBRuT’s refusal of Application C.

- 1.8 Working with the Mayor’s team, the Applicant sought to meaningfully respond to the Mayor’s concerns on the Applications. A summary of the revisions to the scheme made and submitted to the GLA in July 2020 is as follows:

- Increase in residential unit provision from up to 813 units to up to 1,250 units;
- Increase in affordable housing provision from (up to) 17%, to 30%;
- Increase in height for some buildings of up to three storeys;

- Change to the layout of Blocks 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;
- Reduction in the size of the western basement, resulting in an overall car parking spaces reduction of 186 spaces and introduction of an additional basement storey under Block 1;
- Internal layout changes and removal of the nursing home and assisted living in Development Area 2;
- Landscaping amendments, including canopy removal of four trees on the north west corner of the Site; and
- Alternative options to Chalkers Corner in order to mitigate traffic impacts through works to highway land only and allow the withdrawal of Application C.

1.9 The application was amended to reflect these changes.

1.10 Notwithstanding this, and despite GLA officers recommending approval, the Mayor refused the applications in August 2021.

1.11 The Mayor's reasons for refusal in respect of Application A were:

- height, bulk and mass, which would result in an unduly obtrusive and discordant form of development in this 'arcadian' setting which would be harmful to the townscape, character and appearance of the surrounding area;
- heritage impact. The proposals, by reason of its height, scale, bulk and massing would result in less than substantial harm to the significance of several listed buildings and conservation areas in the vicinity. The Mayor considered that the less than substantial harm was not clearly and convincingly outweighed by the public benefits, including Affordable Housing, that the proposals would deliver;
- neighbouring amenity issues. The proposal, by reason of the excessive bulk, scale and siting of Building 20 and 21 in close proximity to the rear of neighbouring residential properties in Parliament Mews and the rear gardens of properties on Thames Bank, would result in an unacceptable overbearing and unneighbourly impact, including direct overlooking of private amenity spaces. The measures in the Design Code would not sufficiently mitigate these impacts; and
- no section 106 agreement in place.

1.12 Application B was also refused because it is intrinsically linked with Application A and therefore could not be bought forward in isolation.

## **The Proposed New Scheme**

1.13 This 3<sup>rd</sup> iteration of the scheme seeks to respond directly to the Mayors reasons for refusal and in doing so also addresses number of the concerns raised by the LBRuT.

1.14 The amendments can be summarised as follows:

- A revised energy strategy is proposed in order to address the London Plan (2021) requirements;
- Several residential blocks have been reduced in height to better respond to the listed buildings along the Thames riverfront and to respect the setting of the Maltings building, identified as a Building of Townscape Merit (BTM) by the LBRuT;

- Reconfiguration of layout of Buildings 20 and 21 has been undertaken to provide lower rise buildings to better respond to the listed buildings along the Thames riverfront; and
  - Chalkers Corner light highways mitigation works.
- 1.15 The school proposals (submitted under ‘Application B’) are unchanged. The Applicant acknowledges LBRuT’s identified need for a secondary school at the Site and the applications continue to support the delivery of a school. It is expected that the principles to be agreed under the draft Community Use Agreement (CUA) will be the same as those associated with the refused school application (LBRuT ref: 18/0548/FUL, GLA ref: GLA/4172a/07).
- 1.16 Overall, it is considered that together, the Applications respond successfully to the concerns raised by stakeholders in respect of the previous schemes and during pre-application discussions on the revised Proposed Development. As a result, it is considered that the scheme now represents a balanced development that delivers the principle LBRuT objectives from the Site.
- 1.17 The remainder of this section includes a brief overview of the policy background and the assessment methodology. Section 2 provides a of the local context and Section 3 of this report comprises the assessment.

## Policy Background

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- 1.18 The national Planning Practice Guidance (PPG) states that local planning authorities should ensure that the healthcare infrastructure implications of any relevant proposed local development are considered. The PPG also refers to Health Impact Assessment (HIA) as a useful tool to assess and address the impacts of development proposals (paragraph ref 53-004-20140306). Furthermore, The Town and Country Planning (Environmental Impact Assessment) Regulations 2017(as amended) states that ‘population and human health’ is a factor that should be assessed as part of an Environmental Impact Assessment (EIA).
- 1.19 At the regional level, the London Plan (see **Policy GG3: Creating a healthy city**) indicates that the Mayor will take account of the potential impact of development proposals on health and health inequalities within London and those involved in planning and development must ‘*assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments*’.
- 1.20 LB RuT’s **Local Plan (2018) Policy LP30: Health and Wellbeing** states that a Health Impact Assessment must be submitted with all major development proposals. According to the Local Plan, a HIA should assess the health impacts of a development, identifying mitigation measures for any potential negative health impacts as well as measures for enhancing any potential positive impacts.

## Assessment Methodology

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- 1.21 The World Health Organisation (WHO) Europe defines health as ‘a state of complete physical mental and social well-being and not merely the absence of disease or infirmity.’<sup>1</sup> Factors that have the most significant influence on the health of a population are called ‘determinants of

<sup>1</sup> <https://www.who.int/healthpromotion/about/HPR%20Glossary%201998.pdf?ua=1>



health’ defined by WHO as ‘the range of personal, social, economic and environmental factors which determine the health status of individuals and populations’.

- 1.22 The Council’s ‘Guidance on Health Impact Assessments, Planning, June 2017’ suggests the level of detail required will be dependent on the scale of the development and/or type of development. It also indicates that the HIA should identify both potential harms to be mitigated as well as positive aspects of the development. The guidance refers to the London Healthy Urban Development Unit (HUDU) and the Rapid Health Impact Assessment Tool which has been designed to assess the likely health impacts of development plans and proposals.
- 1.23 The online National Planning Practice Guidance also refers to health impact assessment (HIA) as a useful tool to assess and address the impacts of development proposals (paragraph ref 53-004-20140306). The process looks at the positive and negative impacts of a development as well as assessing the indirect implications for the wider community.
- 1.24 Taking into account both local and national planning guidance, this assessment uses the HUDU’s Rapid HIA tool to assess the health impacts of the Proposed Development.
- 1.25 The Rapid HIA tool includes 11 different categories, which influence the health and well-being of an area. It does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. The 11 categories are described in Table 1.1 below.

