

BRIDGES
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Bridges Healthcare (Richmond) Limited



RICHMOND INN

Health Impact Assessment
Greengage

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Project: Richmond Inn

Report: Health Impact Assessment

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1.0 INTRODUCTION

Greengage Environmental Ltd have been commissioned by Bridges Healthcare (Richmond) Limited (the 'Applicant') to undertake a Health Impact Assessment (HIA) in relation to a planning application for the redevelopment located at Richmond Inn, 50-56 Sheen Road, TW9 1UG in the London Borough of Richmond upon Thames.

The development proposals comprise:

Partial demolition and extension of Richmond Inn for Class C2 visitor accommodation providing care and physiotherapy-led rehabilitation, highways works, car and cycle parking, refuse storage, landscaping and other associated works.

This report will consider the potential health risks and benefits that would result from the Proposed Development.

2.0 SITE CONTEXT AND PROPOSED DEVELOPMENT

The Site covers an area of approximately 0.13 ha and is centred on National Grid Reference TQ183750, OS Co-ordinates 518334, 175007.

The Site comprises the existing Richmond Inn hotel building (with ancillary meeting rooms and lounges), an internal courtyard area and surface car parking, which is accessed from Sydney Road. The main visitor entrance is provided at Sheen Road. The Site was in use as a hotel until it closed in March 2020 as a result of the Covid-19 pandemic.

The Site is situated within the Sheen Road Conservation Area and, whilst the building is not statutorily listed, it is identified as a locally listed building (reference 82/00850/BTM) under the Council's local list (also known as a 'Building of Townscape Merit'). The Site is considered to mark the important junction of Sheen Road and Church Road, which are two key routes through this part of the borough. The east of the Site is bordered by residential housing and associated private gardens.

The development proposals comprise partial demolition, extension and refurbishment works to provide additional space to accommodate the new amenities and rehabilitation facilities.

The redevelopment of the site will involve the partial demolition and extension of Richmond Inn for Class C2 visitor accommodation providing care and physiotherapy-led rehabilitation, highways works, car and cycle parking, refuse storage, landscaping and other associated works.

3.0 METHODOLOGY

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.

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.

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

4.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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.'*

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).'

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.'

4.2 THE LONDON PLAN, 2021

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.

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.

Policy S2 Health and social care facilities. This policy states development proposals that support the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported and that new facilities should be easily accessible by public transport, cycling and walking. Boroughs should work the CCGs and other NHS organisations to understand the impact of service transformation plans on health infrastructure provision to maximise health and care outcomes.

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.

Policy D5 Inclusive design states that development plans should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities. They should be designed to provide high quality, people focused spaces, be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment, be able to be entered, used and exited safely and easily, and be designed to incorporate safe and dignified emergency evacuation for all building users. Design and Access Statements should include an inclusive design statement.

Policy E10 Visitor infrastructure states London's visitor economy and associated employment should be strengthened by enhancing and extending its attractions, inclusive access, visitor experience and management and supporting infrastructure, particularly in parts of outer London well-connected by public transport, taking into account the needs of business as well as leisure visitors.

4.3 LONDON BOROUGH OF RICHMOND UPON THAMES LOCAL PLAN (2018)

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.

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.

Policy LP 20 Climate Change Adaptation: The Council will promote and encourage development to be fully resilient to the future impacts of climate change in order to minimise vulnerability of people and property. New development should minimise the effects of overheating as well as minimise energy consumption in accordance with the cooling hierarchy.

Policy LP 28 Social and Community Infrastructure: Proposals for new social and community infrastructure will be supported where it provides an identified need and is of high quality and inclusive in design providing access for all.

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 community facilities, services and shops which encourage interaction;
- Access to local healthy food, for example allotments and community spaces;
- An inclusive development layout and public realm that considers the needs of all, including disabled people; and
- Active design which encouraged wellbeing and physical movement as part of everyday routines.

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.

4.4 LONDON BOROUGH OF RICHMOND UPON THAMES DRAFT LOCAL PLAN (2021)

The LBRuT Local Plan draft⁶ 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.

The draft Local Plan is currently out for consultation and carries very limited weight.

4.5 PLANNING OBLIGATIONS SPD (2020)

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

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

4.6 LBRUT HEALTH AND CARE PLAN (2019-2021)

'Live Well' Priority 1 of the Health and Care Plan (2019-2021)⁸ aims to support people to stay healthy and manage their long-term conditions. An aspect of this priority is proactive support for people with complex health and care needs by bringing health and care professions together around the individual.

Priority 1 also supports the culture for health and wellbeing by providing healthy working environments which support those working with long-term conditions, so that all health and care organisations have signed up to the Healthy Workplace Award.

The impact of these actions will be that people with complex health and care needs will receive joined up care and support to help manage their conditions. People with health needs will experience a better environment at health and care workplaces across the borough.

5.0 HEALTH PROFILE BASELINE

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.

The Proposed Development is located at Richmond Inn Hotel and is located within the London Borough of Richmond upon Thames (LB Richmond upon Thames).

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: Richmond Inn, 50-56 Sheen Road, Richmond, TW9 1UG
- Lower Layer Super Output Area (LSOA): Richmond Upon Thames 006B
- Site ward: South Richmond 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.

5.1 HEALTH PROFILE BASELINE

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.

