

HEALTH IMPACT ASSESSMENT

St Clare Business Park and 7-11 Windmill Road, Hampton Hill,
London, TW12

25996
St Clare
July 2022

REPORT

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Prepared by:

RPS

Nasrin Sayyed
Senior Planner

20 Farringdon Street
London, EC4A 4AB

T +44 20 3691 0500
E nasrin.sayyed@rpsgroup.com

Prepared for:

Notting Hill Home Ownership Ltd

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Healthy Urban Planning Checklist (April 2017)

1 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) is submitted on behalf of Notting Hill Home Ownership Ltd (“The Applicant”), a Notting Hill Genesis entity, to support a full planning application for the redevelopment of St Clare Business Park and 7-11 Windmill Road, Hampton Hill, London, TW12 (“the Site”) to provide a mixed use development.
- 1.2 The proposed development is for:
“Demolition of existing buildings and erection of 1no. mixed use building between three and five storeys plus basement in height, comprising 98no. residential flats (Class C3) and 1,172sq.m of commercial floorspace (Class E); 1no. three storey building comprising 893sq.m of commercial floorspace (Class E); 14no. residential houses (Class C3); and, associated access, external landscaping and car parking.”
- 1.3 The site is located at the rear of the residential dwellings fronting Holly Road to the north and the rear of the properties fronting Windmill Road and includes 7-11 Windmill Road. Hampton High Street is located some 75m east of the site. There are railway tracks situated to the west of the of the site, whereas to the east is a mix of commercial and residential properties.
- 1.4 The site can be accessed via a single lane from Holly Road. The ground level decreases at the western part of the site towards the railway, which forms the western boundary. The railway is in a cutting below the surrounding ground level and a steep vegetated bank separates it from the site, along with a bank of trees.
- 1.5 The site is comprised of St Clare Business Park and 7-11 Windmill Road, which are partly in use as a collection of offices (Class E), light industrial buildings (Class E) and storage buildings (Class B8). Whilst LBRT’s Local Plan designates St Clare Business park as a Locally Important Industrial Land and Business Park (LIILBP); it is also located within the designated Area of Mixed Use, which is part of the Hampton Hill Local Centre. The eastern boundary of the adjoins to the High Street (Hampton Hill) Conservation Area.
- 1.6 This report has been prepared in direct response to the requirements of policy GG3 (Creating a health city) of The London Plan (2021) and policy LP30 (Health and wellbeing) of the London Borough of Richmond Upon Thames’s (LBRT) Local Plan (2018), which states that the impacts of major development proposals on the health and wellbeing of communities should be considered through a Health Impact Assessment.
- 1.7 This Assessment identifies the impacts of the proposed development on the health and wellbeing of communities and demonstrates how the proposed development has been designed and will be constructed and managed in ways that improve and provide healthy lifestyles to assist in reducing health inequalities.
- 1.8 This Assessment should be read in conjunction with the accompanying drawings, together with the Design and Access Statement and supporting technical assessments.
- 1.9 The remainder of this Assessment is structured as follows:
- Section 2 provides an overview of the London Borough of Richmond Upon Thames’ profile;
 - Section 3 provides a detailed health impact assessment; and
 - Section 4 sets out the conclusions.

2 BOROUGH PROFILE

- 2.1 The following information for the Borough has been obtained predominantly from DataRich, a free and open website to access local data relevant to the LBRT. The website brings together a collection of data from nationally recognised sources, across several themes to provide a full overview of the borough and how it compares locally and nationally.
- 2.2 LBRT covers over 22 square miles of London's western suburbs.
- 2.3 The Borough's projected population was circa 198,141 in 2020. Approximately 23% of the borough's population were projected to be aged 0-17 and 16% were projected to be aged 65+ in 2020. This means that approximately 61% of the population were projected to be aged 18-64 in 2020.
- 2.4 The employment rate recorded in 2021 was 73.8%, which is just 1% lower than the employment rate of 74.8% of London as a whole.
- 2.5 The 2020 Greater London Authority data showed that the Borough's population had a predominance of White British residents of 65.9%. The projected Black, Asian and Mixed Ethnicity (BAME) was 16.2% in 2020.
- 2.6 The Borough life expectancy at birth for males was 70.2 years in 2018-2020 whereas, it was 68.9 years for females. In 2011, 0.8% of the population were recorded to have "very bad health".
- 2.7 Data from the 2021 Valuation Office Agency showed that 41% of the dwellings in the Borough were flats / maisonettes, followed by 29% being terraced homes.
- 2.8 The site is located within the Fulwell and Hampton Hill ward, which had a projected population of 10,700 in 2020. The 2011 Census showed that 42% of the properties within Fulwell and Hampton Hill were owned with a mortgage or loan, followed by 29.6% being owned outright.
- 2.9 The Council's Community Plan 2016 - 2020 has set out the following 'Visions' contained in the LBRT Local Plan (2018):
- *People will lead happy lives and are able to enjoy life, with opportunities to learn, develop and fulfil their potential;*
 - *People can live as independently as possible in the local community and feel empowered to take responsibility for their health and wellbeing, and plan for their future;*
 - *People feel safe, are respected, and valued, and able to contribute to their communities and where diversity is celebrated;*
 - *The local character of the environment is protected, and new development is high quality and compatible with local character, meets people's needs and provides opportunities for all; and*
 - *Our towns and local centres are attractive, viable for businesses and contribute positively to the quality of life for residents and visitors*