Table 1.1 Health Determinants	
Health Determinant	Potential Health Impacts
Housing quality and design	Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has impact on community welfare, cohesion and mental wellbeing.
Access to healthcare services and other social infrastructure	Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.
Access to open/green space.	Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children are missing out on regular exercise, and an increasing number of children are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.
Air quality, noise and neighbourhood amenity	The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or

	<p>emphysema) and heart conditions and asthma levels of among children. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.</p>
Accessibility and active travel	<p>Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health</p>
Crime reduction and community safety	<p>Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the ‘fear of crime’, both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.</p> <p>New environmental impact assessment regulations entering into force in 2017 require consideration of any significant effects arising from the vulnerability of the proposed development to major accidents or disasters that are relevant to that development.</p>
Access to healthy food	<p>Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar.</p> <p>Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.</p>
Access to work and training	<p>Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.</p>
Social cohesion and lifetime neighbourhoods	<p>Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion.</p> <p>Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing.</p> <p>Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe.</p>
Minimising the use of resources	<p>Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.</p>
Climate change	<p>There is a clear link between climate change and health. The Marmot Review is clear that local areas should prioritise policies and interventions that ‘reduce both health inequalities and mitigate climate change’ because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change.</p> <p>Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs</p>

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also have the potential to contribute towards the mental wellbeing of residents.

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Source: HUDU Rapid Impact Assessment Tool, October 2019, Fourth Edition

- 1.26 For each health determinant, the rapid HIA tool has been completed drawing on evidence and assessments of impact within the following documents:
- The Environmental Statement including chapters on Socio-economics (Chapter 7), Air Quality (Chapter 10) and Noise and Vibration (Chapter 9), Daylight, Sunlight and Overshadowing (Chapter 18), Traffic and Transport (Chapter 8);
  - Design and Access Statement: The Masterplan and Design and Access Statement: Detailed Proposals;
  - Energy Statement;
  - Sustainability Statement;
  - Statement of Community Involvement
- 1.27 These documents provide the detailed information in terms of the method of assessing impacts for each of the specialist areas. Where appropriate, these documents have been referenced and supplemented with information from discussions with the appropriate technical leads for each of the specialist areas.
- 1.28 The HIA covers a wide range of health determinants and is largely a qualitative assessment, rather than quantitative. There is no formal or statutory requirement to assess or measure the significance of effects within a standalone HIA and for the most part, it is not possible to quantify the severity or extent of the effects which give rise to these impacts. To this end, the potential health impacts are described as outlined in Table 1.2 below, based on broad categories for the identified qualitative impacts. However, where the HIA has drawn on the assessments of effects presented within relevant ES Chapters, the significance of effect is stated in addition to being identified as either positive (Positive), neutral, negative (adverse) or uncertain.

**Table 1.2 HIA Impact Categories**

Positive	A Positive impact is identified
Neutral	No discernible health impact is identified
Negative	An adverse impact is identified
Uncertain	Where uncertainty exists as to the overall impact

Source: HUDU Rapid Impact Assessment Tool, 2017, Fourth Edition

- 1.29 Actions have been identified to mitigate any negative impact on health and opportunities to enhance health benefits where relevant have also been identified. For the most part, these measures already form part of the Proposed Development (embedded) or have been identified within the ES or supporting statements as mitigation measures and the assessment has considered these impacts as such. Where mitigation or enhancement measures are identified that are additional, this is noted.

## 2. Local Context

- 2.1 The geographical extent of the impacts assessed within this HIA is dependent upon the type of effects and receptors. Impact areas and associated baseline conditions are defined within each of the relevant ES Chapters and documents that this HIA has drawn on and will vary depending on the health determinant and receptor. This section focuses on the area surrounding the Site in order to provide a demographic context of the existing community locally.
- 2.2 The Local Impact Area (LIA) encompasses Mortlake and Barnes Common ward (MBC ward), which is consistent with the LIA defined within the Socio-economic ES Chapter in recognition that the Socio-economic ES Chapter assesses a number of impacts of relevance to human health.
- 2.3 The local socio-economic context can be summarised as follows:
- According to the 2020 Mid-Year population estimates, there were around 11,600 people living in the MBC ward having increased by around 7% since 2011. This was above the rate of growth in population experienced by LBRuT as a whole (6%) but below the London average (10%) for the same period.
  - The profile of the population in MBC ward is similar to that of LBRuT as well as London. Around 62% of the population in the ward are of working age, which is slightly lower than that of LBRuT (63%) and London (67%).
  - According to data from the Annual Population Survey (APS) in 2020 economic activity rates for LBRuT stood at 80% compared to 79% for London. The unemployment rate measured by the APS data was 4.8%, lower than the London average of 6.6%.
  - Skills levels in LBRuT are well above the London average with 66.7% of the working age population qualified to Level 4+ compared to around 59% for London. Furthermore, 76% of the population are employed in managerial and professional occupations compared to just under 62% for London.
  - Up to date labour market information is not available for MBC ward as the APS does not provide data at a sub-District level. The last available data is from the Census 2011 which suggests the MBC ward performs slightly above the LBRuT average with higher skills levels and economic activity levels.
- 2.4 The Joint Strategic Needs Assessment (JSNA) for the LBRuT is continually updated with most recent sections including 'Start Well' published in November 2021. It notes that the COVID-19 pandemic has had 'multiple and wide ranging impacts on the population' and has created a new set of challenges for carers, hospitals and GP's as well as expanded the role of community-led services. It goes on to note that much of the data presented in the JSNA pre-dates the pandemic and could be expected to deteriorate, particularly in terms of life expectancy, mortality and morbidity rates.
- 2.5 Key issues are:
- Life expectancy at birth is 81.9 (1.9 years higher than London) in LBRuT for men and 85.9 (1.87 years higher than London) for women;
  - LBRuT is the safest borough in London for violent crime and 4<sup>th</sup> safest out of 32 boroughs for crime overall;

- LBRuT has above average level of green space per head of population and is 2<sup>nd</sup> out of 33 boroughs for bike journeys per day;
- The borough has the highest rate of volunteering in London; and
- Above average levels of education attainment and skills;

2.6 Despite this positive performance, the JSNA identifies areas where improvements are required, such as:

- **Maximising prevention opportunities** - the estimated number of people in LBRuT with unhealthy behaviours is substantial;
- **Reducing health inequalities** - issues include lower levels of life expectancy for men, high levels of child poverty, variations in educational attainment with ethnicity and those on free school meals, high health costs of the homeless and the high number of unpaid carers in the community;
- **Minimising harms and threats to health** - issues include maternal health, vaccination coverage, family context, sexual health, well-being and mental health, cancer screening levels, air quality and noise pollution; and
- **Planning for demographic change and promoting independence** - issues include the ageing population, prevalence of long-term health conditions, growth in young people and associated demand for school places and preventable emergency hospital admissions.