Wherever possible, the health profile baseline of the local area has been compared to the wider local authority, regional, and national levels.

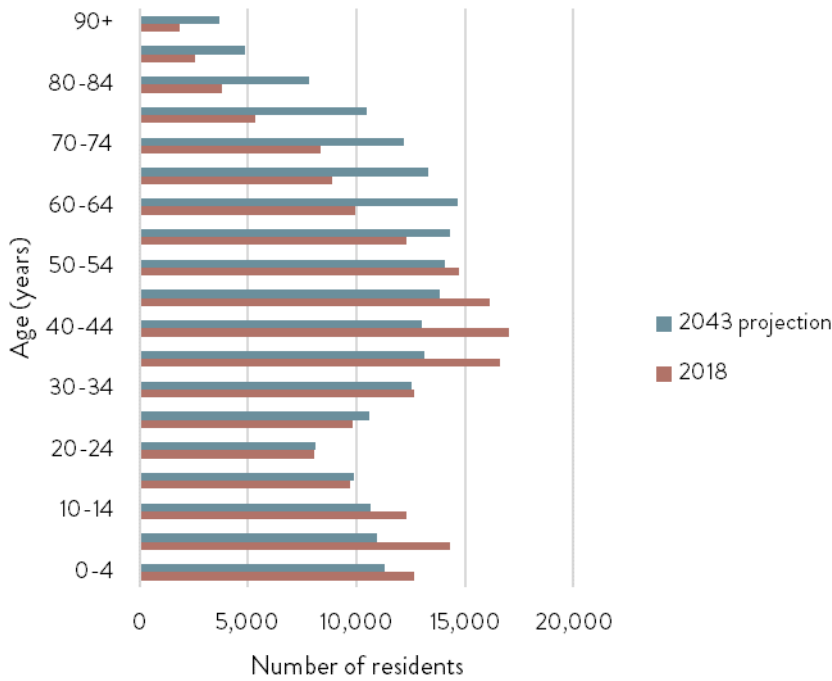
5.2 HEALTH PROFILE: POPULATION

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

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

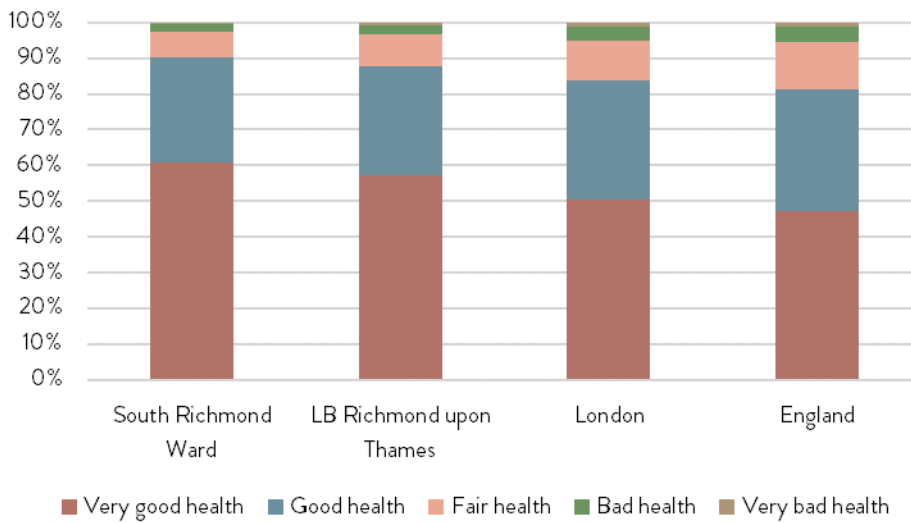


Source: ONS Population projections, 2018-based

According to the most recent published census data (2011 Census), 61% of residents in South Richmond ward are in ‘Very Good Health’ and 29.2% of residents are in ‘Good Health’¹¹. This is higher than in Richmond upon Thames where 57.3% of residents are in ‘Very Good Health’ and 30.5% are in ‘Good Health’. Only 0.6% of the ward’s population are in ‘Very Bad Health’ which is lower than the Richmond upon Thames average (0.9%).

Figure 5.2 below demonstrates the health profile in these areas compared to London and England.

Figure 5.2 General Health by Area



Source: 2011 Census

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. Figure 5.3 below 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)

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.

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).

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%).

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)

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% in 2019/2020.

According to the 2011 Census, 15.3% of residents in South Richmond ward reported a long-term illness or disability which is higher than the LB Richmond (11.5%) but lower than England (17.6%).

The proportion of residents aged over 65 years is 14% in Ham, Petersham and Richmond Riverside ward which is similar to the LB Richmond upon Thames average (15.6%)¹⁴.

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. The Age UK loneliness heat map identifies that the Site is located in a neighbourhood of 'Low risk' of loneliness for over 65s¹⁵.

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).

