

APPENDIX 9.1: HEALTH IMPACT ASSESSMENT

Ham Close Regeneration

Planning Application:





Health Impact
Assessment

Author: Greengage
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QA

Ham Close, Health Impact Assessment

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Prepared by:	Petronella Tyson	Nina Cooper
Signature:		
Authorised by:	James Bumphrey	James Bumphrey
Signature:		
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1.0 INTRODUCTION

- 1.1 Greengage Environmental Ltd have been commissioned by the Hill Residential (the 'Applicant') to undertake a Health Impact Assessment (HIA) in relation to a detailed planning application for a phased mixed use development located at Ham Close in the London Borough of Richmond upon Thames.
- 1.2 The development proposals comprise the demolition of existing buildings on-site and phased mixed-use development comprising 452 residential homes (Class C3) up to six storeys; a Community/Leisure Facility (Class F2) of up to 3 storeys in height, a "Maker Labs" (sui generis) of up to 2 storeys together with basement car parking and site wide landscaping.
- 1.3 This report will consider the potential health risks and benefits that would result from the proposed development and consider the ability of local health services to cater for the additional demand created as a result of the proposed development.

2.0 SITE CONTEXT AND PROPOSED DEVELOPMENT

- 2.1 The site covers an area of approximately 4.69 ha and is centred on National Grid Reference TQ 0030585, OS Co-ordinates 550309, 158566.
- 2.2 The site comprises existing residential buildings arranged in five storey blocks, four storey deck access flats and three storey 'T' shaped blocks. The public realm consists of large areas of surface parking and amenity grassland with scattered trees. The Youth Centre and associated car park occupies a central location on the site. The proposed development will therefore result in the demolition of 192 residential homes and the demolition of the existing community hall; both of which will be re-provided on-site.
- 2.3 The site is bound by Woodville Road to the north, Wiggins Lane and Ham Street to the east, Ham Clinic and Ashburnham Road to the south and St Richard's C of E Primary School playing fields and the children's garden pre-school to the west.
- 2.4 The development proposals comprise the demolition of existing buildings on-site and phased mixed-use development comprising 452 residential homes (Class C3) up to six storeys; a Community/Leisure Facility (Class F2) of up to 3 storeys in height, a "Maker Labs" (sui generis) of up to 2 storeys together with basement car parking and site wide landscaping.
- 2.5 The 452 homes include:
- 48 x studio (25%)
 - 60 x 1 bed (31.3%)
 - 63 x 2 bed (32.8%)
 - 21 x 3 bed (10.9%)

Figure 2.1 Existing site plan



3.0 METHODOLOGY

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

4.0 POLICY BACKGROUND

National Planning Policy Framework (NPPF)

- 4.1 The revised NPPF³ was published in July 2021, replacing the previous NPPF, adopted in February 2019. The revised NPPF sets out the Government's planning policies for England and how they are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Within this framework, the chapter that is most relevant to this HIA is Chapter 8 'Promoting healthy and safe communities'. This states that:

'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

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

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

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

- 4.3 The PPG defines a healthy place as:

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

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

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

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

The London Plan, 2021

- 4.4 The London Plan 2021⁴ was formally adopted in March 2021, forming the Spatial Development Plan for London and part of the statutory Development Plan for Greater London.
- 4.5 The London Plan 2021 runs to 2041, providing a longer- term view of London's development to inform decision making. This plan replaces the old London Plan 2016 and is therefore a key material consideration in planning decisions and has therefore been referenced in this assessment. The concept of good growth underpins the entirety of the London Plan which then in turn informs a number of specific policies which are listed below.
- 4.6 Policy GG3 Creating a healthy city: This policy outlines requirements that proposals must follow to improve health and reduce health inequalities. These requirements include promoting more active lives, seeking to improve London's air quality and improving access to and the quality of green spaces and play space.
- 4.7 Policy GG4 'Delivering the Homes Londoners Need' and Policy H4 'Delivering affordable housing' set a strategic target of 50% of all new homes being genuinely affordable. This strategic target was not previously defined in the London Plan 2016.
- 4.8 Policy D7 'Accessible housing' sets a target for residential developments to provide at least 10% wheelchair user dwellings in accordance with M4(3) and with all other dwellings being accessible and adaptable in accordance with M4(2).
- 4.9 Policy S4 'Play and informal recreation' states that developments should meet a variety of requirements including:
- '2) for residential developments, incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child'.*
- '3) incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently'.*

London Borough of Richmond upon Thames Local Plan (2018)

- 4.10 The LB Richmond upon Thames Local Plan was adopted in July 2018⁵ and sets out policies and guidance for the development of the Borough over the next 15 years. The Local Plan forms part of the overall development plan for the Borough and it identifies where the main developments will take place, and how places within the Borough will change, or be protected from change, over that period.
- 4.11 Policy LP 10 Local Environmental Impacts, Pollution and Land Contamination: This policy states that the Council will seek to ensure that environmental impacts of all development proposals do not result in detrimental effects on health, safety and the amenity of existing and new users or occupiers of the development site. These environmental impacts include pollution, noise and vibration and land contamination.
- 4.12 Policy LP 30 Health and Wellbeing: This policy states that the council will support development that encourages a number of health initiatives, such as:
- Sustainable modes of travel;
 - Access to green infrastructure;
 - Access to local healthy food; and
 - An inclusive development layout and public realm.
- 4.13 Policy LP 44 Sustainable Travel Choices: The Council will work collaboratively to promote safe and sustainable transport solutions that minimise its environmental impacts and maximise opportunities including for health benefits. In order to implement this, the Council will undertake a number of initiatives, such as:
- Ensure that new developments are designed to maximise permeability through the provision of safe and convenient cycle and walking routes;
 - Ensure that major new developments maximise opportunities to provide safe and convenient access to public transport services; and
 - Encourage use of the River Thames for transportation.

London Borough of Richmond upon Thames Draft Local Plan (2021)

- 4.14 The LBRuT Local Plan draft for public consultation will set out policies and guidance for the development of the borough over the next 15 years, from the date of its adoption.
- 4.15 The draft Local Plan is currently out for consultation and carries limited weight. It is nonetheless a material consideration.
- 4.16 The following draft policies are relevant to this assessment:

- Policy 11. Affordable Housing (Strategic Policy) sets out a borough wide target of 50% affordable housing provision for all new housing developments and states that the Council will expect any estate regeneration to provide the equivalent amount of affordable housing by habitable room, and where possible, achieve an uplift in provision;
- Policy 13. Housing mix and Standards that the housing mix should be appropriate to the site location and that 90% of all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'; and
- Policy 49. Social and Community Infrastructure (Strategic Policy) identifies that major developments should assess the potential impacts on existing social and community infrastructure in order to demonstrate to the Council that there is sufficient capacity within the existing infrastructure to accommodate the needs arising from the new development.

Planning Obligations SPD (2020)

- 4.17 The LB Richmond upon Thames Planning Obligations Supplementary Planning Document (SPD)⁶ sets out the Section 106 obligations requirements for new developments. It sets out recommendations for the following topics that are relevant to this assessment:
- Site-specific transport requirements;
 - Public realm. Public open spaces, play space and sport and recreation facilities;
 - Employment and Skills Training;
 - Air Quality;
 - Community Safety; and
 - Social Infrastructure.
- 4.18 The SPD also sets out specific requirements with regard to assessing healthcare based on the HUDU Planning Contributions Model in consultation with the local Clinical Commissioning Group (CCG), identifies service catchments for assessing different healthcare facilities and recommends that the FTE GP to patient ratio is used to assess GP capacity and the need for primary healthcare contributions based on the best practice ratio of 1,800. The service catchment for GP surgeries is recommended as 1km although this will vary based on the site location and existing patient patterns.

Playing Pitch Strategy (2018)

- 4.19 The LBRuT Playing Pitch Strategy (2018)⁷ builds upon the Play Pitch Strategy Assessment Report to provide a clear, strategic framework for the maintenance and improvement of existing outdoor sports facilities and accompanying ancillary provision.
- 4.20 The strategy related to Section 8 of the NPPF that deals with the topic of healthy communities and the importance of high quality, open spaces and opportunities for sport and recreation.
- 4.21 The strategy relates to this assessment as it provides guidance on assessing development proposals affecting outdoor sports facilities.

LBRuT Open Space Assessment Report (2015)

- 4.22 This report divides the Borough into three separate analysis areas. Ham Close falls within the 'Richmond' analysis area, within the ward of Ham, Petersham and Richmond Riverside.
- 4.23 As set out in the Open Space Assessment Report, the Richmond analysis area has a surplus of the following open space typologies:
- Parks and Gardens: The current standard for LBRuT is 0.39ha per 1,000 population. Within the Richmond analysis area, there is 0.61ha per 1,000 population, which is above standard.
 - Natural and Semi-Natural Greenspace: The current standard for LBRuT is 1.44ha per 1,000 population. Within the Richmond analysis area, there is 3.08ha per 1,000 population, which is above standard.
 - Amenity Greenspace: The current standard for LBRuT is 0.52ha per 1,000 population. Within the Richmond analysis area, there is 0.75ha per 1,000 population, which is above standard.
 - Provision for Children and Young People: The current standard for LBRuT is 0.03ha per 1,000 population. Within the Richmond analysis area, there is 0.05ha per 1,000 population, which is above standard.