2.7 The CCG are working towards increasing the number of community-based health services, rather than hospitals, closer to where people live. LBRuT CCG are working with Hounslow & Richmond Community Health NHS Trust to establish multi-disciplinary hub teams which will work in the community to address future health care demands

### 3. Impact Assessment

Table 3.1 Housing Quality and Design				
Assessment criteria	Relevant	Details/ evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	The Masterplan & Detailed Design and Access Statement (D&A Statement prepared by Squires and Partners) confirms that the layouts are designed to meet or exceed the minimum space standards established by London Plan Policy D6. The sizes of the units within the Outline Application will be determined through future reserved matter applications but indicative residential floorspace and housing mix layouts have been applied and figures assume that units will be fully compliant with space standards. All of the homes will meet the National/London Plan Space Standards. The Design and Access Statement Volume 3: Design Code (February 2022) also confirms that 90% of all new build housing in Development Area 2 will meet Building Regulation Requirement M4 (2) with the remaining 10% meeting requirement M4 (3)	Positive	Reserved matters application to confirm the proposed standards for Development Area 2.
Does the proposal address the housing needs of older people, ie assisted living, lifetime homes and wheelchair accessible homes?	Yes	As stated above, the D&A Statement confirms that apartments in Development Area 1 and 2 will comply with National/London Plan Space Standards. The Design Code indicates that 10% of the apartments in Development Areas 1 and 2 will meet Building Regulation M4 (3) and are capable of being adapted for wheelchair accessibility. The proposals will meet the requirements of the Building Regulations and Code of Practice in relation to the needs of disabled people. The D&A Statement confirms that the lifetime accommodation needs of an ageing population, young families, children, minorities and the disabled have been addressed through the design of the Proposed Development's scale and community provisions, and in particular its access and connectivity.	Positive	Reserved matters application to confirm the proposed standards for Development Area 2 Use Class C3 accommodation.
Does the proposal include homes that can be adapted to	Yes	The principle of providing flexible accommodation which meets the lifetime accommodation needs of older and disabled people has informed the evolution of the designs for the site to date and will	Neutral	Reserved matters application to confirm the proposed standards

support independent living for older and disabled people?		continue to do so. As already noted, the D&A Statement confirms that 10% of apartments in Development Area 1 and 2 will be adaptable for wheelchair accessibility.		for Development Area 2 Use Class C3 accommodation.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The Development includes provision of up to 1,085 dwellings ranging from 1 bedroom to 4-bedroom flats and 4-bedroom houses. Around 70% of the dwellings will have two or more bedrooms responding to Local Policy requirement for family sized housing. Up to 22% of the units by habitable room will be affordable (subject to viability discussions) ranging in size from 1 to 4 bedrooms.	Positive	Reserved matters application to confirm the unit mix within Development Area 2.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)		The Sustainability Statement confirms the office, retail, leisure and school elements of the Proposed Development, will target a BREEAM 'Excellent' rating as a minimum under BREEAM New Construction, and the residential refurbishment at The Maltings will aim to achieve an 'Excellent' rating under BREEAM Domestic Refurbishment. The proposed development is anticipated to achieve a 73% reduction in regulated CO2 emissions beyond the requirements of the Part L (SAP10) gas boiler 'baseline' for the areas in Application A. The application for the School (Application B) achieves an overall 66% reduction in regulated CO2 emissions.	Neutral	No further mitigation measures required

**Table 3.2 Access to Healthcare Services and Other Social Infrastructure**

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal retain or re-provide existing social infrastructure?	Yes	Existing social infrastructure on the Site comprises solely of Watney's Sports ground playing fields which has been used as private access only and not open to the public. This will be lost as part of the Development. However, the playing fields will be re-provided via the proposed Secondary School on Site which includes 2,831m <sup>2</sup> of play space as a semi-enclosed informal play space at roof level, an indoor sports hall and activity studio, an external Multi Use Games Area (MUGA) to the west of the school building and a full sized artificial all weather playing pitch with spectator facilities to the south of the school building. A Community Use Agreement will enable local groups, teams, clubs, organisations and bodies the opportunity to use the external play pitch, indoor sports hall and MUGA of the school out of school hours.	Positive	No additional mitigation measures are required
Does the proposal assess the impact on healthcare services?	Yes	The Socio-Economics Chapter of the Environmental Statement (ES) assesses the potential impact on GP primary healthcare services. It finds that the Proposed Development will increase pressure on local	Negative	Mitigation in the form of financial contribution via a Section 106 agreement from the

		health services, however, there is some existing capacity in GP surgeries within 1km of the Site and under a worst case scenario of all residents being net additional to existing GP surgeries, the ratio of registered patients to FTE GPs would remain below the HUDU benchmark of 1,800. In addition, the separate Culture and Community Assessment prepared by Hatch assesses the capacity and impact on intermediate health care services and finds that there are sufficient range of services in proximity of the Site.		Development is likely to be required to off-set the potential pressures faced.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	N/A	N/A	N/A
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Yes	The Socio Economics Chapter of the ES assesses the existing capacity and impact of the proposed Development on Early years, Primary and Secondary education providers. The Chapter finds the Development will yield additional early years, primary years and secondary years aged children with the total estimated number of children being 548 (aged 0-17 years of age). The provision of a 6FE secondary school on site will mitigate the demand arising for secondary school places from the estimated secondary school aged-child yield of the proposed Development. Capacity for maintained early years places may be insufficient to meet demand arising from the scheme, however there are a number of alternative choices across the borough and sufficient supply of childcare overall. In terms of Primary education, it has been identified current and forecast capacity in Planning Area 7 is sufficient to accommodate demand from the proposed Development. The proposed Development also proposes a range of other social infrastructure such as open space and leisure and community space and heritage (through preservation of existing Buildings of Townscape Merit and conservation area.) The Socio Economics Chapter of the ES together with the Culture and Community Assessment prepared by Hatch assesses the existing capacity and impact of the proposed Development on community facilities. Together they find that existing capacity is sufficient, and that on-site provision will help to offset any adverse effects generated by the scheme.	Neutral	No additional mitigation measures are required
Does the proposal explore opportunities for shared community use and colocation of services?	Yes	A draft Community Use Agreement has been submitted with the application (appended to the Open Space and Playing Pitches Assessment, prepared by Gerald Eve LLP) and will enable local groups, teams, clubs, organisations and bodies the opportunity to use the	Positive	No additional mitigation measures required



external play pitch, indoor sports hall and MUGA of the school out of school hours