3 HEALTH IMPACT ASSESSMENT

Planning Policy Context

- 3.1 London Plan (2021), policy GG3 (Creating a healthy city) requires developments to contribute to improving health, which includes providing access to green space, recreation, and sports facilities. New developments should also ensure that they are well-insulated to avoid health problems associated with damp, heat and cold. The policy states that those involved in planning and development must assess the potential impacts of developments in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments.
- 3.2 Policy LP30 (Health and wellbeing) of the LBRT Local Plan (2018) states that planning can play a crucial role in creating environments that enhance people's health and wellbeing. The policy requires that a Health Impact Assessment is submitted for all major applications and adds that the Council will support developments that encourages:
- Sustainable modes of travel;
 - Access to green infrastructure;
 - Access to local community facilities;
 - Access to local healthy food;
 - Access to toilet facilities;
 - An inclusive development layout; and
 - Active design.
- 3.3 The supporting text of Policy LP 30 states at paragraph 8.3.12 that a *"HIA should assess the health impacts of a development, identifying mitigation measures for any potential negative impacts as well as measures for enhancing any potential positive impacts"*.
- 3.4 The Council's guidance on the preparation of HIAs – 'Guidance on Health Impact Assessment' (2017) requires the submission of an HIA for all major developments in Richmond. The Guidance states that *"the level of detailed required will be dependent on the scale of the development and/or type of development. A HIA should not only identify potential harms to be mitigated such as the impact on healthcare provision, air pollution, construction etc, but also identify and support positive aspects of the development such as active design, adaptability of homes, and play space..."*
- 3.5 The Council's Guidance also refers to the Healthy Urban Planning Checklist (HUPC), which seeks to provide a broad overview of potential health impacts for consideration. The HUPC (April 2017) published by the London Healthy Urban Development Unit sets out a list of health and wellbeing issues in terms of healthy housing, active travel, healthy environment, and vibrant neighbourhoods.
- 3.6 The HUPC checklist (**Appendix 1**) has been completed and appended at the end of this Assessment, and the proposed development has been assessed against the relevant criteria. The HUPC checklist refers to superseded London Plan (2016) and, where relevant, the adopted London Plan (2021) policies are outlined.

The Proposed Development

- 3.7 As highlighted within Local Plan policy LP30, the Council will support developments which encourage the seven points outlined within paragraph 3.2 above. The following section will identify how the proposed development will assist, directly or indirectly to addressing each of the health factors as stated in the LBRT Local Plan Policy LP30.

Sustainable Modes of Travel

- 3.8 Whilst the Site has Public Transport Accessibility Levels (PTAL) rating of predominantly 2, it is yet located within easy walking distance to a number of bus stops situated on the High Street. Bus

stops on the High Street are situated some 75m-95 east of the site, providing two way connections.