Residential Development Standards SPD (2010)

- 4.24 LBRuT Residential Development Standards SPD⁸ sets out the policy for residential space standards. The following policy relates to this assessment regarding garden and play space:
- Amenity space
 - This policy identifies that sufficient on site outdoor amenity space must be provided in new residential developments. To provide adequate private amenity space, the

Council will encourage a minimum of 5 sqm of private outdoor space for 1-2 person dwellings plus an extra 1 sqm should be provided for each additional occupant;

- Children's play areas
 - This policy confirms that new developments should provide 10sqm of open space per child based on the Mayor of London's 'Providing children's and young people's play and informal recreation SPG';
- Private and communal gardens – sets out design standards for the provision of private and communal gardens.

5.0 HEALTH PROFILE BASELINE

- 5.1 It is important when undertaking an assessment of the health impacts of a proposed development that the geographical scope of the assessment is clearly understood.
- 5.1 The proposed development is located at Ham Close and is located within the London Borough of Richmond upon Thames (LB Richmond upon Thames).
- 5.2 For comparison purposes and to understand the wider context of the baseline conditions reviewed, the following additional geographic scopes have been considered where appropriate:
- The site: Ham Close;
 - Lower Layer Super Output Area (LSOA): Richmond upon Thames 017B;
 - Site ward: Ham, Petersham and Richmond Riverside ward;
 - Borough: LB Richmond upon Thames;
 - Regional: Greater London; and
 - National: averages for England, Great Britain or the United Kingdom dependent upon data availability to provide context.

Health Profile Baseline

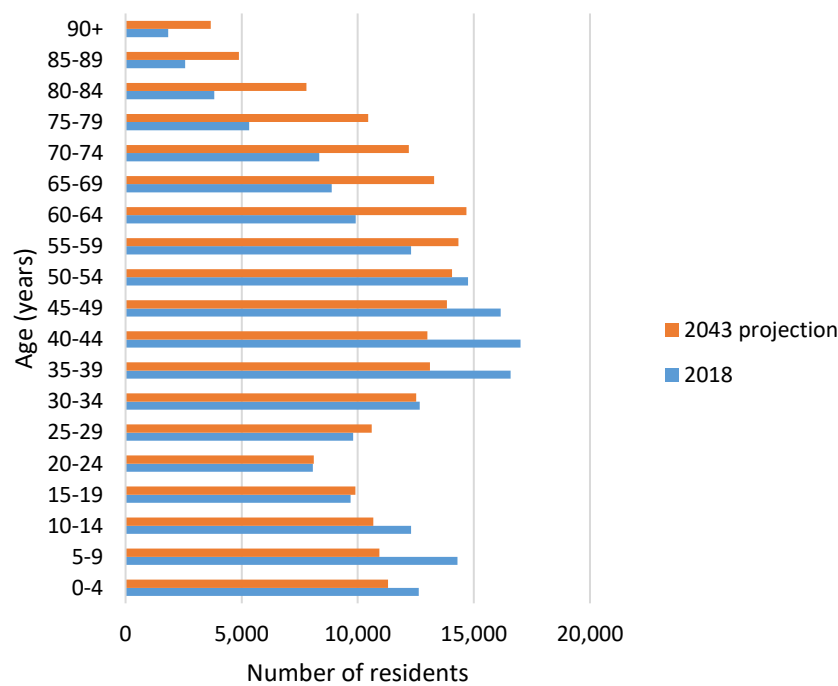
- 5.3 A review of the relevant data sets has been conducted to establish a health profile baseline of the local area. Levels of general health have been considered, along with determinants of health. The World Health Organisation⁹ (WHO) describes the determinants of health as the factors that combine together to affect the health of individuals and communities. They identify the social and economic environment, the physical environment and the person's individual characteristics and behaviours as determinants of health. The health profile baseline has therefore considered data sets on determinants of health that have the potential to be affected by the proposed development, such as levels of deprivation and level of health. The health profile baseline has also considered the provision of primary healthcare services within the local area and their capacity.
- 5.4 Wherever possible, the health profile baseline of the local area has been compared to the wider local authority, regional, and national levels.

Health Profile: Population

- 5.5 Population change comprises the difference between birth rates and death rates, and the effects of internal and international migration.

5.6 Population forecasts for LB Richmond upon Thames show that the population is expected to increase from 196,900 to 209,400 persons (by 6.3%) between 2018 and 2043¹⁰. The largest driver of this population increase is anticipated to be the increase in residents over 65, resulting in an ageing population due to increased life expectancy. The proportion of residents over the age of 65 was 15.6% in 2018, this is expected to increase to a proportion of 25.0% by 2043. Figure 5.1 demonstrates how the age profile is projected to change in LB Richmond upon Thames.

Figure 5.1 Population forecast for LB Richmond upon Thames, 2018-2043

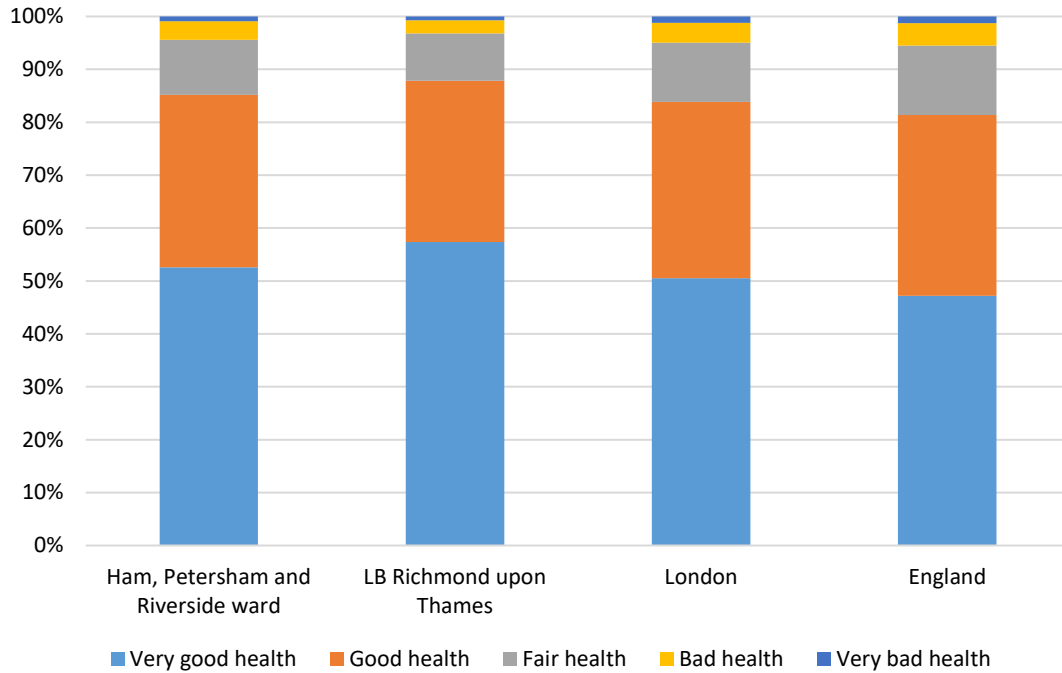


Source: ONS Population projections, 2018-based

5.7 According to the most recent published census data (2011 Census), 52.6% of residents in Ham, Petersham and Richmond Riverside ward are in 'Very Good Health' and 32.6% of residents are in 'Good Health'¹¹. This is slightly lower than in Richmond upon Thames where 57.3% of residents are in 'Very Good Health' and 30.5% are in 'Good Health'. Only 0.9% of the ward's population are in 'Very Bad Health' which is similar to the Richmond upon Thames average (0.9%).

5.8 The figure below demonstrates the health profile in these areas compared to London and England.

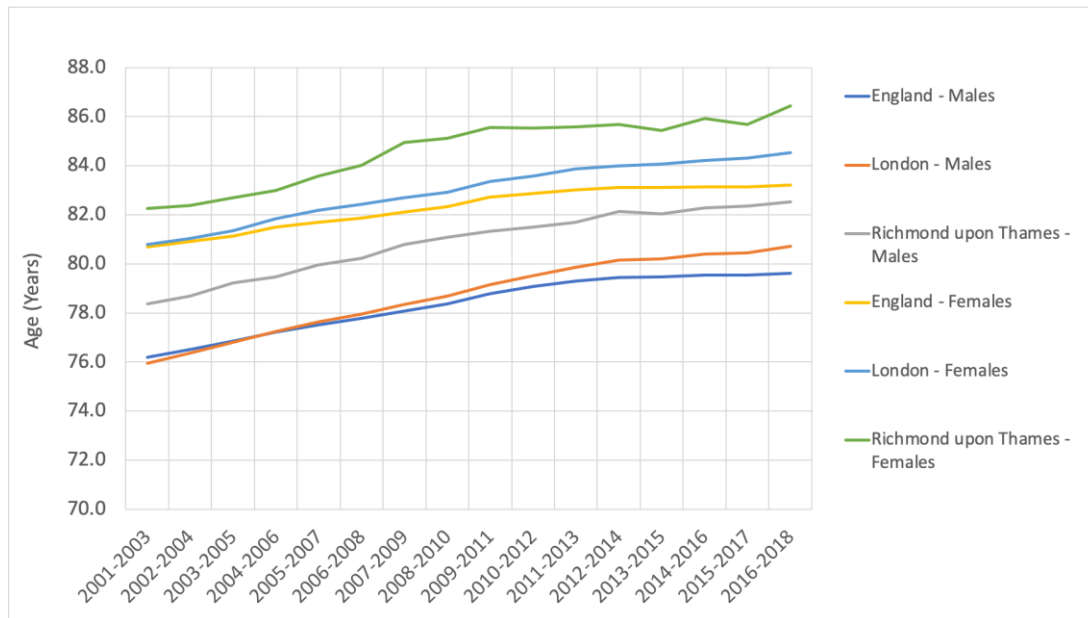
Figure 5.2 General Health by Area



Source: 2011 Census

5.9 According to data from the Office for National Statistics (ONS)¹² the life expectancy for males and females in LB Richmond upon Thames is higher than compared to London and England. Life expectancy has increased since 2001-2003 to 2016-2018 for both males and females, with male life expectancy being 82.5 years and females 86.4 years in LB Richmond upon Thames. Male life expectancy in LB Richmond upon Thames has increased at a similar rate to that of London, which have both increased more quickly than at national spatial scale. Female life expectancy in LB Richmond upon Thames has increased more quickly than other spatial scales, with female life expectancy in LB Richmond upon Thames now being 1.9 years higher than in London and 3.2 years higher than in England. The below figure demonstrates life expectancy in LB Richmond upon Thames, London and England.