**Table 3.3 Access to Open Space and Nature**

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal retain and enhance existing open and natural spaces?	Yes	As described in the Socio-Economics chapter of the ES, the Site currently has no publicly accessible open space provision. The Development would result in the loss of 2.06 ha of private open space (Watney’s Sports Ground playing fields) but would provide a total of 4.24 ha of publicly accessible open space. When considering the additional population arising from the Development (up to 2,472) this level of provision (4.24 ha) amounts to around 1.7 ha per 1,000 population which is above average levels of open space provision. The Development also includes the upgrade of the existing towpath and the provision of a new flood wall, helping to enliven and activate the riverside space.	Positive	No additional mitigation measures required
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The Socio Economics Chapter of the ES found despite there being no publicly accessible open space on the Site the surrounding area is well served by open space of all forms. The Site is not within an area ‘poorly provided with public open space’ as identified on LBRuT’s Proposals Map. 4.23ha of publicly accessible open space would be provided throughout the Development. A new ‘green link’ would dissect the Stag Brewery component of the Site east of Ship Lane and provide a large public open space which would link Mortlake Green to the riverside. Large areas of public realm would be provided between buildings to the west of Ship Lane. A new public community park would be provided to the south of new school and north of the Lower Richmond Road within the Stag Brewery component of the Site west of Ship Lane. The Development will also include a series of paved access and circulation paths for pedestrians and cyclists, seating and play facilities distributed throughout the site, open grassed areas and planting and shade and feature trees. Pockets of open space within the streetscape layout, a community park and various public squares and plazas are interspersed within the masterplan, accentuating activity zones and	Positive	No additional mitigation measures required

Does the proposal provide a range of play spaces for children and young people?	Yes	<p>opportunities for gathering, outdoor recreation and public activities focussed on major community use areas and retained heritage features.</p> <p>The Development includes provision of up to 7,470m<sup>2</sup> of children’s play space with a further 2,831m<sup>2</sup> of play space provided as part of the 6FE Secondary School bringing total on-Site provision of up to 10,365m<sup>2</sup>. The Socio-Economics chapter of the ES confirms this more than sufficient to accommodate additional demand arising from the Development.</p> <p>As indicated within the ES Chapter 5: The Proposed Development, play facilities for different age groups would be positioned within residential courtyards, parks, plazas and open space areas throughout the Development, to achieve the required areas of play and the distribution related to residential units, as follows (including provision associated with the School):</p> <ul style="list-style-type: none"> <li>• Up to 3,156m<sup>2</sup> of Doorstep Play (0-4yrs) within 100 m of residential units;</li> <li>• Up to 4,395m<sup>2</sup> of Local Play space (5-11yrs) within 400 m of residential units;</li> <li>• Up to 2,823m<sup>2</sup> of Neighbourhood Space (12+yrs) within 800 m of residential units; and</li> <li>• Play on the way (all ages).</li> </ul> <p>Play elements and facilities are provided in a range of forms within the public and private realms of the Development, including designated and fenced playgrounds, unfenced but contained play spaces with a range of play elements and carer seating, topographic variation and play opportunities in the landscape (within planting areas) and ‘play on the way’ elements within circulation spaces and public realm areas. This provision and distribution of play facilities within the Development has been developed in line with the GLA Population Calculator (2019) and the LBRuT (Planning Obligations SPD 2020).</p>	Positive	No additional mitigation measures required
Does the proposal provide links between open and natural spaces and the public realm?	Yes	<p>In line with the aspirations of the Stag Brewery Planning Brief, a new ‘green link’ will dissect the eastern side of the site and provide a large open space which will link Mortlake Green to the riverside. The green link will culminate at the Maltings Plaza, a new large public square which has been designed to connect to the surrounding buildings, the green link and the riverside</p> <p>It is also proposed to provide a new riverside walk which would reach from Maltings Plaza to Bulls Alley. These works, along with the proposed works to upgrade the existing towpath and the provision of a new flood wall, will help to enliven and activate the riverside space.</p>	Positive	No additional mitigation measures required

		Through provision of a network of green open spaces and street tree planting across the site, the masterplan contributes to the green infrastructure of the local area and creates new linkages and extensions of tree planting and open space facilities within the area. A fundamental element of the masterplan is to provide additional links into and through the site to access the river and tow path. The new layout and built form integrates a number of 'street' links through the site from Lower Richmond Road and Mortlake High Street and public access is also provided through the building plots and residential courtyards between the buildings.		
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The Landscape D&A Statement confirms that pedestrian access within the site has been designed to meet the needs of disabled people, creating a barrier free environment. It is also proposed that all pedestrian routes will comply with relevant standards including layout, lighting and signage.	Positive	No mitigation measures required
Does the proposal set out how new open space will be managed and maintained?	Yes	A Framework Estate Management Plan submitted with the Application sets out the suggested approach to site management, including the management and maintenance of open space. A final plan will be required as part of a Planning Condition or Section 106 Agreement.	Neutral	Detailed Estate Management Plan to be agreed and finalised as part of Planning Condition or Section 106 Agreements.