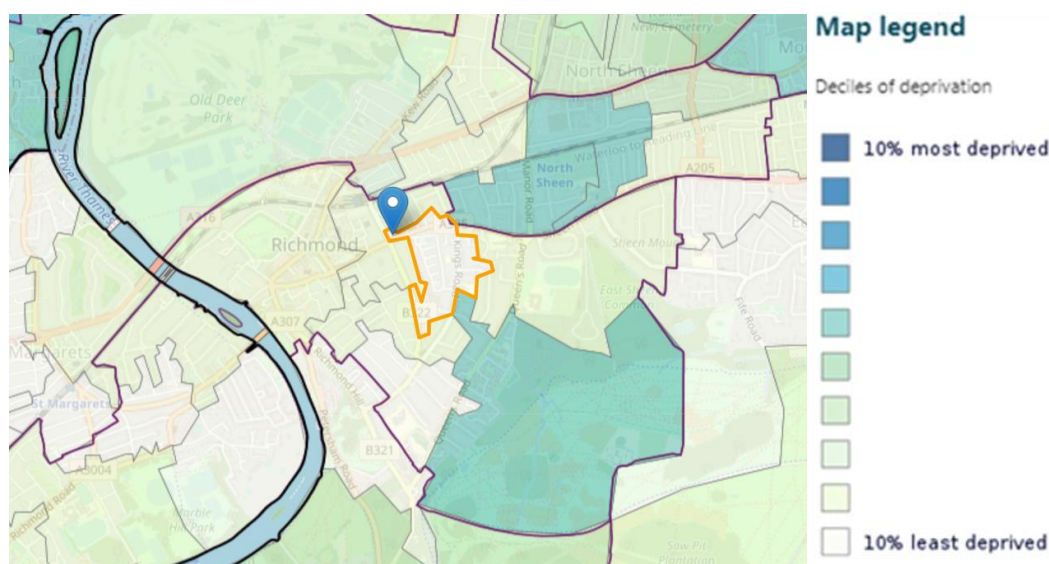
5.3 HEALTH PROFILE: AREA CONTEXT

Deprivation

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.

The Site is located within Richmond upon Thames 006B LSOA. According to the Indices of Deprivation Multiple Deprivation Domain (2019)¹⁸, the Site is within the 10% least 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 Figure 5.4.

Figure 5.4 Indices of Multiple Deprivation

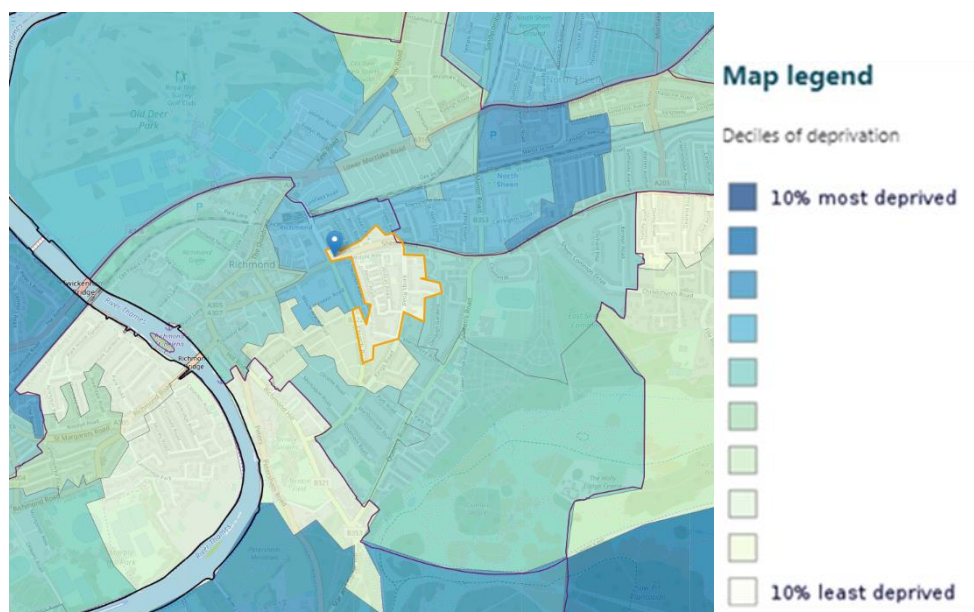


Source: Indices of Deprivation 2019

Richmond upon Thames 006B LSOA ranks within the 10% least deprived neighbourhoods in the country under the Income Deprivation Domain, Income Deprivation affecting Children Domain and Employment Deprivation Domain and Education, Skills and Training Domain. Under the Income Deprivation affecting older people domain, the Site is within the 40% least deprived areas in the country.

Richmond upon Thames 006B LSOA is also one of the 10% least deprived LSOAs nationally, based on the Health Deprivation and Disability Domain. This LSOA is one of the 30% least 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

Using the NHS search tool¹⁹, it was identified that there are 4 GP surgeries within a 1km walking distance of the Site using the postcode TW9 1UG. This is the distance recommended in the LB Richmond upon Thames Planning Obligations SPD. The nearby GP surgeries are summarised in Table 5.2 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?
Paradise Road Practice	0.3	0.3	2,575	8,583	Yes
Parkshot Medical Richmond	0.3	7.1	14,701	2,071	Yes
Seymour House Surgery	0.3	7.1	13,576	1,913	Yes
The Vineyard Surgery	0.5	4.7	6,766	1,440	Yes

Source: NHS Service search and NHS Digital

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. The average GP to patient ratio for these 4 surgeries is 1 GP to every 3,501 patients. Therefore, despite all four nearby GP surgeries accepting patients, the Vineyard Surgery, with a GP to patient ratio of 1,440 is the only GP surgery that meets the GMC best practice guidance.