Figure 5.3 Life Expectancy by Area



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

- 5.11 The Public Health Profile¹³ for LB Richmond upon Thames states that the local authority has an infant mortality value (rate of deaths in infants aged under 1 year per 1,000 live births) of 2.6 between 2017 and 2019. This is similar to both London and England, which have values of 3.4 and 3.9, respectively.
- 5.12 Between 2016 and 2018, the under 75 mortality rate from all cardiovascular diseases in LB Richmond upon Thames had a value (age-sex standardised rate per 100,000 population aged under 75) of 53.0. This is lower than London and England with values of 69.1 and 70.4. LB Richmond upon Thames has a lower value for the under 75 mortality rate from cancer (103.7) in comparison to England too (129.2).
- 5.13 Within LB Richmond upon Thames 72.9% of adults are physically active (2019/ 2020) which was slightly lower than 2018/ 2019 when 76.1% of adults are physically active. This is higher than in London (65.2%) and in England (66.4%).
- 5.14 Data also shows that there is a lower prevalence of obesity and childhood obesity within the LB Richmond upon Thames compared to regional and national estimates. Table 5.1 below demonstrates these figures.

Table 5.1 Proportion of obese residents by Area (2019/ 2020)

Area	Proportion of overweight or obese adults (18+)	Proportion of Obese children in year 6
LB Richmond upon Thames	51.9%	11.1%
London	55.7%	23.7%
England	62.8%	21.0%

Source: Public Health Profile (2021)

- 5.15 Despite this, the proportion of overweight and obese adults in LB Richmond upon Thames has increased since 2018/ 2019 from 47.7% to 51.9%.
- 5.16 According to the 2011 Census, 14.2% of residents in Ham, Petersham and Richmond Riverside ward reported a long-term illness or disability which is higher than the LB Richmond (11.5%) but lower than England (17.6%).
- 5.17 The proportion of residents aged over 65 years is 16.6% in Ham, Petersham and Richmond Riverside ward which is similar to the LB Richmond upon Thames average (15.6%)¹⁴.
- 5.18 The Age UK loneliness heat map estimates the risk of loneliness for over 65s in a neighbourhood based on marital status, self-reported health status, age and household size. These four factors predict around 20% of the loneliness observed amongst older people 65 and over.
- 5.19 The Age UK loneliness heat map identifies that the site is located in a neighbourhood of 'Very High risk' of loneliness for over 65s¹⁵.
- 5.20 The ONS publishes data to show satisfaction with life¹⁶ under different factors. The scale for answers ranged from 1 (very unhappy) to 10 (extremely happy). The happiness score for LB Richmond upon Thames was 7.17 in 2020/2021, which is lower than the UK average of 7.31. LB Richmond upon Thames has a similar level of life satisfaction (7.41) compared to the UK (7.39). However, the happiness and life satisfaction scores for LB Richmond upon Thames have dropped since 2019/2020.

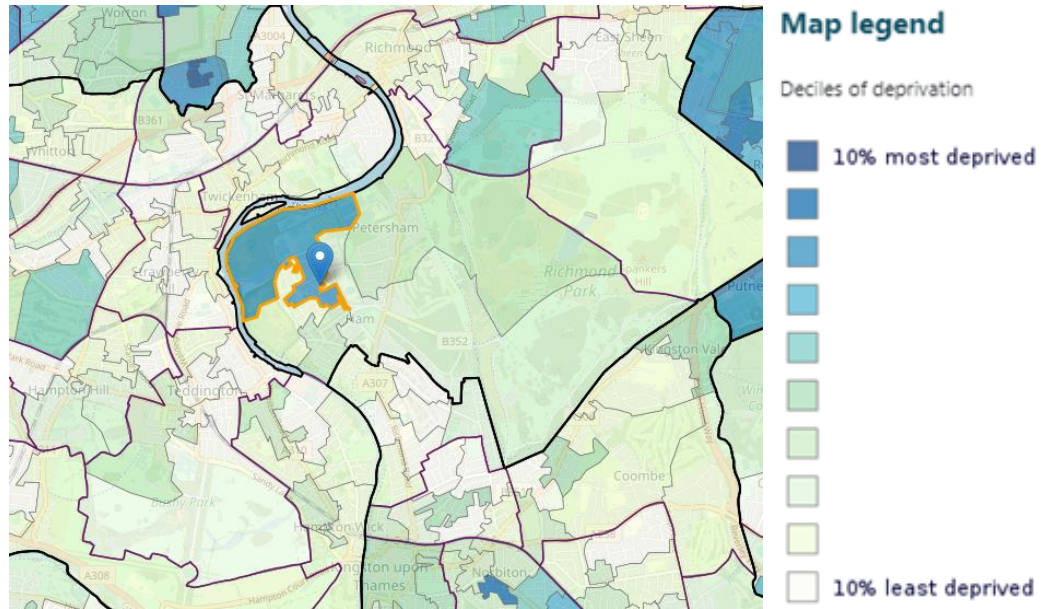
Health Profile: Area Context

Deprivation

- 5.21 The context of people's lives directly influences their health. The Indices of Deprivation¹⁷ measure the relative deprivation of small areas of England called Lower Layer Super Output Areas (LSOAs) according to a range of variables including wealth, health and quality of life.
- 5.22 The west of the site, including all existing residential buildings, is located in Richmond upon Thames 017B LSOA. According to the Indices of Deprivation Multiple Deprivation Domain

(2019)18, the west of the site is within the 30% most deprived neighbourhoods in the country. This domain combines indicators under seven different domains of deprivation: Income Deprivation; Employment Deprivation; Education Skills and Training Deprivation; Health Deprivation and Disability; Crime; Barriers to Housing and Services and Living Environment Deprivation. The deprivation levels in the local area based on this domain are illustrated in the figure below.

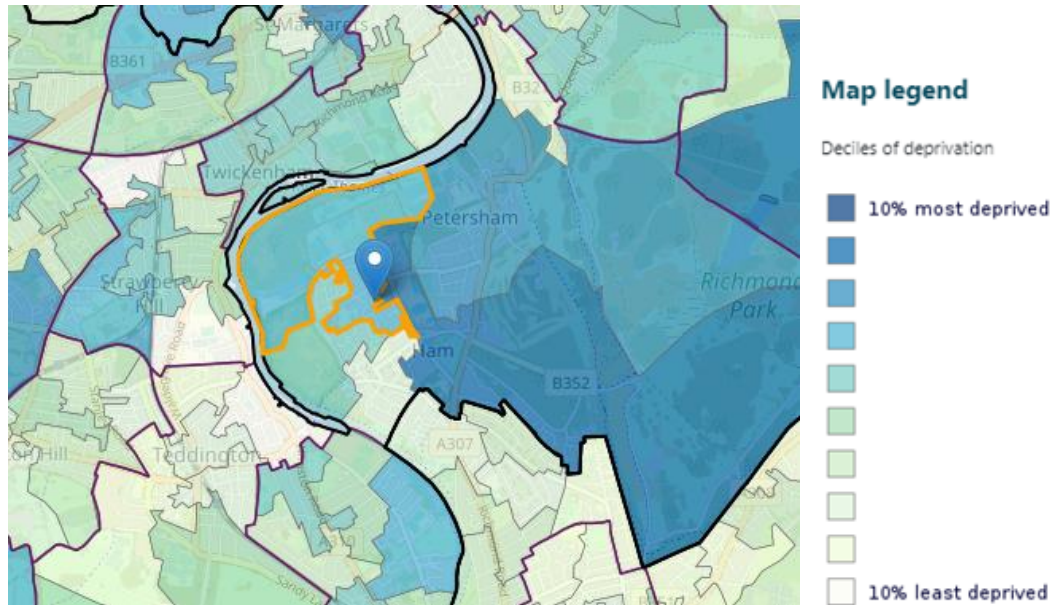
Figure 5.4 Indices of Multiple Deprivation



Source: Indices of Deprivation 2019

- 5.23 Richmond upon Thames 017B LSOA also ranks within the 20% most deprived neighbourhoods in the country under the Income Deprivation Domain, Income Deprivation affecting Children Domain and Employment Deprivation Domain. Under the Income Deprivation affecting older people domain, the site is within the 30% most deprived areas in the country.
- 5.24 Richmond upon Thames 017B LSOA is also one of the 50% most deprived LSOAs nationally, based on the Health Deprivation and disability domain.
- 5.25 The LSOA in which the site is located in is one of the 40% most deprived areas in the country based on the Indices of Deprivation Crime domain. This is shown in Figure 5.5.