**Table 3.4 Air Quality and Noise**

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	<p>It is intended that contractors for the School (Application B) and the Masterplan (Application A) will implement a CEMP and Framework Construction Management Plan during works.</p> <p>It is also intended that the main contractor will register under the Considerate Constructors Scheme and achieve a best practice score, in order to achieve the associated BREEAM credits.</p> <p>The Detailed D&amp;A Statement confirms a number of measures will be taken during the construction period to mitigate noise; these include:</p> <ul style="list-style-type: none"> <li>• Use of hoarding during construction period</li> <li>• Use of modern, quiet and well-maintained machinery</li> <li>• Exhaust silencers to be fitted to construction vehicles</li> <li>• Works would be limited to the specified hours</li> </ul>	Negative/Neutral	Implementation of mitigation measures identified in Chapter 9 and 10 of the ES

		<ul style="list-style-type: none"> <li>• Liaison with the occupants of adjacent properties most likely to be affected by noise or vibration</li> <li>• Positioning plant as far away from residential property as physically possible</li> <li>• Appropriate plant noise emission limits have been set for building services and plant</li> </ul>		
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	<p>The Sustainability Statement confirms the Proposed Development Application A and B, will be serviced through the provision of CHP engines with NOx abatement technologies and low NOx emission boilers to minimise the generation of air pollution. Chapter 10 of the ES confirms that computer modelling has been undertaken to assess the impact of the Development on local air quality (from transport emissions and emissions from the proposed energy centre). An interim assessment was completed, and the masterplan designed to ensure air quality conditions are suitable for future users. The results show with the Development in place, the effects to all existing sensitive receptors would be 'negligible' and therefore insignificant.</p> <p>Overall, the Development introduces measures that would benefit local air quality e.g. electric vehicle charging points; cycle routes and pedestrian ways; new car club spaces etc.</p> <p>An Air Quality Assessment with further details of receptors, significance of effects and appropriate mitigation measures has been carried out in Chapter 10 of the ES.</p>	Neutral	Implementation of mitigation measures identified in Chapter 10 of the ES
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	<p>Noise attenuation measures will be incorporated on-site where required, to ensure that any noise generated by equipment or services will not generate a source of noise pollution or negatively impact the surrounding area. The Detailed D&amp;A Statement confirms these include:</p> <ul style="list-style-type: none"> <li>• Procurement of 'quiet' non-tonal plant</li> <li>• Locate plant and air vents away from sensitive receptors</li> <li>• Acoustic enclosures/acoustic fencing</li> <li>• In-duct attenuators</li> <li>• Acoustic louvres</li> <li>• Isolation of plant from building structures</li> </ul>	Negative	Implementation of mitigation measures identified in Chapter 9 of the ES

- Managing deliveries and servicing requirements of retail, office and leisure tenants and managing hours of operation of the for any servicing areas and loading bays

The Site is located in an area with a high level of background noise. High efficiency mechanical ventilation will be available to provide ventilation to the spaces in addition to the option to use natural ventilation. This will aid noise attenuation as occupants will not be reliant on opening windows to maintain good indoor air quality and control internal temperatures.

A Noise Assessment with further details of receptors, significance of effects and appropriate mitigation measures has been carried out in Chapter 9 of the ES.

**Table 3.5 Accessibility and Active Travel**

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes	<p>The Transport Assessment (Stantec, March 2022) confirm the access strategy gives priority to both pedestrian and cycle movement. The proposals include the provision of a new 20 mph zone along the A3003 frontage and on Sheen Lane, to the north of the railway crossing together with new pedestrian crossing facilities over Mortlake High Street and Lower Richmond Road.</p> <p>These measures are in accordance with the Planning Brief. Within the Site itself, priority for pedestrian and cycling movement is achieved by limiting vehicular access and movement at ground level and by carefully managing the movement of service vehicles.</p>	Positive	Implementation, on-going monitoring and review of the Framework Travel Plan (Stantec)
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes	<p>As noted above, the Development prioritises both cycling and pedestrian movement both in accessing the Site and within the Site itself.</p> <p>The Transport Assessment confirms provision of high-quality cycle parking has been accorded a high priority. The volume of cycle parking is in excess of standards required by the GLA (London Plan) and design will be in accordance with the principles set out in the London Cycling Design Standards.</p> <p>For the Detailed Application, cycle parking for residents, and long-term parking for the non-residential uses will be provided within secure locations within the basement. This will include a cycle hub providing</p>	Positive	Implementation, on-going monitoring and review of the Framework Travel Plan (Stantec)

		<p>showers and changing facilities. Cycle access to the basement will be either via one of the two access ramps or via a bespoke cycle lift. For the Outline application the majority of parking will again be provided within the basement car parks but with short stay provision and provision for non-standard bikes at within the landscaping. Cycle parking for the school will be provided in accordance with the requirements for the number of pupils and staff.</p>		
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	<p>Access routes will be created throughout the Site and will link the eastern part of the site to the western part of the site (and beyond), Mortlake Green and from Mortlake.</p> <p>Key features include the creation of a wide access route between Lower Richmond Road and the riverside which is then linked to Mortlake station through a relocated pedestrian crossing and new pedestrian route through Mortlake Green. The development would also provide a new “high street” to the east of Ship lane running parallel to Mortlake High Street which also act as part of a new east to west cycle route that will link Clifford Avenue in the west with Mortlake High Street at the eastern end of the Site and will provide direct access to the new secondary school.</p> <p>The Transport Assessment (March 2022))), and the D&amp;A Statement demonstrate how the on-site proposals link into the wider networks serving the area.</p>	Positive	Implementation, on-going monitoring and review of the Framework Travel Plan (Stantec)
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	<p>The on-site access strategy is complemented by proposals to introduce a 20-mph zone along the Lower Richmond Road – Mortlake High Street frontage as well as onto the northern end of Sheen Lane.</p> <p>Within the Site itself the access strategy gives priority to pedestrian and cycle movement. Priority for pedestrian / cycle movement is achieved by limiting vehicular access and movement at ground level and by carefully managing the movement of service vehicles</p>	Neutral	Implementation, on-going monitoring and review of the Framework Travel Plan (Stantec)
Is the proposal well connected to public transport, local services and facilities?	Yes	<p>The Transport Assessment notes the Site currently has an overall PTAL rating of 1, however, it has been agreed with TfL that in reality the rating should be 2. The Transport Strategy demonstrates the wide variety of locations that can be easily accessed from the Site and the interchange facilities available which provide easy access to the wider strategic network serving London and the wider South East Region. The rail services from Mortlake provide for easy access to a very extensive area through interchange at Clapham Junction, Richmond, Victoria or Waterloo whilst the various bus services that serve the area provide links to a very extensive area of London and again provide access to a number of important strategic interchanges, including Hammersmith.</p>	Neutral	Implementation, on-going monitoring and review of the Framework Travel Plan (Stantec)