Dental Surgeries

Within a 2km walk of the Site, there are 7 dentists. Of these, only one has been confirmed to be accepting new NHS patients, and 2 others will with referral from a dentist. This is summarised in the table below. Given that no new patient data was available for 4 of these dentists, their precise capacity is uncertain.

Table 5.3 Dentists within a 2km walk

Dentist	Walking Distance (km)	Accepting new NHS patients?
Michael T C Wong	0.2	No new patient data
Perfect Smile Surgery Ltd	0.3	Yes
Ark Dental Practice	0.3	Only with referral from a dentist
Bridge Dental Centre Ltd	1	No new patient data
Claremont Dental Practice	1.8	Only with referral from a dentist
Dental Expressions	1.8	No new patient data
Mr P S Panesar	1.8	No new patient data

Hospitals

Within 4km of the Site, there are 7 hospitals. Richmond Royal Hospital is the main provider of NHS mental health services in London boroughs of Kingston, Merton, Richmond, Sutton and Wandsworth. West Middlesex University Hospital and Queen Mary - St George's University Hospitals NHS Foundation Trust offer the widest array of services, including an accident and emergency department. Table 5.4 below shows these hospitals.

Table 5.4 Hospitals within 4km

Hospital	Distance (km)
Richmond Royal Hospital	0.5
West Middlesex University Hospital	2.3
Barnes Hospital	2.9
Priory Hospital Roehampton	3.2
Cassel Hospital	3.2
Clayponds Rehabilitation Hospital	3.7
Queen Mary - St George's University Hospitals NHS Foundation Trust	4

Pharmacies

Within 1km of the Site, there are 6 pharmacies. They all offer electronic prescription services.

Open Space

All distances to open spaces and play areas below are provided as walking distances based on GLA Guidance. There is an existing small, landscaped garden with shrubs, mature trees and grass, and courtyard space on the Site.

The Site is in close proximity to a number of open spaces within walking distance, including Richmond Green (480m west), Little Green (480m west), Old Deer Park (640m north west), Richmond Riverside (800m west), Pesthouse Common (800m west), Richmond Cemetery (960m south east), Cemetery Gardens (960m west) and Terrace Gardens (960m south west). Richmond Park is also 1.6km south of the Site (25 minute walk).

Nearby sports facilities include tennis courts, cricket pitch, rugby pitch, golf course, and a lido at Old Deer Park.

The Site is not located in an area of public open space deficiency in the LBRuT Local Plan.

The nearest equipped play areas are at Worple Way Play Area (160m east), and Old Deer Park Playground (800m north).

The nearest allotment is 960m south east of the Site at Queens Road Allotments.

Community Facilities and Leisure

The nearest library is Richmond Lending Library located less than 640m north of the Site.

The nearest leisure centre is Isleworth Leisure Centre, 2.9km west of the Site, on the western side of the Thames. This provides 2 indoor swimming pools, a large gym, health suite, café, outdoor courts (for tennis, football and netball) with flood lighting, two studios with sprung floors, indoor cycling and a library.

Footways and Cycleways

Existing pedestrian and cycle access to the Site can be made via access points along Sheen Road, Church Road and Sydney Road.

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 Richmond to Twickenham and Kingston in the south.

6.0 POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

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 A.

6.1 HEALTHY HOUSING

This part of the Healthy Urban Planning Checklist relates to residential development and is therefore not directly relevant to the proposed development, which is for an alternative form of visitor accommodation providing care and physiotherapy-led rehabilitation.

Notwithstanding this, some of the aspects do relate to the proposal in terms of design and this is set out below.

Healthy Design

The Proposed Development will provide a new 57-room visitor accommodation, providing care and physical rehabilitation to enable mobility and confidence. The visitor accommodation will provide the facilities and services typically associated with a 4-star hotel, including private bedrooms, restaurant, communal areas, and spa and wellness treatments. The facilities are supplemented with a specific focus on providing physiotherapy-led residential rehabilitation for guests recovering from injuries, surgeries or other medical conditions. Guests will have access to state-of-the-art facilities, such as hydrotherapy pools and specialist gym equipment, and to trained staff who will be available 24 hours a day to provide care, assistance and physiotherapy as needed.

The scheme will ensure a respectful approach to neighbouring properties, responding to overlooking and views. Buildings shall be shaped with consideration to their townscape and heritage impact, that connects to the surrounding neighbours to improve local connectivity.

The design of the proposed massing extension has been sensitively designed to minimise impacts on neighbours in terms of layout, massing and appearance. The application is submitted with a Daylight Sunlight Report prepared by Anstey Horne which demonstrates that all internal daylight sunlight standards are met, and the majority of gardens meet the target BRE requirement for sun on ground.

Accessible Accommodation

Due to the proposed use of the building (visitor accommodation providing care and physiotherapy facilities), internal access arrangements need to be of the highest level of accessibility for guests with reduced mobility. Inclusive and accessible design has been integrated into the design process and reflected in the proposed design. This includes accessible bedrooms and communal spaces and passing

space in the corridors. An Accessibility Statement was produced for the Proposed Development by Buro Happold Inclusive Design and is included in the Design and Access Statement.

The proposed use differs from a typical hotel in its operation as guest's movements will largely be limited to arrival and departure. No guest staying at the facility will drive themselves to the site and will rather be dropped off in a private vehicle. At the end of their stay, and depending on individual needs, leaving guests would either be picked up by a private car or taxi or may choose to use public transport services. Because of this, there is no requirement for car parking spaces to be provided for guests.