Figure 5.5 Indices of Deprivation, Crime Domain



Source: Indices of Deprivation 2019

Local Health Services

GP Surgeries

5.27 Using the NHS search tool¹⁹, it was identified that there is 1 GP surgery within a 1km walking distance of the site using the postcode TW10 7PJ. This is the distance recommended in the LB Richmond upon Thames Planning Obligations SPD. This is summarised in the table below.

Table 5.2 GP surgeries within 1km walking distance of the site

GP Surgery	Walking Distance (km)	No. of GPs (FTE)	No. of Patients	GP to Patient Ratio	Accepting New Patients?
Lock Road Surgery (branch of Seymour House Surgery)	0.3	7.1	13,703	1,930	Yes

Source: NHS Service search and NHS Digital²⁰

5.28 It is considered best practice by the General Medical Council (GMC) used by the Department of Health (DoH) and Primary Care Trusts that GP surgeries have a GP to patient ratio of 1,800 patients per GP.

5.29 At this GP surgery, the average GP to patient ratio is 1 GP to 1,930 patients. This suggests a lack of capacity at this GP surgery although it is accepting new patients.

5.30 Richmond Clinical Commissioning Group (CCG) have identified that by looking at the residence of patients by Lower Super Output Area (LSOA) it is estimated that 44% of

registered patients attend the Lock Road branch surgery. Currently 71% patients living in Ham Close (as defined by the LSOA E01003819) are registered with Seymour House practice and it is assumed that all these patients attend the Lock Road branch surgery.

- 5.31 Seymour House is part of the Richmond Partners Primary Care Network and there is the expectation that the network of practices will accommodate a wider range of services in addition to core GP services. Richmond CCG have identified that the Lock Road site is constrained and operating at 100% room occupancy.
- 5.32 While Ham Clinic is located to the south of the site, this does not provide GP services as it functions as a community healthcare centre providing podiatry and school health.

Dental Surgeries

- 5.33 Within a 2km walk of the site, there are 4 dentists. Of these, only one have been confirmed to be accepting new NHS patients. This is summarised in the table below. Given that no new patient data was available for one of these dentists, their precise capacity is uncertain.

Table 5.3 Dentists within a 2km walk

Dentists	Walking distance (km)	Accepting new NHS patients?
Perfect Smile Surgery Limited	0.2	Yes
Tudor Lodge Dental Practice	1.1	No
Ham Dental Practice	1.2	No data available
Richmond Hill Orthodontics Ltd	2.0	Only by referral

Hospitals

- 5.34 Within 4km of the site, there are 4 hospitals. Kingston Hospital offers the widest array of services, including an accident and emergency department. The table below shows these hospitals.

Table 5.4 Hospitals within 4km

Hospital	Distance (km)
Cassel Hospital	0.8
Teddington Memorial Hospital	2.3
Richmond Royal Hospital	3.4
Kingston Hospital	3.5

Pharmacies

- 5.35 Within 1km of the site, there are 3 pharmacies. They all offer electronic prescription services.

Education

- 5.36 Whilst not a direct indicator of health, the HUDU Healthy Urban Planning Checklist makes reference to the importance of access to education for mental health in terms of self-esteem, job opportunities and earning capacity. The current education provision in the proposed development’s local area is therefore considered here.
- 5.37 The Department of Education states that statutory walking distances are 2 miles for children under 8 years and 3 miles for children aged 8 and over²¹. Therefore, in order to assess the current state of local education provision for the proposed development, the Socio-economic ES Chapter has taken a conservative approach and considered an appropriate walking distance of 1 mile for nurseries, 1 mile for primary schools and 2 miles for secondary schools, measured from the centre of the proposed development.
- 5.38 A summary of the baseline education capacity identified in the Socio-economic ES Chapter is set out below:
- There are 4 nurseries within 1-mile of the proposed development;
 - There are 3 primary schools within 1-mile of the proposed development with current capacity of 23 pupils (3.5%) based on 2020/ 2021 data from the Department for Education²²;
 - The LB Richmond upon Thames School Place Planning Strategy²³ identifies that the current primary school capacity in Ham, Petersham and Richmond Riverside ward will suffice until the proposed redevelopment of Ham Close (the proposed development);
 - There are 6 secondary schools within 2 miles of the proposed development currently with the capacity for 1,667 secondary school pupils (23.1%) based on 2020/2021 data from the Department for Education²⁴. However, LBRuT have identified that all children living in the Ham Close development would be living within the catchment of Grey Court

School which, based on the Department for Education data, only has capacity for 5 pupils and a 0.4% surplus capacity; and

- The LB Richmond upon Thames School Place Planning Strategy identifies that there is a large and increasing forecast shortfall of Year 7 secondary school places in the eastern half of the borough, within which the site is located.

Open Space

- 5.39 LBRuT Open Space Assessment Report (2015) divides the Borough into three separate analysis areas. Ham Close falls within the 'Richmond' analysis area, within the ward of Ham, Petersham and Richmond Riverside.
- 5.40 As set out in the Open Space Assessment Report, the Richmond analysis area has a surplus of the following open space typologies:
- Parks and Gardens: The current standard for LBRuT is 0.39ha per 1,000 population. Within the Richmond analysis area, there is 0.61ha per 1,000 population, which is above standard.
 - Natural and Semi-Natural Greenspace: The current standard for LBRuT is 1.44ha per 1,000 population. Within the Richmond analysis area, there is 3.08ha per 1,000 population, which is above standard.
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 - Provision for Children and Young People: The current standard for LBRuT is 0.03ha per 1,000 population. Within the Richmond analysis area, there is 0.05ha per 1,000 population, which is above standard.
- 5.41 The LBRuT Open Space Assessment Report is structured by open space typology and there is a map for each typology and its accessibility catchment. The site falls within the accessibility catchment for parks and gardens, natural and semi-natural greenspace, amenity greenspace and provision for children and young people. Therefore, redevelopment of the site would not result in any residents falling outside of the accessibility catchments of each of the open space typologies. This means that all residents would still be within walking distance of the different types of open space. This is in line with Policy LP 31 of the Local Plan.
- 5.42 Ham Green is located on the existing site which includes Ham Green playground and provides amenity greenspace. Ham Village Green, due to its proximity to the site is a key open space for existing and future residents, especially in terms of play provision. This space

includes an equipped play space which is suitable for children under the age of 12 and an outdoor gym is provided on the eastern boundary of the Village Green.

5.43 A description of local open space and facilities is set out in the table below:

Table 5.5 Local Open Space and Facilities

Open Space Typology	Council's Accessibility Standard	Existing Open spaces in local area
Parks and Gardens	15 minute walk time (1200m)	Grove Gardens Radnor Gardens Secret Garden Holly Road Garden of Rest York House Gardens Orleans House Gardens Orleans Gardens
Natural and Semi Natural Greenspaces	15 minute walk time (1200m)	Ham Lands The Copse Ham Common Ham Common Woods Petersham Lodge Woods Petersham Meadows
Amenity Greenspace	5 minute walk time (400m)	Ham Village Green Sandy Lane Recreational Ground
Provision for Children and Young People	10 minute walk time (800m)	Ham Village Green (under 5's and 5-11yr) Riverside Drive Playground Sandy Lane Recreational Ground Ham Playing Fields King Georges Playing Field

5.44 The nearest allotment is 400m north of the site at Ham Street.

5.45 The open space within Ham Close consists predominantly of areas of amenity lawn between the residential blocks. Under the LBRuT open space quantity standards, these spaces would be classified as Amenity Greenspace. However, the existing open space has a fragmented nature due to the large extent of hardstanding which surrounds the residential blocks, 37% of the external landscape in the Estate is hardstanding consisting of car parking and footpaths. This Amenity Greenspace has a total area of 11,292 sqm.

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- 5.46 In the east of the site is Ham Village Green, a well-used and important area of Public Open Space (POS) measuring 11,817m² which is within the application boundary. The Green is crossed by linear footpaths providing direct routes along principal desire lines. Areas of close-cut amenity grass create opportunities for formal and informal recreation with a small natural play area and fitness equipment providing formal recreation opportunities.
- 5.47 In the west of the site is an area of Other Open Land of Townscape Importance. This is a strip of land with an area of 1630m² which runs within the western edge of the development site. The northern section is within the grounds of Woodville Day Centre and the southern section is within the grounds of St Richards Church of England Primary School.
- 5.48 The northern section currently encompasses a section of the Woodville Day Centre car park and service yard (460 m² of hard standing), and a section of the Day Centre's Garden space which is accessed directly from the adjacent Day Centre building (500 m² of soft landscaping).
- 5.49 The southern section of this strip encompasses an underused section of the St Richards Church of England Primary School Playing field (670 m²). The land is not publicly accessible and its inclusion within the development area will not reduce the extent of public open space within the area.
- 5.50 This area of land in question, whilst designated as playing field, effectively comprises a perimeter strip to the school's outdoor space. The northern element of the strip of land is hardstanding, whilst the southern segment is not part of the functioning playing field space. Furthermore, the school does not refer to the strip of land as playing fields; instead, it uses the area for the delivery of their science and ecology curriculum as part of it was planted with fruit trees approximately six years ago. The immediate area around the fruit trees is also left unmown rather than contributing to the playing field space.
- 5.51 This area is not therefore part of the school's functional playing field space and is not occupied by any the school's marked out sports pitches or their run-off areas.