<p>Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?</p>	<p>Yes</p>	<p>The Transport Assessment and Framework Travel Plan (Stantec) considers that the amount of car parking should reflect an appropriate balance between providing adequate parking in this location and encouraging more sustainable modes of travel (cycling and public transport).</p> <p>Overall, 400 spaces are proposed within the basement with a further 23 spaces for each of the townhouses providing spaces for residents at a ratio of 0.38 spaces per dwelling. In addition, 78 spaces are provided within Development Area 1 to meet the needs of non-residential development and the School will have 15 spaces at surface level. This approach has been supported by TfL, LBRuT and by the Community Liaison Group. A Car parking Management Plan (CPMP) will be submitted with the Application which includes objectives to monitor and manage the Site once occupied. As a minimum, the requirements of the London Plan will be met in terms of the provision of electric charging points. Alternative car club providers have been approached and they have confirmed that they are interested in providing a car club service at this development. The car club is proposed to be located on Ship Lane so as to be in a central location within the site to serve both the residential and non-residential uses</p>	<p>Neutral</p>	<p>Implementation, on-going monitoring and review of the Framework Travel Plan (Stantec)</p>
<p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>	<p>Yes</p>	<p>The D&amp;A Statement confirms design will be developed to ensure that appropriate standards for accessibility are met to fulfil reasonable expectations for inclusive design and to ensure that the aims of the Disability Discrimination Act 1995 are met.</p> <p>According to the Detailed D&amp;A Statement, the main entrances will have a 'level' threshold approach. Any slopes to the public realm areas are designed to a maximum of 1:22 or better for short distances. Where ramps are used to accommodate level changes these are always integrated into the landscaping design in an inclusive way. The main entrances will be clearly highlighted using larger areas of glazing and signage and doors will be power assisted. All thresholds will be flush throughout. Entrance halls will be acoustically treated to reduce reverberation time and reception desks designed to be suitable for wheelchair users.</p> <p>In residential blocks, access to vertical circulation is directly from each block's entrance area and clearly visible from the entrance lobby. All routes are a minimum of 1500mm wide and all stairs a minimum of 1000mm wide and compliant with Part M. The lift doors will be colour contrasted and each lift designed to standards in BS8300-2009 in relation to size, handrail, finishes and controls. Each level will be clearly identifiable via voice annunciation and LED display.</p>	<p>Positive</p>	<p>Implementation, on-going monitoring and review of the Framework Travel Plan (Stantec)</p>

The Transport Assessment Addendum confirms priority will be given to the mobility impaired in the allocation of parking spaces, accordingly provision has been made for up to 10% of residential spaces to be identified as disabled spaces and 10% of non-residential spaces.

**Table 3.6 Crime Reduction and Community Safety**

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal incorporate elements to help design out crime?	Yes	<p>Consultation was undertaken with the Metropolitan Police Secure by Design officers with respect to the Original Applications but the comments and SBD design remain relevant.</p> <p>The design has been formulated to comply with the general principles of Secured by Design (SBD). A number of measures to reduce or minimise crime will be (or have been) implemented, these include:</p> <ul style="list-style-type: none"> <li>• Ground floor level private garden areas will be provided behind railings in order to clearly define private space and to provide a more secure threshold to ground floor level dwellings.</li> <li>• The publicly accessible landscaped areas will be designed to avoid areas that are hidden from view.</li> <li>• Main entrances to residential buildings will be from well-lit main streets and or pedestrian routes through the site.</li> <li>• Basement level car parking will have a management strategy that limits access to the basement level during evening hours.</li> <li>• Further security measures include CCTV and access control.</li> </ul>	Neutral	No mitigation measures required
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	<p>The Development would animate and activate the Site and the mix of uses would mean there would be a new residential population as well as employees and visitors to the Site, in short, the whole site will be publicly open and accessible. The proposed mix and layout of land uses, high street and publicly accessible spaces would provide active frontages at ground floor level and encourage activity at all times throughout the day. This would maximise natural surveillance, thereby reducing the opportunity for crime and improving perceptions of safety. Furthermore, the Development would include pedestrian routes through the Site which would open the Site improving access and permeability in and around the Site. This would help to ensure a safe environment for pedestrians.</p>	Neutral	No mitigation measures required



		The D&A statement confirmed a standalone Lighting Masterplan was submitted with the original application and the overall strategy has been developed in conjunction with the landscape and public realm to allow extended use of amenity spaces and safety and security throughout the site.		
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	A wide variety of different types of open space, public amenity and recreational areas are proposed as part of the development, which will be fully accessible to the public and provide public spaces for community interaction.	Positive	No mitigation measures required
Has engagement and consultation been carried out with the local community?	Yes	Consultation with respect to the Original Application was carried out with the local community at all stages of the Masterplan Evolution in order to build awareness, initiate contact and engage with the wider community, obtain current opinions and address issues and concerns. A revised notification exercise has taken place for the New Application (Statement of Community Involvement, February 2022) which used a range of established engagement tools and activities whilst also taking into account any Covid-19 restrictions. The notification exercise updated the community on the evolution of the Masterplan and gathered their feedback on revisions to the proposed Development.	Positive	No further mitigation measures required

**Table 3.7 Access to Healthy Food**

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	Yes	The Site does not contain any existing spaces for growing food. Dwellings in Development Area 1 will be provided with rooftop gardens, terraces and balconies to allow the growth of food-related plant species if desired. To the south of the proposed Secondary School there is land which can be utilised for food growing.	Positive	Further consideration via Reserved Matters application of how amenity areas in Development Area 2 could also be used for food growing.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	The Development includes provision high street retail space. Other uses are likely to office, workspace and community uses including a boathouse. Maximum caps are proposed for each Use Class to encourage a mix and range of uses. Each cap on floorspace use is not large and there will likely be a range of units of a relatively small size. This approach will allow flexibility and enable the scheme to better respond to local demand.	Neutral	No further mitigation measures required.
Does the proposal avoid contributing towards an overconcentration of hot food takeaways in the local area	No	No Use Class A5 floorspace is proposed as part of the Development	N/A	N/A

Table 3.8 Access to Work and Training				
Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Socio Economics chapter of the ES finds that the construction investment would support up to 1,140 workers per annum during the Works. A Local Area Agreement is required by the adopted Local Plan and would help to ensure residents have access to these job opportunities. During the operational phase, the ES Chapter finds that the proposed Development would support up to 326 net FTE jobs within the borough. These jobs will provide opportunities for residents to access employment across a wide range of occupations and sectors.	Positive	Measures to target local employment during Site preparation and construction to be secured through a Section 106 agreement.
Does the proposal provide childcare facilities?	No	The Development does not currently include provision of childcare facilities. The Socio Economics chapter of the ES found there to be sufficient choice of provision at present.	Neutral	No further mitigation required.
Does the proposal include managed and affordable workspace for local businesses?	Yes	The Development will include up to 4,547sq. m (GIA) of dedicated Office business space (Use Class E), 10% of which will be affordable. As part of the flexible floorspace element of the scheme, further Use Class E floorspace could be provided up to a maximum of 2,200 sq. m.	Positive	Detailed design of flexible floorspace uses to be agreed controlled via planning condition.
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	In line with Policy LP29 of the Local Plan publication version, the Applicant intends to secure a Local Employment Agreement during the construction phase of the Development.	Positive	Local Employment Agreement to be secured as part of S106 agreement for the construction phase.