Due to the excellent accessibility of the site, staff and visitors would be encouraged to arrive by sustainable transport modes. Visitors would also be made aware of nearby car parks they could use if necessary. Where this is not feasible, visitors would be able to pre-book to use one of the two car parking spaces proposed as part of the development in order to ensure the spaces are used effectively at all times. Priority for use of the disabled parking space would be given to blue badge holders when spaces are booked, including any staff members.

Safety

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

The layout of the development creates safe, accessible pedestrian and cycle routes which assists in providing an overall safe environment for all. The reduce mobility of guests has been considered by the development proposal to create an accessible, safe design.

The building will be designed in line with Policy LP 10 of the adopted Local Plan, that detailed recommended acoustic requirements, ensuring minimal disruption throughout internal spaces, as well as air quality and light pollution parameters. These details will ensure the comfort of building users, enhancing their health and wellbeing.

Appropriate security measures will be adopted site wide, ensuring an appropriate level of safety is merged into the design, reducing the risk of crime, and ensuring building occupants can access all, and enhancing the wellbeing of users.

A fire evacuation strategy has been developed with the input of a fire consultant. The strategy meets building regulations, and London and Local Plan requirements.

- People with limited mobility do not need to a direct escape to the exterior but they need to be able to move from one compartment to the next.
- One fire compartment every 10 rooms.
- One refuge for each core.
- Alarms throughout the building.
- Lobby doors to stairs/lift (all on hold opens).

6.2 ACTIVE TRAVEL

Promoting Walking and Cycling

The Site benefits from being in proximity of a network of well-maintained footways. Footways are present along both sides of Sydney Road, Sheen Road and Church Road. These are generally wide and well surfaced, with tactile paving and dropped curbs provided at crossing points. There are numerous crossing points in the area. Further crossing points are present between the Site and Richmond town centre. Benches are present along this route, providing rest opportunities, addressing the Healthy Streets criteria.

Richmond town centre is circa 5-minutes' walk from the Site. Several shops are provided within a short walking distance for staff and visitors to use. Within a short walking distance, individuals can safely travel between the Site and local bus, underground, overground and rail services.

Sheen Road and Church Road both have cycle lanes and advanced stop lines at junctions. The cycle lane along Church Road extends to the A307 and therefore to Richmond Station. Individuals can use the routes near the Site to connect to the wider network of cycle routes across London.

Guests will also not arrive at the site via bicycle due to their limited mobility. Therefore, cycle parking is only provided for staff and visitors. This is in accordance with the cycle parking standards for a C2 Use as set out in the London Plan. Minimum standards for use class C2 require 1 long stay space per 5 FTE staff and 1 short stay space per 20 bedrooms.

Connectivity

A range of amenities are in close proximity to the Site, including the parade of shops including a bank, small supermarkets, restaurants, pubs and cafes, along Sheen Road and The Quadrant in Richmond town centre, Holy Trinity C of E Church, the Paradise Road GP Practice and Seymour House Surgery. The majority of these amenities are within a 10-minute walk. All are within a 5-minute cycle.

The Site has a PTAL of 6a, which is considered to be an 'excellent' level of access to public transport services. The closest bus stops to the Site are the 'Church Road' stops, located on Sheen Road (A305). These bus stops have flagpoles, timetabling information, and street lighting.

The closest railway station is Richmond Station which is located circa 0.5km (7 minute walk) north of the Site. Richmond station provides access to rail, underground and overground services.

Minimising Car Use

In response to feedback from the public consultation, two visitor car parking spaces will be provided on site, including a wheelchair accessible space. This is a significant improvement when compared to the existing scenario where 8 on-site car parking spaces are available.

Additionally, the Site is located within a CPZ where the majority of roads do not allow non-permit holder parking at any time. The Site is in proximity of several public car parks which visitors will be made aware of as part of the booking system. Therefore, there is limited potential for any overspill parking.

Guests will not drive to the Site. All guests will be dropped off in a private ambulance-type vehicle. Depending on individual needs, guests leaving at the end of their stay would be picked up by private car or taxi. Some guests may leave the Site and use one of the many public transport services available within walking distance.

Due to the location and excellent accessibility of the Site, staff and visitors would be encouraged to arrive by sustainable modes of transport. As above, staff and visitors would be able to pre-book the on-site car parking spaces, if they are unable to travel using sustainable transport modes or use one of the nearby car parks.

6.3 HEALTHY ENVIRONMENT

Construction

Construction activity is likely to result in temporarily higher levels of dust, noise, vibration, waste and traffic. 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.

An Outline Construction Management Plan has been included in this application. This will ensure that construction practices minimise any potential negative impacts. The document will cover the potential impacts of and mitigation measures for noise, vibration, dust/air quality, waste, water, traffic, storage of fuels and construction materials, pedestrian access, hazardous and contaminant materials, ecology, energy usage and views.

Air Quality

An Air Quality Assessment has been undertaken by Hoare Lea to support the planning application. It considers the air quality impacts during construction and operation of the Proposed Development.

Impacts to dust and PM₁₀ concentrations during the construction phase were assessed. Appropriate mitigation measures to minimise the impact have been identified and should be included within a dust management plan (for example through a planning condition). Following mitigation, the residual impacts of dust and PM₁₀ are expected to be insignificant.