Community Facilities and Leisure

- 5.52 In addition to the existing Ham Youth Centre on-site, there nearest other community centre is YMCA Hawker (1.3km south).
- 5.53 In terms of libraries, the nearest library is Ham Library is located less than 100m southeast of the site.
- 5.54 The nearest leisure centre is Teddington Pool and Fitness Centre 1.5km west of the site on the western side of the Thames. This provides 2 indoor swimming pools, a fitness suite and group exercise classes.

Footways and Cycleways

- 5.55 Existing pedestrian and cycle access to the site can be made via multiple access points along Woodville Road, in the north and Ashburnham Road in the south. A network of footpaths within the eastern extent side of the site provide access from Ham Street, through Ham Village Green, to Ham Close.
- 5.56 The site is well located to access local cycle network with cycle lanes that provide access to the Thames Path, an off-street cycle route that links the site to Twickenham and Kingston in the south, and to Richmond in the north.

6.0 POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

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

Healthy Housing

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

Healthy design

6.3 The proposed development will provide of 452 residential units. All residential units have been designed to meet or exceed internal space standards including London Plan, Building Home Regulation M4 (2) and nationally described space standards (NDSS).

6.4 The majority of homes 83% will have dual or triple aspects and 81% of the 221 Affordable, London Living rent and Shared Ownership also have dual or triple aspect, all with a green outlook. Most of the windows are full-length to optimise natural daylight. Balconies, private patios or garden will be provided throughout the proposed development.

6.5 All homes have flexible space to incorporate home working in the living spaces, without having to give up a bedroom. Homes will have built-in storage, that enables people to feel more comfortable to have people in their private space.

6.6 The houses will have their own private garden / patio leading into communal garden access, and flexibly designed to allow for personalisation of the spaces. Flat blocks facing the 'Village Green' will also have active frontages and overlook the public space. Oriel windows have been placed to ensure privacy and reduce overlooking into bedrooms and to the Ham Clinic. The secondary windows provide additional ventilation to the homes.

6.7 There is a clear hierarchy of private, communal and public space in the designs for residents to feel at ease, to enable passive surveillance, social interaction and community ties.

6.8 Stairs are well located next to the accessible lifts to the basement balancing the needs of less mobile residents. These will be well maintained, kept clean and well-lit with a perforated pattern on the glazing.

- 6.9 It is recommended that the use of stairs is promoted through signage to encourage physical activity and help reduce obesity.

Accessible housing

- 6.10 The existing Ham Close comprises of 143 of 192 homes are affordable. The existing affordable consists of 132 RHP affordable tenanted and 11 on short term lets to the London Borough of Richmond Upon Thames (LBRuT) for temporary accommodation.
- 6.11 The proposed development includes 45 of the residential units (10%) to be M4(3) wheelchair user dwellings and the remaining 90% of dwellings will be accessible and adaptable in accordance with M4(2). The wheelchair homes are available in 1B2P, 2B3P, 2B4P, 3B4P, 3B5P, so that carers and families can also be accommodated. 73% of the homes are affordable (33) and 12 are market tenures.
- 6.12 The ground floor layout for the M4 (3) block C and V include private accessible patios, wider corridors to accommodate a wheelchair turning, and closer, accessible bin stores and other amenities. There is lift access to the basement parking, and entrance via the Linear Park or communal courtyard.
- 6.13 There are 14 blue badge car parking spaces proposed, with a further 32 spaces that can be made available should demand increase. All 14 spaces will have step free access to all apartment front doors available from the basement. Accessible parking is distributed evening throughout, closest to the access points.
- 6.14 There are lifts in the proposed development that were not there previously and restricted access for wheelchair users and prams. The lifts have capacity for both wheelchairs and prams.
- 6.15 All open spaces have step-free access and have provision for accessible seating and play equipment.
- 6.16 The Maker Lab has level access to the building, thus improving accessibility on what was there before. There is increased daylight in the stair wells via a window and skylight in the circulation spaces.

Housing mix and affordability

- 6.17 The provision of affordable housing can have a positive impact on the physical and mental health on those that are living in unsuitable accommodation, particularly larger families that would benefit from affordable homes of a larger size.
- 6.18 The proposed development will bring forward 452 homes which will be a mixture of flats of varying sizes and tenure, and houses. Of these units, 164 units will be affordable (36%) including London Living Rent and Shared Ownership this 221, 49% of total homes.

6.19 This will include reprovion of all 192 existing homes on-site including the 143 affordable homes. The proposed development will result in the provision of 260 additional homes.

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

Table 6.1 Housing mix

Accommodation size	Market/Leaseholder	Affordable Rent Reprovision	Affordable Rent Additional	London Living Rent	Shared Ownership	Total
Studio	4	0	0	0	0	4
1 bed flat	90	93	8	7	22	220
2 bed flat	91	37	10	3	24	165
3 bed flat	4	13	3	0	1	21
3 bed house	12	0	0	0	0	12
4 bed house	14	0	0	0	0	14
5 bed house	16	0	0	0	0	16
Total	231	143	21	10	47	452

Safety

6.21 It is important to consider the proposed development's ability to create a safe environment in which residents and building users feel secure, so as to avoid accidents and promote mental wellbeing.

6.22 The layout of the development creates safe, accessible pedestrian and cycle routes which assists in creating a more permeable proposed development and provides a safe environment for all.

6.23 The central basement parking allows for an open grain at surface level to active frontages maximising natural surveillance of the streets and public open spaces. Along the streets, the houses and flats have active frontages with entrance doors and windows of living spaces facing the street.

6.24 A number of principles have been incorporated into the master planning and the building design to reduce crime based on Secured By Design principles. These include:

- Masterplanning Key Principles:
 - Well-lit vehicular and pedestrian routes designed to ensure that they are visually open, direct and will be well used.

- Entrance's locations in prominent landscaped spaces with clear access and overlooked.
 - Defensible planting to building frontages to provide a buffer between private and public spaces.
 - Building Design Key Principles:
 - Communal entrances to have entry locking systems.
 - Mail facilities located within entrance of block with individual lockers.
 - Within the block secure individual entrance doors with door viewers.
 - Access control to communal storage spaces such as cycle and refuse stores.
- 6.25 Therefore, it is considered that there would be a long term Minor Positive local impact.

Active Travel

Promoting walking and cycling

- 6.26 The cycle parking strategy across the scheme responds to the London Plan and Transport for London (TfL) requirements. Every 1 bed flat requires 1.5 cycle spaces and every other flat above this requires 2 parking spaces. 1 visitor parking space is required for every 40 homes.
- 6.27 A total of 886 secure cycle parking spaces (of which 714 Double Stack; 132 Sheffield Standards; 40 Cargo Spaces) will be provided for all uses in accordance with the London Plan requirements.
- 6.28 Long stay cycle parking facilities will be provided within the basement/ground floor of each block, providing a secure location for bike storage. There will be cycle stores within the flat blocks, individual cycle stores at houses and Sheffield stands along the central east west green link. The cycle parking will be provided in the following ratios:
- 5% accessible spaces (2.0m long but 1.0m wide)
 - 10% Sheffield stands spaces 1.0m apart
 - 85% 2-tier stands.
- 6.29 There will be Sheffield stands at the Community Centre and at the Makers Lab. Short stay cycle parking spaces would be provided in line with London Plan standards and integrated into the public realm.
- 6.30 The proposed street arrangement aims to minimise car movements and promote a safe, playable, community focused public realm. This will be done by reinstating an edge to the streets on Woodville and Ashburnham Roads, simplifying the road layout to prevent vehicle

- shortcuts through the site whilst enhancing pedestrian and cycle routes. The sites footpaths will link to a wider network of footpaths, encouraging active travel (cycling, walking and running).
- 6.31 The proposed development will provide new pedestrian and cyclist routes through the site including an east to west 'Green link', connecting the development to Ham Village Green and small park improving permeability within the site.
 - 6.32 The masterplan layout prioritises pedestrian and cycle movement promoting more sustainable forms of transport and Healthy Streets. The central green link will be a vehicle free landscaped space, except for emergency vehicles. A series of pedestrian friendly lanes accessed off Woodville Road and Ashburnham Road lead towards the central east west green link. Limited car parking is located on these lanes. The basement conceals parking from the public realm and allows the landscape to be optimised.
 - 6.33 Pedestrian routes will be predominately level or have a slight gradient of 0.7m from the north to the south of the site.
 - 6.34 The green pedestrian friendly streets promote a healthy safe north south connection through the proposed development, and into the new linear park and Village Green.