Table 3.9 Social Cohesion and Lifetime Neighbourhoods				
Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
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?	Yes	The network of open spaces and range of different community facilities throughout the site have been designed to encourage social interaction. This will be complemented by the proposed access points and network of walking and cycling routes which will link existing communities with new leisure and recreation facilities.	Positive	No mitigation measures required.

Does the proposal include a mix of uses and a range of community facilities?	Yes	The Development includes a wide range of different uses including residential, community space, commercial, leisure, and education as well as a range of open space and play space facilities, including provision for children and young people.	Positive	Detailed design of flexible use units to be agreed via planning condition.
Does the proposal provide opportunities for the voluntary and community sectors?	Yes	The Development includes up to a maximum 1,300sq. m GIA of community space as part of the flexible floorspace provision. The Development also includes 2,831sq. m of play space associated with the school and comprising a semi-enclosed informal play space at roof level, an indoor sports hall and activity studio, an external Multi Use Games Area and a full sized artificial all-weather playing pitch with spectator facilities. A draft Community Use Agreement has been submitted with the application which will enable local groups, teams, clubs, organisations and bodies to use the external play pitch, indoor sports hall, activity studio and MUGA of the school out of school hours. In addition, the variety of open space provided as part of the Development will be accessible to all and could be used by local community groups with interests in nature, wildlife, exercise etc	Positive	S106 obligation to control the type, amount and nature of community floorspace as part of the flexible floorspace designation.
Does the proposal address the principles of Lifetime Neighbourhoods?	Yes	<p>The Development addresses the following principles of lifetime neighbourhoods:</p> <p><b>Access:</b> multiple pedestrian and cycling routes will be provided throughout the site, which will enable residents to get out and about and connect with people and services in the immediate neighbourhood and beyond. Pedestrian access within the site has been designed to meet the needs of disabled people by creating a barrier free environment.</p> <p><b>Services and amenities:</b> The Development includes new retail and commercial floorspace which will provide local amenity and employment opportunities and complement the existing offer in Mortlake.</p> <p><b>Built and natural environments:</b> the proposals aspire to meet Secure by Design standards by providing safe and welcoming environments (although not yet certified). The proposals provide good access to a range of different types of open space which will promote social interaction and active lifestyles.</p> <p><b>Social networks/wellbeing</b> the proposals do not directly outline how opportunities for learning/training, social interaction and volunteering will be encouraged. However (as described above) the range of different uses and types of open space will provide an environment for these types of activities to take place.</p>	Positive	<p>Planning Conditions (in relation to Development Area 1) and Reserved matters application (in relation to Development Area 2) to specify in more detail how it addresses the principles of lifetime neighbourhoods. Specifically, the application should:</p> <ul style="list-style-type: none"> <li>• Demonstrate that the design is SBD certified</li> <li>• Ensure there is safe and affordable access to key amenities including banks, shops, and key employment centres</li> <li>• Specify the provision of affordable housing by tenure</li> </ul>

**Housing:** The Development includes a mix of different house types and sizes, a proportion of which will be affordable housing and will be suitable to meet a diverse range of needs.

**Table 3.10 Minimising Use of Natural Resources**

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal make best use of existing land?	Yes	The Masterplan has been designed to respond to the context in which it sits and to bring back in to use a redundant industrial site to provide a new village heart for Mortlake. The D&A Statement confirms the Masterplan responds to various environmental constraints to ensure development only takes place where it can be found acceptable. All new buildings will be on previously developed land and optimises the use of the land making efficient use of it.	Positive	No additional mitigation measures required
Does the proposal encourage recycling (including building materials)?	Yes	The D&A statement and associated Addendums confirm that materials are selected for durability and functionality as well as appearance. Where feasible, materials will utilise recycled and recyclable materials and techniques and minimise energy and resource use throughout their lifecycle. An Operational Waste Management Plan will be produced that will outline how recycling of construction, demolition and excavation material can be maximised and reused on site. Recyclable waste storage will be provided for the occupants to manage their operational waste.	Neutral	No mitigation measures required
Does the proposal incorporate sustainable design and construction techniques?	Yes	The Sustainability Statement notes a number of sustainable design features. Building elements will be selected in accordance with the BRE Green Guide to Specification, with the aim of selecting elements in the range A+ to C to minimise environmental impact. All timber used at the Proposed Development will be FSC certified and where possible and practicable materials will be locally sourced. Buildings will be designed to achieve high levels of energy efficiency and will include a number of efficiency reduction measures. Measures to include renewable energy and low carbon technologies are confirmed in the Sustainability Strategy., including PV arrays.	Neutral	No mitigation measures required

**Table 3.11 Climate Change**

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal incorporate renewable energy?	Yes	<p>The Sustainability Statement confirms the inclusion of on-site renewable energy generation has been assessed.</p> <p>Whole site – Application A</p> <p>It is anticipated that a PV array would be provided on the roof area of the Proposed Development. Suitable roof space has been identified for Development area 1 (see following section for full detail). Roof allocation for Development Area 2 will be determined during Reserved Matters Application. However, for the purpose of this submission, it is assumed that at least a similar area will be allocated. Therefore, the total assumed area for Application A ~2,370m<sup>2</sup>. Based on the solar irradiance data for London, an array of this size could generate approximately 556,500kWh of electricity per annum, reducing CO<sub>2</sub> emissions by ~128 tonnes per annum. This is equivalent to a reduction in regulated CO<sub>2</sub> emissions of ~10% beyond the SAP10 gas boiler ‘baseline’ for the anticipated emissions of the Proposed Development (Application A). Further opportunities to increase the area of the PV array will be provided in the reserved matters submission(s). PV is therefore anticipated to be a suitable addition to the Proposed Development in pursuit of further reductions in regulated CO<sub>2</sub> emissions.</p> <p>Application B – School</p> <p>PV is not proposed to be located on the school building as the roof area is being used to provide a play area and is also allocated for plant. The use of ASHP for the Proposed Development demonstrates a potential saving of ~52 tonnes of regulated carbon emissions per annum, equating to ~50% compared to the Part L(SAP10) gas boiler baseline for the School.</p>	Neutral	Reserved matters application to identify further opportunities to increase the area of the PV array in relation to Development Area 2.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes	<p>The Sustainability Statement confirms the building will contribute to the adaption and mitigation of the effects of climate change, designed to enable sunlight access, and to minimise overshadowing and adverse wind conditions.</p> <p>The Detailed D&amp;A statement indicates that Development Area 1 will aim to maximise sun light and day light via the following measures:</p>	Neutral	Reserved matters application to identify detailed design measures for Development Area 2.