A Site Suitability Assessment has concluded that there are expected to be no exceedances of the 1-hour mean NO₂ Air Quality Objectives at the Proposed Development. The Site is therefore considered suitable for use as a physiotherapy-led rehabilitation centre, without mitigation.

The Proposed Development will reduce traffic related emissions in comparison to the former Richmond Inn hotel. The Proposed Development's trip generation data shows that the Site's associated traffic will have an insignificant impact on local air quality. The Energy Strategy for the site is all electric and therefore, no combustion sources are proposed during operation and no local air quality impacts are anticipated. Overall, the operation phase of the Proposed Development is air quality neutral in regard to building emissions and transport emissions, in line with the London Plan Guidance Air Quality Neutral Consultation Draft.

Noise

A Noise Assessment has been prepared to assess the suitability of the site for the Proposed Development and to support the planning application. As the Proposed Development is for a physiotherapy-led rehabilitation centre with associated mechanical plant, it is both markedly noise sensitive and noise generating.

An acoustic survey has been carried out to quantify the sound climate in the area, which is primarily dictated by road traffic noise on local roads with some contributions from aircraft noise.

Building service plant noise limits have been derived to protect against adverse noise impacts at the nearby residential receptors. The noise limits derived are based on the results of the acoustic survey, British Standard BS 4142²⁰ guidance, and the preferences of LBRuT.

Minimum acoustic performance requirements for facades are specified to demonstrate that suitable internal noise levels can be achieved through suitable design.

Open Space

The principle focus of the proposed landscape design is to create a garden of sanctuary in the central semi-private courtyard. This space will be well planted and lush, providing a comfortable and relaxing place for guests and visitors to sit and socialise.

The courtyard is enclosed by a cloister walk, on two sides this is within the building, and on the south and east side it is formed externally by a pergola structure. The cloister walk will provide shelter and privacy from overlooking and accommodate scented climbing plants. The central courtyard is designed to make guests feel at ease, enable social interaction and build community ties.

The Applicant will be the operator of the Site and therefore be responsible for managing the landscaped courtyard.

Cycle stands are incorporated under the pergola structure adjacent to the bin store. Seating is provided under the pergola with an attractive outlook across the multi stem trees and planting.

The Site is not located in an area of public open space deficiency in the LB Richmond upon Thames Local Plan. The Site is in close proximity to a number of open spaces within walking distance, including Richmond Green (480m west), Little Green (480m west), Old Deer Park (640m north west), Richmond Riverside (800m west), Pesthouse Common (800m west), Richmond Cemetery (960m south east), Cemetery Gardens (960m west) and Terrace Gardens (960m south west). Richmond Park is also 1.6km south of the Site (25 minute walk). Given the proposed use of the development (visitor accommodation providing care and physiotherapy-led rehabilitation), there is no requirement for play space to be provided as part of the development.

Biodiversity

Access to nature and biodiversity can contribute to health and wellbeing through providing a relaxing environment and connection with the natural world.

A Preliminary Ecological Appraisal (PEA) walkover was conducted on the 16th of August 2021 to survey the protected species and habitats present on site. Habitats on site include scattered broadleaved trees, introduced shrub, species-poor hedge, buildings, and hardstanding. The habitats present have the potential to support bats and birds.

The existing buildings and trees were assessed to determine their potential to support roosting bats. Bat emergence and re-entry surveys were undertaken on 23rd August 2021 and 25th August 2021 and confirmed the likely absence of roosting bats in the building. Additionally, no foraging or commuting bat activity was recorded on Site at the time of survey. No mitigation measures in relation to roosting bats are required. However, in accordance with good practice and planning policy, measures to enhance the Site for roosting and foraging bats include:

- Bat sensitive lighting regimes following guidance from The Institute of Lighting Professionals and the Bat Conservation Trust.
- Provision of integrated bat boxes into the fabric of the new building and on the horse chestnut tree, if retained, suitable for summer roosting.
- Wildlife friendly landscaping to enhance the Site as a foraging and commuting resource, including provision of newly planted trees and shrubs.

Scattered trees on Site provide occasional suitable nesting habitat for a range of common and widespread bird species. Mitigation measures to ensure no individuals or active nests are harmed during the site clearance work include:

- Any clearance of any trees, buildings and shrub on Site is to be undertaken outside of the bird nesting season, or after a qualified ecologist has confirmed absence.
- Landscaping proposals should include native tree and shrub planting and bird boxes hung from retained trees.

Several invasive species were identified on site. Two of these species, Buddleia and cherry laurel, are listed in the London Invasive Species Initiative (LISI)²¹ and fall under category 3, having a high impact and requiring coordinated and extensive action to control/eradicate. It is important that these species are removed sensitively from the Site during clearance works and destroyed. Clearance should follow guidance from the LISI.

The enhancement of the biodiversity of this urban site is a key element of the landscape design proposals. Greening within the Site area, and the provision of permeable hard surfaces has resulted in the Urban Green Factor target of 0.3 being met, and slightly exceeded. Significant greening elements include:

- Predominantly permeable hard surfaces throughout.
- Flat roof to incorporate green roof substrates for extensive roof systems and attenuation.
- Hedge planting (both existing retained and proposed hedging) to the frontage.
- New tree species to be located in the engineered connected tree pits.