Connectivity

- 6.35 A range of amenities are located in close proximity to the site including the Grey Court secondary school, Meadlands primary school, St Richards with St Andrews Church of England primary school, a small supermarket, a parade of small shops and pubs, the Cassel Hospital, and St Richards C of E church. The majority of these are within a 5 minute walk. All are within a 20 minute cycle.
- 6.36 Pedestrian routes and access have been prioritised across the site. The lanes off Woodville Road and Ashburnham Road are pedestrian friendly to connect to the green link that cuts across the site.
- 6.37 The existing site's PTAL level is 1b out of 5 (5 being the highest level of accessibility).
- 6.38 TfL recommends a maximum walking distance of 640-metres for accessing local bus stops. The 371 bus has a stop along Ashburnham Road on the southern boundary of the site. This route runs between Kingston and Richmond Rail Station, and the service operates at 8-9 minute intervals during peak service hours. Bus routes K5 and 65 also operate in the vicinity of the site, providing connections to Richmond and Kingston.
- 6.39 There are no train stations within typical walking distance (800m). The closest railway station to the site is Richmond Railway and Underground Station, approximately 3km away, which is currently approximately a 20 minute journey on the 371 bus, an 11 minute drive

- by private car, or a 50 minute walk. Richmond Station is a National Rail station on the Waterloo to Reading Line (South Western Railway), District Line and North London lines. There is also a London Underground and London Overground station at Richmond Station, with the next station being Kew Gardens for both. All stations have step-free access.
- 6.40 This site is not within a Controlled Parking Zone (CPZ). Existing parking on site comprises 228 informal parking spaces and 47 garages.

Minimising car use

- 6.41 There are 228 informal existing car parking spaces and 47 existing garages on-site for 192 homes, the proposed development will provide a total of 287 car parking spaces for 452 homes.
- 6.42 The proposed development will provide a total of 287 car parking spaces at ground level and within an underground car park, and 30 spaces in private driveways to houses and 8 visitor spaces. There are 14 spaces for blue badge parking (3% of the homes). A further 32 spaces will be identified which have the potential to provide accessible parking in the future, should it be required. There will be 3 non-residential wheelchair parking spaces on site; 2 spaces will be for the Community Centre and 1 will be for the Makers Lab.
- 6.43 All of the spaces will have active/passive Electric Vehicle Charging Point (EVCP) provision. The proposed provision is in accordance with the London Plan 2021 minimum requirements.
- 6.44 The basement shall provide 238 parking spaces with step free access to all apartment front doors. Accessible parking is located closest to access points.
- 6.45 The reduction in the number of on-site car parking spaces accords with the aspirations of the New London Plan (March 2021), which aims to encourage future households to adopt sustainable travel patterns and behaviour for a multitude of journey purposes.
- 6.46 As there is a low PTAL rating of 1b, the site however is ideally located to promote active travel as opposed to car trips, which form the majority of trips (23%).
- 6.47 As part of the Travel Plan, the provision of Travel packs for new residents will also help to encourage the use of more sustainable transport instead of cars and help make residents more aware of the beneficial effects of cycling and walking. The target is to decrease the number of car trips by 5% over five years.

Healthy Streets

- 6.48 The proposed development will contribute to eight of the ten (3-10) TfL Healthy Streets Indicators. A Healthy Streets assessment of the five key routes identified from the Active Travel Zone was undertaken as part of the Transport Assessment Addendum.

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- 6.49 The ATZ assessment identified that the local routes are suitable in their current state; however, a number of minor maintenance measures and improvements have been identified which could be implemented by LBRuT as part of wider borough-led improvements to improve the routes.
- 6.50 Healthy Streets allows for more pedestrian and cycling – focused spaces and routes through the site.

Healthy Environment

Construction

- 6.51 Construction activity is likely to result in temporarily higher levels of dust, noise, vibration and traffic.
- 6.52 Best practice environmental management measures will be used during construction to ensure that environmental pollution as a result of construction work is kept to a minimum. This includes dust, noise, vibration and odours.
- 6.53 A Construction Management Plan and Construction Logistics Plan has been conditioned and is included in this application. This will ensure that construction practices minimise any potential negative impacts of the construction works. These documents will cover best practice procedures for air quality, noise, vibration and traffic management.
- 6.54 The Environmental Statement includes the construction mitigation measures for the proposed development for Air Quality (Chapter 5.0), Noise and Vibration (Chapter 6.0), Ground Conditions (Chapter 7.0) and Ecology (Chapter 8.0).

Air quality

- 6.55 An Air Quality Assessment was undertaken as part of the EIA (ES Chapter 5.0) to support the planning application in accordance with IAQM guidance. It considers the air quality impacts during the construction and operational phase of the proposed development.
- 6.56 The assessment identified that during the construction phase of the proposed development, there is the potential for dust and PM₁₀ emissions to occur during site activities, particularly during demolition activities. This potential has been assessed in accordance with GLA risk assessment methodology. Assuming good practice dust control measures are implemented, the residual potential air quality impacts from dust and PM₁₀ generated by construction, earthworks and trackout activities was predicted to be **Negligible**.
- 6.57 The risk will be mitigated further through the measures set out in Dust Management Plan, which will be implemented through the CEMP. These mitigation measures will include:

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- 6.58 The ADMS Roads model has been used to assess the operational impacts associated with the proposed development. This has shown that operational traffic associated with the development would have a **Negligible** impact on local air quality.
- 6.59 Future occupants of the proposed development would not be exposed to pollutant concentrations above the relevant objective levels, therefore the impact of the proposed development with regards new exposure to air quality is considered to be **Negligible**.
- 6.60 Traffic generated by the proposed development is predicted to have an **Insignificant** impact on N-deposition rates and airborne NO_x concentrations within the Richmond Park SSSI.
- 6.61 The assessment has taken into account the cumulative effects of other committed developments in the area. The cumulative impacts are therefore **Negligible**.

Noise and vibration

- 6.62 A Noise and Vibration Assessment (ES Chapter 6.0) has been prepared to assess the suitability of the site for residential occupation. This was based on baseline noise monitoring and informed by best practice guidance from BS8233:2014, British Standard 5228 1:2009+A1:2014 and WHO Guidelines.
- 6.63 The Noise Impact Assessment confirms that noise emissions from the proposed designs would remain below the specified background levels.
- 6.64 During the construction phase, mitigation measures have been recommended to control the impact of noise and vibration on the existing population. This will have a **Moderate Adverse (significant)** in the short term with the majority of activities being **Negligible (not significant)**.
- 6.65 During operation, acceptable internal residential noise levels will be achieved through mitigation in the form of insulated double glazing and attenuated ventilation. This will have a **Negligible (not significant)** impact.

Open space

- 6.66 The landscape proposals are influenced by both the natural planted character of Ham Lands Nature Reserve and Ham Village, blending this with more formal geometric interventions. The landscape creates a healthy, community focused place to live sustainably, work, play and socialise. The landscape will include:
- Courtyards (shared formal gardens) using formal orthogonal planting to create a series of landscaped garden rooms;

- A linear park through the centre of the site referencing the naturalistic character of Ham Village Green and the river setting;
 - Prioritising walking and cycling using the TfL Healthy Streets approach;
 - Pedestrian friendly streets that promote a health safe north south connection and into the linear park and village green;
 - Vertical greening using climbing plants along flank walls and vertical surfaces to provide nesting and feeding opportunities for wildlife; and
 - Rich and diverse planting in open spaces.
- 6.67 The community courtyards to the rear of the flat blocks allow for shared amenity spaces.
- 6.68 Roofs will maximise the potential for biodiverse green roof systems. These types of roofs will not be for general access and amenity. Instead, they focus on creating habitats for local plant and invertebrate life, aiding biodiversity across the scheme and generating a visually interesting landscape at the higher levels.
- 6.69 The proposals will see a net loss in Amenity Greenspace of 5,925m². However, the proposals include two additional types of open space not currently provided within Ham Close: Communal Courtyards (2,772m²) and Private Amenity Space (6,568m²), together providing 9,340m² of open space. The inclusion of these spaces provides a clear hierarchy of private and public space required by Policy 31 of the Local Plan. Overall, therefore, the proposal will result in an increase of 1,753m² of open space.
- 6.70 The quality of the proposed open space will be of a greater quality in comparison to the existing network of amenity lawns. This will benefit Ham Close residents and the local community.
- 6.71 No development is proposed on Ham Village Green. The new Community Centre sits outside of the Ham Village Green and therefore will have no negative impact on this space.
- 6.72 A Landscape Management Plan of the next five years for the open spaces, play spaces, and communal courtyards has been confirmed.