- 3.9 Bus services 285, R68 and R70 are accessible from the High Street, which connects the site to and between Heathrow Airport – Kingston; Hampton Court - Kew Retail Park; and Hampton - Richmond, Manor Circus respectively.
- 3.10 The nearest train station is Fulwell, situated some 1.05km to the north-east of the site, providing the South Western Railway service, which connects the site to Shepperton and London Waterloo.
- 3.11 The proposed development will provide a total of 200 secured long-stay cycle spaces for the future residents, provided to the residential dwellings and a total of 16 secured long-stay cycle spaces provided to the commercial use. This would allow future occupiers to access the train station, if required, in a sustainable form of transport. Additionally, 46 short stay cycle spaces will be provide which visitors can benefit from. The cycle spaces have been designed and are in accordance with the London Plan cycle parking standards.
- 3.12 In addition to this, the Site benefits from a cycle route located some 0.5km east of the site, at Bushy Park, which provides connectivity to other area of the Borough to the north.
- 3.13 The existing Site is accessible to public transport and local amenities situated on the High Street and also fragmented in the surrounding area within easy walking distance, therefore promoting sustainable means of travel including walking and cycling.
- 3.14 The proposed development will therefore support and encourage the use of sustainable travel through walking, cycling, and utilising public transport facilities.

Access to Green Infrastructure

- 3.15 There are four parks located within Fulwell and Hampton Hill. This includes Alpha Road Gardens, Holly Road Recreation Ground, Pantile Bridge and Strawberry Woods.
- 3.16 The Site benefits from excellent access to Bushy Park, located at a walking distance, some 0.5km east of the site. Bushy Park not only provides open space but also includes a variety of leisure, recreation and play facilities to encourage physical activity and therefore improving general health and fitness. Some of the amenities available at Bushy Park are as follows:
- Hampton Pool – outdoor all year round pool which includes changing facilities and a shallow pool for young children;
 - Water Gardens;
 - Bushy Park Tennis Club; and
 - Diana Fountain
- 3.17 Additionally, the Hampton Court Park adjoins Bushy Park from the south-west. Hampton Court Park also provides a number of recreational and sport activities as it contains the Hampton Court Palace Golf Club, Hampton Royal Tennis Court, and Hampton Court Model Yacht Club.
- 3.18 Holly Road Recreation Ground is located along Holly Road, to the west of the site.
- 3.19 The Fulwell Golf Club is located some 0.9km north of the site.
- 3.20 The River Thames is situated some 1.4km south of the site and a number of water recreational activities could be accessed from here, including the Hampton Sailing Club.
- 3.21 The Site is considered to be situated within one of the prime locations in Richmond providing convenient access to open space and recreational activities. As such, the proposed development will encourage the use and access to green infrastructure located near the site.

Access to Local Community Facilities

- 3.22 “Local Community Facilities” can be defined in a number of ways. This section deals with access to those services which are relatively essential to everyday living. For example, this includes, but not limited to, health care facilities, libraries, community centres, schools and educational institutions and religious worship places.

- 3.23 A number of community facilities are located within the vicinity of the site which can be easily accessed via a short walking distance.
- 3.24 In terms of health care / GP facilities, the Hampton Hill Medical Centre, located at 94-102 High Street is the nearest GP to the site. The Broad Lane Surgery is located at 71 Broad Street, which is situated some 0.7km south-west of the site.
- 3.25 A Bupa Dental Care centre is located at 127-129 High Street and Bushy Dental Practice and Diamond Dental Lab are situated some 0.17km and 0.25km south of the site respectively on the High Street.
- 3.26 With regards to libraries, Hampton Hill Library is located at 68 High Street, whereas the Hampton Library is located some 1.44km south-west of the site.
- 3.27 The Greenwood Community Centre is located just to the west of the railway tracks, on School Road.
- 3.28 In terms of education facilities, the following primary / secondary and nurseries are located within a walking distance from the site:
- Ivy Tree Nursery Ltd – located some 0.11km south-east of the site on High Street;
 - Hampton Hill Junior School – located some 0.12km north-west of the site;
 - Greenacres Day Nursery School Ltd – located some 0.15km north-east of the site on High Street;
 - Clarence House Preparatory School – located some 0.25km north-east of the site on High Street;
 - Carlisle Infant School – located some 0.3km south-west of the site;
 - The Lady Eleanor Holles Junior School – located some 0.65km north-west of the site;
 - Hampton Academy – located some 0.9km west of the site; and
 - Hampton Pre-prep School – located some 0.93km south-west of the site;
- 3.29 There is also a wide range of religious worship places near the site, which includes the Hampton Hill Spiritualist Church located at Angel Close just north of the site, off Windmill Road; St James's Church, Hampton Hill is located some 0.5km north-west of the site; and The Hampton Hill United Reform Church is located only 0.12km south-east of the site on the High Street.
- 3.30 The Goddess Temple Twickenham is located some 3.14km north-east of the site.
- 3.31 The Site therefore has good access to local community facilities which encourage opportunities for social interaction and physical activities.