		<ul style="list-style-type: none"> <li>• Ground floor level units sit flush with outer face of upper level balconies to avoid overshadowing of fenestration</li> <li>• Living/ kitchen windows provided on outer face of buildings (at all levels) to avoid overshadowing of fenestration by projecting balconies</li> <li>• Play space has been distributed in landscaped areas that receive greater amounts of light</li> <li>• The MUGA has been designed to be operational in all weather</li> </ul> <p>In addition, the Proposed Development has been designed in accordance with the cooling hierarchy to minimise cooling demand and limit the likelihood of high internal temperatures. Mitigation measures such as suitable glazing ratio and g-value, appropriate ventilation levels and minimisation of internal heat gains will be implemented. Through these measures, relevant areas of the Proposed Development will achieve compliance with Criterion 3 of the Building Regulations Part L (2013).</p>		
Does the proposal maintain or enhance biodiversity?	Yes	<p>The Biodiversity Net Gain Design Stage Report (Watermans, March 2022) confirms the scheme will result in a significant net gain of 11.83 habitat units (29.55%) and 3.60 hedgerow units (21.04%) and that biodiversity will be further enhanced by the provision of bird, bat and invertebrate boxes. A number of habitats will be created within the proposed Development including the implementation of intensive and extensive green roofs, exploiting the ecological potential of upper levels and to provide biodiversity and energy benefits, as well as contributing to stormwater drainage and short-term attenuation storage. Each roof will be seeded with plant species collected from the site or nearby, to boost local endemic habitat and foraging for local species. Other features will be introduced to maximise potential for biodiversity and habitat for target species including the afore mentioned bird and bat boxes as well as the creation of mixed scrub, vegetated garden, rain gardens, modified grass lands and tree planting. New planting will be incorporated close to the river edge, responding to the existing flora located in the community park to the south of the proposed School.</p>	Positive	No mitigation measures required
Does the proposal incorporate sustainable urban drainage techniques	Yes	<p>The D&amp;A statement and SUDS Assessment (Watermans) confirms surface treatments in the public and private realm are proposed as predominantly permeable, with soft landscape, turf and grasses, together with permeable pavements of gravel (self-binding or bonded) as a contrast to hard paving surfaces. Paved areas will be designed where feasible to drain into tree pits and planting areas, providing natural watering and assisting infiltration and</p>	Neutral	No mitigation measures required

storage of stormwater. A designed 'rain garden' forms a landscape feature within the central Green Linear Park, draining one side of the pavement directly into a planted storage 'trench' which ultimately connects to the stormwater attenuation system. This feature provides an effective sustainable drainage system while creating an obvious sustainable feature in the public realm, accentuating the visibility of sustainable measures taken in the development.

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## 4. Summary and Conclusions

4.1 The HIA has been conducted where the findings can be used to inform the evolution of the design for the Detailed and Outline elements of the Applications as well as when the application as a whole progresses to the reserved matters stage.

4.2 At this stage, the findings suggest that the Development will lead to a number of positive health impacts. The key positive impacts are as follows:

- **Housing:** The Development will provide up to 1,085 residential units of varying size and tenure making a contribution to the borough's annual housing target as well as helping to meet local demand for family housing and affordable housing.
- **Social Infrastructure:** The Development includes provision of education, leisure and community uses therefore improving the current provision of social infrastructure in the local area.
- **Improved access to open space and nature:** The Site currently has no publicly accessible open space provision. The Development would result in the loss and re-provision of 2.06 ha of private open space (Watney's Sports Ground playing fields) but would provide a total of 4.23 ha of publicly accessible open space. The provision of children's play space goes beyond meeting the GLA's requirements and will contribute to health and wellbeing of occupiers and visitors to the Site. The proposed Development will result in a net gain in Biodiversity with significant habitat creation. **Pedestrian and Cycling Activity:** The Development prioritises pedestrian and cycling modes of travel, both in terms of accessing the Site and within the Site itself.
- **Access to work and training:** The construction phase of the Development will generate demand for up to 1,140 construction workers per annum over an 8-year period. A local Employment Agreement will ensure that local residents have access to these employment opportunities. Once completed, the Development will generate long term employment opportunities 326 net FTE's across a range of different occupations and sectors.
- **Best use of existing land:** The Masterplan has been designed to respond to the context in which it sits and to bring back in to use a redundant industrial site to provide a new village heart for Mortlake. The D&A statement confirms the Masterplan responds to various environmental constraints to ensure development only takes place where it can be found acceptable. All new buildings will be on previously developed land and optimises the use of the land making efficient use of it.

4.3 The HIA has identified a number of mitigation or enhancement measures which should be considered during the determination period and controlled by agreed planning conditions and for within the reserved matters stage of Development Area 2. The key measures are:

- Further consideration and detail via reserved matters (Development Area 2) on how the designs for housing will meet Lifetime Home Standards
- S106 Agreement will be used to control the type and nature of the proposed flexible uses
- Development of a Travel Plan in line with the principles and timelines set out in the Transport Assessment which will promote sustainable modes of transport whilst providing adequate parking facilities.



- An application for SBD certification. The feedback received should influence the detailed design of the site and ensure that crime and anti-social behaviour is minimised and that local residents feel secure
- Further consideration and detail on the waste reduction techniques, recycling and renewable technologies which will be incorporated into the designs for Development Area 2
- Detailed Estate Management Plan to be agreed and finalised as part of Planning Condition or Section 106 Agreements.
- Implementation of all embedded mitigation and mitigation measures proposed in the chapters of the ES

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