Play space

- 6.73 Enabling children and young people to be physically active is important for healthy growth.
- 6.74 In accordance with the Mayor London's SPG – Shaping Neighbourhoods: Play and Informal recreation, the total proposed play provision meets the GLA requirements. The breakdown is below:
- Under 5yrs: 1,232m² doorstep play provision provided within the Communal Gardens and Linear Park

- 5-11yrs: 868m², provision split between new on-site facilities and existing off-site facilities.
 - 512 m² equipped play space included within the Linear Park
 - 356 m² utilises the existing play space within Ham Village Green
 - 12-15yrs: 292m² utilises the existing play space within Ham Village Green
 - 16-17yrs: 154m² utilises the existing provision on Ham Village Green. This could extend to facilities in Riverside Drive, Ham Playing Fields and King George’s Field.
- 6.75 The courtyards will be integrated with soft landscaping of biodiverse planting and natural landscaping and will provide space for informal / natural play. Every home will have doorstep access to safe space for informal recreation and play under passive surveillance.
- 6.76 In the public realm, Linear Park, there will be designated play areas along the play trail with play furniture with active uses, such as climbing frames, seesaws and balance beam.
- 6.77 The proposed development includes the use of a perimeter strip of 670sqm of 15,377sqm playing field as part of the St Richard C of E primary school. This section of the field is not used as part of sports activity, and instead is left unmown for science and ecology classes to look at the fruit trees planted there six years ago.
- 6.78 Based on Department for Transport standards, the minimum area for playing fields for the school would be 9686sqm. Without this strip, this still leaves the school with 14,707sqm and in excess of the recommended area. The impact on the school’s sporting facilities according to the Playing Field Assessment and Sports England policy would be negligible.

Biodiversity

- 6.79 Access to nature and biodiversity can contribute to health and wellbeing through providing a relaxing environment and connection with the natural world.
- 6.80 An Ecology ES Chapter (Chapter 8.0) and Preliminary Ecological Appraisal have been prepared for the proposed development.
- 6.81 A Preliminary Ecological Appraisal walkover was conducted on the 8th and 14th September 2021 to survey the habitats present on the site. Habitats identified on site include buildings and hardstanding, modified grassland, scattered trees and introduced shrub. Building and hardstanding habitats are considered to be of limited ecological value. The habitats present have the potential to support the following notable species/species groups:
- Badgers;
 - Bats;
 - Birds; and

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- Hedgehogs.
- 6.82 The existing buildings and trees were assessed to determine their potential to support roosting bats. Bat emergence and re-entry surveys were undertaken between 21st and 29th September 2021 to confirm the current baseline. No roosting bats were recorded.
- 6.83 The following measures will be implemented:
- All retained habitats will be suitably protected from construction activity disturbance by appropriate fencing;
 - The root protection zone around trees shall be fenced off prior to commencement of works to ensure that roots are not damaged;
 - The potential of fuel and other spillages during construction will be minimised through rigorous development management, including a contingency plan, should an accident occur;
 - Any hazardous material used would be kept in dedicated stores, and storage tanks would have appropriate buildings;
 - Badger protection measures will be implemented across the construction site;
 - An updated bat scoping survey will be undertaken prior to commencement of works on Phase 2 and 3;
 - Artificial lighting will be minimised during construction;
 - The lighting installed will not create unnecessary light spill onto sensitive areas (e.g. Ham Village Green). There will be no uncontrolled lighting; the lighting will be switched off when not in use;
 - Landscaping proposals for the completed development included ecological enhancements such as, biodiverse living roofs, flower rich perennial planting, SuDS planting, wildflower grassland, green walls, integrated bird and bat boxes, stag beetle loggeries, and invertebrate habitat features; and
 - The clearance/demolition of the vegetation and buildings with nesting bird potential/confirmed nesting activity will be undertaken outside of nesting season or after a qualified ecologist has confirmed absence.
- 6.84 The mitigation and protection measures have been incorporated into the outline Construction Environmental Management Plan produced for the application. Detail of the compensation and enhancement measures have been incorporated into an Ecological Management Plan. Following the implementation of these measures, the proposed development will have an overall permanent positive impact for many ecological receptors and for local biodiversity. The Biodiversity Net Gain assessment demonstrates that there will
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be over a 30% total net increase in ecological value post development. This is significantly above the 10% requirement set out in the Environment Act.

Flood risk

- 6.85 Flooding can result in risks to physical and mental health. The stress of being flooded and cleaning up can have a significant impact on mental health and wellbeing. Therefore, it is important to ensure that any risk of flooding to the proposed development is being sufficiently managed and mitigation measures will be implemented to reduce any impact on the health of future and local residents.
- 6.86 According to the Environment Agency's (EA) Flood Map for Planning the site is located in Flood Zone 1 (low probability of flooding) of less than 1 in 1000 probability of the river flooding. Groundwater risk is mitigated by waterproofing the basement and using it for less vulnerable uses such as car parking and plant rooms. Other sources are deemed low risk.
- 6.87 A series of Sustainable Drainage System (SuDS) features (726.4m²) will be incorporated to capture rainwater before it enters the wider sewer network. Richly planted swales within the linear park, biodiverse roofs, permeable paving and formalised rain gardens within the streets, will maximise water retention and biodiversity. The drainage will be designed with an allowance for a 40% increase in rainfall intensity due to climate change for 100-year storms.

Overheating

- 6.88 Due to higher temperatures as a result of climate change, it is likely that the urban heat island effect will be intensified and result in discomfort and excess summer deaths amongst vulnerable people. Therefore, it is important to ensure that the proposed development is sufficiently managed and that appropriate measures are implemented as necessary to reduce any impact on overheating.
- 6.89 The risk has been investigated using the Chartered Institute of Building Services Engineers (CIBSE) TM59 methodology. The proposed development incorporates both passive and active design measures to mitigate the risk of overheating. These include improved building fabric, natural ventilation through fully openable windows, mechanical ventilation with heat recovery (MVHR) in all habitable rooms, and balconies and overhangs which can create shading.

Daylight, Sunlight and Overshadowing

- 6.90 Daylight, sunlight and overshadowing formed a key consideration throughout the original design process and previously led to changes in the layout and height of the proposed development to mitigate adverse impacts.

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- 6.91 The Daylight, Sunlight and Overshadowing assessment looked at the impacts on neighbouring properties on Woodville Road, Ashburnham Road, Mowbray Road and Sheridan Road, as well as within the proposed development too.
- 6.92 The results of the technical analysis show that any daylight or sunlight reductions to the surrounding residential properties are generally within the BRE guidelines, with 96% VSC (Vertical Sky Component) compliance; 95% NSL (No Sky Line) compliance; and 100% APSH (Annual Probable Sunlight Hour) compliance.
- 6.93 Within the proposed development, the kitchens are located away from windows and intended to be artificially lit, on the assurance that there are high levels of daylight in other living spaces, which it meets.
- 6.94 Outside, 30 of 31 communal amenity areas meeting the BRE Guidelines of 2 hours of sun on ground to over 50% of the assessed area. The space that falls short has 2 hours of sunlight on 39% of the area (instead of 50%) during the winter, but in the summer, this increases to 89%.
- 6.95 The south facing private gardens will have at least 2 hours of sun on ground in over 50% of the area, which meet BRE guidelines. One is at 48% and is acceptable for the urban environment. Gardens facing north however (29 of 42), are under BRE guidelines. It is assumed this is understood by the resident when choosing a north facing garden.
- 6.96 There is no impact on the Ham Village Green and this retains high levels of sunlight.
- 6.97 Overall, there is a Negligible impact on existing and new residents with regards to overshadowing as a result of the proposed development.

Vibrant Neighbourhoods

Healthcare services

- 6.98 The baseline condition identified 1 GP surgery within 1km of the Site with an average GP to patient ratio of 1 GP to 1,930 patients. This is above the best practice ratio of 1 GP to 1,800 patients. The proposed development is estimated to create a net additional population of 551 persons of which 71% are anticipated to register at Locke Road Surgery resulting in 391 additional patients. Combined with the current total of registered patients at Locke Road GP surgery, this would increase the average GP to patient ratio to 1,985 patients per GP. This is a 3% increase in the number of registered patients.
- 6.99 The current building and practice staffing levels are sufficient to support this population increase, subject to operational changes such amended opening hours and a continued shift towards telephone and online consultations.

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- 6.100 Seymour House is part of the Richmond Partners Primary Care Network and there is the expectation that the network of practices will accommodate a wider range of services in addition to core GP services. As the Lock Road site is constrained and operating at 100% room occupancy, the additional demand on these additional services will need to be kept under review.
- 6.101 Hounslow and Richmond Community Healthcare NHS Trust provide services from Ham Clinic but see no need to increase their current presence as part of the Ham Close redevelopment.
- 6.102 Given the need for Seymour House to provide a wider range of services beyond core GP services, it is considered that there would be a local **Minor Negative** impact in the long term. Therefore, it is recommended that this is mitigated through the provision of Section 106 Primary Healthcare Financial Contribution to enhance local primary healthcare capacity so that a wider range of services can be maintained at Seymour House.
- 6.103 The baseline assessment identified within a 1-mile radius of the site, that there are four dentists. Of these, one is confirmed to be currently accepting new NHS patients.
- 6.104 It is predicted that these dentists will have sufficient capacity to accommodate the 551 new residents for routine and urgent care.
- 6.105 Therefore, it is considered that there would be a long term **Negligible** impact.

Education

- 6.106 Access to education facilities at all ages is important for mental health in terms of self-esteem, job opportunities and future earning capacity.
- 6.107 Using the GLA population yield calculator and the accommodation mix, a child yield of 35 additional primary school pupils (aged 5-11) has been predicted. The Socio-economics ES Chapter identified that there is currently the capacity for 23 primary school pupils across the 3 primary schools identified. It is therefore deemed that there is insufficient capacity amongst local primary schools to accommodate the projected child yield from the proposed development and cumulative schemes identified in the Socio-economics ES Chapter.
- 6.108 The LB Richmond upon Thames School Place Planning Strategy identifies that the current primary school capacity in Ham, Petersham and Richmond Riverside ward will suffice. Mitigation will also be provided for primary and secondary schools in the form of local Community Infrastructure Levy (CIL) payments and some of this is likely to be allocated towards enhancing future primary school capacity.
- 6.109 The child yield estimated to be generated by the proposed development will have a long term **Minor Negative** impact on primary schools with this impact reducing to **Negligible** following CIL payments.