- Vertical greening through the planting of climbing plants to the boundaries, pergola and certain building elevations.
- Large areas of perennial and shrub planting to the courtyard and building perimeter.

Proposed habitat creation on Site includes 0.0262ha urban tree, 0.0167 extensive green roof, 0.0057ha façade-bound green wall, 0.0048ha other modified grassland and 0.0789ha developed land; sealed surface. The proposals stand to result in a net gain of 0.51 biodiversity units compared with pre-development value. This is equivalent to a total net increase of 389.86% in ecological value for habitats.

Flood Risk

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 that mitigation measures will be implemented to reduce any impact on the health of guests and staff.

According to the Environment Agency's (EA) Flood Map for Planning²², the Site is located in a Flood Zone 1 (low probability of flooding) of less than 1 in 1000 probability of flooding from rivers and the sea.

A Flood Risk Assessment has been completed for the Site. The report concludes that the Proposed Development is located in an area that is not subject to flooding from surface water runoff, groundwater, sewer failure or from artificial bodies. A review of all other potential sources of flooding has found the Site to be at low risk, providing a suitable drainage scheme is in place.

Overheating

Due to higher temperatures as a result of climate change, it is likely that the urban heat island effect will be intensified, resulting 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.

LBRuT's Local Plan Policy LP 20 (B) states new development should minimise the effects of overheating and minimise energy consumption in accordance with their cooling hierarchy. The Proposed Development demonstrates compliance with the cooling hierarchy through the following measures:

- The minimisation of heat generation through the specification of energy efficient ventilation systems, insulation on pipework and low energy lighting.
- The amount of heat energy entering the building will be reduced by the incorporation of energy efficient facades to the new building with appropriate portions of glazing, and glazing shading coefficient carefully selected to minimise solar gain in the summer, but also maximise solar gain in winter, on both the refurbished and new buildings.

- Building height of the new building has been maximised within the constraints of the overall building heights and massing.
- Passive ventilation (openable windows) has been incorporated within the Proposed Development. There will be a certain amount of natural ventilation through infiltration.
- Ventilation will be provided by Air Handling Units (AHUs) and Mechanical Ventilation with Heat Recovery (MVHR) units. These units will incorporate a summer by-pass, which will allow the unit to supply fresh air without heat being transferred from the extract air into the supply air.
- Active cooling is proposed to all occupied spaces, including main front of house circulation areas. However, the active cooling demand has been minimised in line with the cooling hierarchy.

6.4 VIBRANT NEIGHBOURHOODS

Consultation

The community consultation carried out by Eversleigh LLP on behalf of the Applicant began in March 2022. A Statement of Community Involvement has been produced for the Proposed Development. Consultation was carried out in accordance with national and regional policies and meets the specific requirements of LBRuT's comprehensive community engagement strategy²³. The core principles of the strategy ensure the consultation process has been:

- Meaningful;
- Clear and transparent;
- Responsive and visible; and
- Inclusive and accessible.

The aim was to consult a wide range of local stakeholders, including residents, businesses, community and resident groups, local medical groups (including local GPs and physiotherapists), and Ward Councillors in LBRuT.

The Stakeholder Consultation credits within the BREEAM assessment (Man 01) are targeted, which shows a commitment to ensuring the stakeholder consultations are undertaken and recorded in line with the criteria outlined in the BREEAM assessment.

A briefing session was offered to South Richmond ward Councillors and other identified local groups and stakeholders on the 7th of March 2022. Attendees included The Richmond Society and four Councillors.

More than 1100 residents and businesses received a newsletter on the 10th of March 2022 inviting them to attend two events at the current Site to view full proposals and have their questions answered, face to face, by members of the project team. The newsletter also included a FREEPOST address and dedicated email address that have been created to encourage and facilitate community feedback and allow the project team to respond to questions directly.

An advertisement promoting the two public consultation events was placed in The Richmond and Twickenham Times on the 17th of March 2022. The newspaper has a readership of approximately 20,900 per month. Both the newsletter and newspaper advert included details of the project's dedicated community hub website - 50-56sheenroad.co.uk, where residents can view the proposed plans, leave online feedback and complete a survey.

On the 23rd of March 2022, a meeting with The Richmond Society and the project team was held. This was open to all The Richmond Society members, administrators, and readers. The following topics were discussed in the meeting:

- Funding of guest stays;
- Number of staff (typically working at the accommodation at any one time);
- Will local residents receive any preferential rates or 'day' access; and
- On-site parking / Bicycle bays for staff, guests, and visitors.

The two public events were held at Richmond Inn Hotel on the evening of the 24th and the morning of the 26th of March 2022. Residents and businesses were invited to review the plans, meet the project team, and share their views and feedback.

The Community Hub website went live on the 26th of March 2022, hosting full plans, a survey and a feedback function. The website aims to reach the local community and residents who could not attend the workshops.

In total, the Applicant received 17 written responses from residents, 12 by way of online feedback forms and survey, and 5 hard copies submitted at consultation events. Feedback was generally positive and in support of the Proposed Development.

The main concern raised by Sydney Road and Sheen Road residents was the potential for an increase in traffic and constraints on parking and vehicular access, as a result of the Proposed Development. The Applicant's response to these concerns explained how guests are anticipated to be dropped off at the Site by the concierge service or friends and family. An on site drop off bay is located on Sydney Road. All guest drop off and pickups will be scheduled outside of rush hour traffic.