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- 6.110 Using the same method, a child yield of 17 has been predicted for 12-18 year olds from the proposed development. The Socio-economics ES Chapter identified that there is the capacity for 1,667 secondary school pupils across the 6 secondary schools identified. It is therefore deemed that there is likely to be sufficient capacity amongst local secondary schools to accommodate the projected child yield from the proposed development and cumulative schemes identified in the Socio-economics ES Chapter. However, there is only capacity for 5 pupils at the nearest school, Grey Court School.
- 6.111 Therefore, it is considered that there would be a long term **Minor Negative** impact on secondary schools which will be reduced to **Negligible** following CIL payments.
- 6.112 The child yield of the proposed development estimates that the proposals will result in a child yield of 50 children aged 0 to 4 years. According to the Department of Education's Childcare and Early Years Survey of Parents in England (2018), a total of 52% of pre-school children (aged 0 to 4) were likely to receive formal childcare. This includes day nurseries, nursery schools, nursery classes and playgroups or pre-schools. Therefore, the proposed development will bring forward 26 children who will require formal childcare places.
- 6.113 The baseline assessment identified 4 nurseries within a 1-mile radius of the proposed development. Assuming an average of 10% capacity at each nursery, it is anticipated that the 10 nurseries and preschools within 1-mile of the site could have capacity for 17 children.
- 6.114 Therefore, based on consideration of the data available, it is unlikely that these facilities will have capacity for the 26 children aged 0 to 4 years who would require formal childcare.
- 6.115 It is considered that there would be a long term **Minor Negative** impact on nurseries.

Access to social infrastructure

- 6.116 The additional population of 551 persons estimated to be brought forward by the proposed development has the potential to place additional pressure on existing community facilities and infrastructure.
- 6.117 The proposed development also includes re-provision of the community centre and 'Maker Lab'. The new facilities will be purpose built and larger than those that they replace. The table below indicates the relative floor areas of the existing and new facilities.

Table 6.2 Community Centre and Makers Lab

	Existing m ²	Proposed (GIA) m ²	Proposed (GEA) m ²	Proposed External Areas m ²
Community Centre	576	716	1179	183
Makers Lab	57	130	164	33

- 6.118 The new community centre will be a stand-alone building purposefully set apart from the housing element of the regeneration. The bespoke design aims to provide multifunctional rooms and spaces for a variety of activities. These can be used not only by the residents of Ham Close but also the wider community and specialist groups beyond Ham. The community centre will be located immediately opposite the existing bus stop and immediately next to the existing parade of shops, helping to improve the vitality and viability of these businesses through immediate footfall. The location was informed through resident and wider community consultation in 2017.
- 6.119 Alongside the needs of the existing Youth Centre, the new community centre will also re-provide and improve on the accommodation currently used by the body TAG (Youth club for disabled young people). The new centre will also be open for use by other community groups based locally in the area so that much of the accommodation within the centre will be multi-used and multi-occupied at different times of the day.
- 6.120 The Makers Labs will also be a stand-alone building re-providing the existing space on Site. The Makers Labs is a space for people with an interest in DIY and craft. The existing space includes computer facilities, electronics lab, laser cutting, 3D printing, CNC (computer numerical control) machinery, metal lathe, kitchen facilities and informal wood shop.
- 6.121 Ham Library is also located 100m southeast of the site. However, it is uncertain whether local library services are currently at their capacity given that this information is not publicly available and whether they would be able to provide for new residents. Local CIL payments will be used towards the expansion of existing library services.
- 6.122 Overall, it is considered that the proposed development would have a long term **Minor Positive** impact for Ham Close residents and the local community through the provision of community facilities.

Local employment and healthy workplaces

- 6.123 Unemployment generally leads to poverty, illness and a reduction in personal and social self-esteem. Access to employment and training opportunities, as well as job security, can greatly contribute to mental wellbeing.
- 6.124 Employment will be generated through the construction of the proposed development.
- 6.125 In order to ensure the increased construction employment from the proposed development has a beneficial impact on employment and skills at the local level, the following local employment and skills targets, based on the Planning Obligations SPD, are recommended to be secured through the Local Employment Agreement in the Section 106 Agreement:
- Provision of 40 jobs for local residents; and
 - Provision of 24 local apprenticeships.
- 6.126 Contractors will be required to provide the Council with regular monitoring data to demonstrate progress towards meeting the targets set out the in agreement.
- 6.127 These planning obligations will help to reduce local employment and training deprivation in LBRuT. This additional employment will have a temporary, local **Minor Positive** impact on the community.

Access to healthy food

- 6.128 Within the masterplan are five allotment plots in the private communal courtyards distributed across the site for the community to grow their own fruit and vegetables.
- 6.129 The site is within a suburban area with access to local amenities including cafes, small supermarkets, convenience stores and restaurants to the west of the site on Ashburnham Road. The nearest large supermarkets are Waitrose Richmond (2.7km northeast), Sainsburys Kingston (3km south) and Sainsburys Kingston (3.8km northeast).

Consultation

- 6.130 The community consultation carried out by Cratus on behalf of RHP and then Hill Housing (from 2021) began March 2015 and has been running consistently until February 2022.
- 6.131 Despite objectives of the consultation adapting and evolving over time, the core process has maintained engagement with the residents of Ham Close throughout.
- 6.132 Communication included door knocking, workshops, a community -focused website, drop-in sessions at various locations such as the Ham Fair or library in the afternoon and evening, monthly newsletters, surveys, meetings and posters on noticeboards. During the coronavirus lockdowns, and sessions 2020-2021, much of the activity was held outdoors and meetings held online. Some 1-2-1 sessions were held with Ham Close residents and Hill

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- Housing. There was a dedicated email address and telephone number for the community to use.
- 6.133 The community were asked to submit questions, and these became a list of FAQ's for 'Residents' and 'General' FAQ's on the scheme.
- 6.134 In 2016, the 'Stakeholder Reference Group' (SRG) was established to convene the views of Ham Close residents, neighbours and wider stakeholders in the regeneration project, and the Resident Engagement Panel (REP) in 2020.
- 6.135 In 2017, concerns were raised by the wider community about the population increase due to additional homes and the impact on surrounding social and public infrastructure.
- 6.136 In 2018, the boundary changed to include a section of St Richard's C of E primary school, and the responses from users of the school, teachers and neighbours was not a concern.
- 6.137 In 2020, there was a shortlist for a development partner and each one was present at a virtual meeting with the community to demonstrate their experience of regeneration and approach to community development. Hill Housing was later appointed.
- 6.138 The meetings in 2022 offered feedback on the concerns about transport and social infrastructure, and the measures in place to mitigate the impact, including the active travel strategy and upgraded community centre from architects WR-AP based on previous needs identified by the community and stakeholders using the space such as TAG, Richmond Maker Labs, and Achieving for Children who use the sports facilities.
- 6.139 Consultation in the latter months of 2022 included the masterplan and design features, landscape management and community centre. The residents have informed the proposals for planning.

7.0 CONCLUSIONS

- 7.1 The potential health impacts of the proposed development have been fully assessed against the NHS Healthy Urban Development Unit's 'HUDU Planning for Health - Healthy Urban Planning Checklist', which has enabled completion of the 'HUDU Planning for Health - Rapid Health Impact Assessment Tool'. This involved assessing the proposals against 51 criteria, with the full assessment available in Appendix 1.
- 7.2 Of the 51 criteria the proposed development has been assessed against, 48 have a positive impact on health, 1 a neutral impact, and 3 a negative impact.
- 7.3 Recommended enhancements to improve health outcomes have also been provided in this report where appropriate. Overall, the proposed development will generally have a very positive impact on the health of the future and local residents.
- 7.4 The report and associated appendix have demonstrated a clear review of the current baseline health conditions of the area, and assessed the proposed development and its associated health impacts accordingly. The outcomes demonstrate that the proposed development has incorporated many measures into the design to ensure its impact on health is as positive as possible throughout both the construction and operational phases. This therefore meets all identified policy requirements for production of an HIA as well as ensuring healthy lifestyles and healthier neighbourhoods are promoted.

APPENDIX 1: HUDU RAPID HIA TOOL



London Healthy Urban Development Unit

HUDU Planning for Health

Rapid Health Impact Assessment Matrix

Self-completion Form

October 2019

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NHS London Healthy Urban Development Unit

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

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HUDU Planning for Health

Rapid Health Impact Assessment Matrix – Self-completion Form

Introduction

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

The matrix does not identify all issues related to health and wellbeing, but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.

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

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

Name of assessor / organisation:

Name of project (plan or proposal):

Planning reference (if applicable):

Location of project:

Date of assessment:

1 Housing design and affordability

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

2 Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools and community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

3 Access to open space and nature

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

4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

5 Accessibility and active travel

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

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

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Has engagement and consultation been carried out with the local community and voluntary sector?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

7 Access to healthy food

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

8 Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

9 Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

10 Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal encourage recycling, including building materials?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

11 Climate change

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

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