In response to the public consultation feedback, the proposals now include two car parking spaces on-site which will be available for visitors and staff to pre-book ahead of visiting the site. All visitors and staff will be informed that on site parking is limited and be advised to use the two nearby private car parks, both within a 3-6 minute walk. A separate consultation event was held with Sydney Road residents at the Richmond Inn Hotel on the 5th of May with members of the project team to discuss the Highways matters in more detail.

Further findings of the public consultation process can be found in the Statement of Community Involvement produced for the Proposed Development.

Social Infrastructure

The nearest library is Richmond Lending Library located less than 640m north of the Site.

The nearest leisure centre is Isleworth Leisure Centre, 2.9km west of the Site, on the western side of the Thames. This provides 2 indoor swimming pools, a large gym, health suite, café, outdoor courts (for tennis, football and netball) with flood lighting, two studios with sprung floors, indoor cycling and a library.

Given the proposed use of the Site (visitor accommodation providing care and physiotherapy-led rehabilitation), it is unlikely that guests will use local social infrastructure.

Social Value

The development will be designed so that guests can get to and move through the Site on equal terms regardless of age, disability, and ethnicity or social grouping.

The scheme will ensure a respectful approach to neighbouring properties, responding to overlooking and views. Buildings have been shaped with consideration to their townscape and heritage impact, that connects to the surrounding neighbours to improve local connectivity.

The Social Value and Inclusive Design elements for the Proposed Development are in line with the adopted LBRuT Local Plan Policy LP30 which prioritises the health and wellbeing of building users.

The Proposed Development will provide key health benefits to its guests and reduce pressure on local NHS services by:

- Reducing the recovery time for guests and aiding their long-term recovery;
- Shortening the length of hospital stays, which will in turn reduce pressure on hospital beds and free up space for those most in need;
- Providing a suitable visitor accommodation centre close to friends and family;
- Responding to identified needs for this type of physiotherapy-led rehabilitation;
- Attracting a broader range of visitors to LBRuT as the proposed centre has the potential to become a designation in its own right, due to the unique offering and lack of options in other regions in the UK;
- Providing state-of-the-art physiotherapy facilities and services specifically tailored to visitor needs, avoiding guests trying to recuperate within their homes which are not suitably adapted to their needs.

Guests are staying within a safe environment with specialised care from professionals available 24-hours a day and are therefore more likely to achieve their maximum potential recovery and regain their previous levels of physical activity.

Healthcare Services

The baseline condition identified 4 GP surgeries with 1km of the Site, with an average GP to patient ratio of 1 GP to 3,501 patients. Despite all surgeries accepting new patients the Vineyard Surgery, with a GP to patient ratio of 1,440 is the only GP surgery that meets the GMC best practice guidance.

The centre's guests are temporary residents and therefore unlikely to register at and use local GP services. The impact on GP services is proposed to be negligible.

The physiotherapy-led rehabilitation centre provides a healthcare service through its visitor accommodation with a focus on health and wellbeing, catering to enable mobility and confidence. The Proposed Development is aiming to make a positive contribution to the healthcare and wellness tourism in LBRuT.

Local Employment and Healthy Workplaces

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.

The principle planning benefit of visitor accommodation is the contribution it makes to the local economy. The proposed development will result in a greater number of jobs when compared with a typical hotel and the existing Richmond Inn. This includes additional jobs in the construction sector as a result of the proposed design amendments and refurbishment works.

The jobs created by the proposed development will be higher skilled and higher paid, compared to the jobs associated with existing Richmond Inn. There will also be additional training opportunities associated with the proposed development for the specialist care and physiotherapist jobs.

Occupancy of the proposed development is likely to be consistent and year-round, in comparison to a 'typical' hotel where occupancy is seasonal, providing secure occupation. The proposed development would continue to generate spend in the local area, including spending by visitors of guests staying at the accommodation and by staff who will work at the visitor accommodation, as a knock-on result of the generation of local wages and increased demand for local suppliers. This represents a benefit over and above the existing Richmond Inn which is currently closed and therefore not generating any spend or jobs in the local area. Further detail of the proposed job creation is included within the Planning Statement.

It is required, due on the size of the development, that jobs, training and apprenticeships are provided in the construction and operation phases of the Site, based on the LBRuT Planning Obligations SPD²⁴. This will be secured as part of the s106 Legal Agreement.

Access to Healthy Food

The proposed on site dining facilities will cater for guests.

The Site is within an urban area with access to local amenities includes cafes, restaurants, small supermarkets, large supermarkets, and convenience stores for staff and the guest's visitors to use. The nearest large supermarkets are Waitrose Richmond 0.3km west and Sainsburys 1.3km northeast. There is also a Whole Foods Market 0.3km west.

The nearest allotment is 960m southeast of the Site at Queens Road Allotments.

7.0 CONCLUSIONS

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 A.

Of the 51 criteria the Proposed Development has been assessed against, 36 are relevant to the Proposed Development. Of these, 32 have a positive impact on health and 4 a neutral impact

Recommended enhancements to improve health outcomes have also been provided in this report where appropriate. Overall, the Proposed Development will generally have a positive impact on the health of the future Site users and local residents.

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 A HUDU RAPID HIA MATRIX



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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