Access to Local Healthy Food

- 3.32 As noted previously above, the Site is located in close proximity to the High Street, which offers a wide range of shops and facilities including convenience stores, including Sainsbury's Local and Tesco Express. In addition, there are local farmers' markets held regularly at Hampton and Twickenham.
- 3.33 The Bushy Park allotment is located some 0.32km south-east of the site. This would allow future residents can therefore have access to local produced food and/or grow their own food at allotments which would have positive effects on physical and mental wellbeing.

Access to Toilet Facilities

- 3.34 The Council's Community Toilet Scheme enables local businesses, i.e., pubs, restaurants, and shops, to work together with the Council to make more clean, safe, and accessible toilets available to the public.
- 3.35 There are currently 48 premises which are open and taking part in the scheme and the participating premises are expected to rise in the future. All premises are displayed with the "Community Toilet Scheme" stickers on their window to show their participation.

- 3.36 There are several toilet facilities which are open to all in the nearby area, including those located within Hampton Hill Library.

Inclusive Development Layout

- 3.37 The proposed development encompasses high quality design, layout and has been designed to include features to maximise accessibility and make best use of the site context in terms of maximising daylight and sunlight to the proposed development.

Residential Space – Block 1 and Houses

- 3.38 All residential units within Block 1 and the houses have been designed to meet the London Plan internal and amenity space standards.
- 3.39 The residential units in Block 1 will be accessed via four cores, which all have lifts. Entrances to all residential cores will be marked by white stone effect frames and will therefore be clearly legible. The houses will be directly accessed from ground level.
- 3.40 The proposed development complies with policy LP35 (Housing mix and standards) of the LBRT Local Plan (2018) and policy D7 (Accessible housing) of the London Plan 2021 to meet the required 10% wheelchair accessible units. A total of 11 wheelchair accessible flats will be provided on the first floor within Block 1, which comply with Building Regulations Part M4(3). Each wheelchair unit will vary from comprise of 61.2sqm-63.9sqm (GIA).
- 3.41 The proposals will provide a total of 112 residential units with a mix of one, two and three bedrooms. 20 residential units will be 3-bed family homes, of which 6 units will be provided within the block 1 and all of the 14 houses will be 3-bed units. The scheme will provide 18%, 3-bed family homes, which accords with the London Plan (2021) policy H10 (Housing mix) and LBRT Local Plan (2018) policy LP35 (Housing mix and standards), which both highlights the importance of providing family housing and LBRT.
- 3.42 The proposed residential units will provide private amenity space in the form of balconies and the podium located on the first floor of block 1.

Commercial Space

- 3.43 The commercial block will provide workshop units and studios on the ground floor; co-working and studio spaces on the first floor; and office with meeting rooms on the second floor. The commercial block has been designed to provide flexible office workspace and shared facilities and services, targeting small businesses. Flexible office space has emerged as one of the key needs post outbreak of Covid-19 and as such, the commercial space would fully support the current economic circumstances, providing cost-effective units which are in increase demand.

Active Design

- 3.44 LBRT Local Plan (2018) policy LP30 (Health and wellbeing) supports active design which encourages wellbeing and greater physical movement as part of everyday routines.
- 3.45 The proposal has been designed to encourage the use of stairs. However, lifts are also proposed within the block for those who are less able to use the stairs.
- 3.46 The scheme promotes cycling and walking. Covered and secured cycle parking have been provided on site which meets the minimum cycle parking standards. A Framework Travel Plan has been prepared and submitted as part of the application to encourage the use of sustainable moods of travel.
- 3.47 The Site is well served by existing pedestrian infrastructure in the vicinity of the Site. The detail of this infrastructure is set out in the submitted Framework Travel Plan.
- 3.48 As noted above, the Site is in an accessible location within walking distance to existing shops, community facilities, education, open space and play facilities. Convenient access and proximity to amenities ensures that future residents and employees of the Site can use the most sustainable forms of travel, on foot and by bicycle, to undertake routine daily travel.

4 CONCLUSION

- 4.1 The proposed mixed-use development will provide a high quality and sustainable scheme comprising a mixture of unit sizes and flexible commercial space, designed to provide a high-quality residential and commercial environment and use at the underutilised St Clare Business Park site.
- 4.2 The Site is located within easy access to a wide range of essential services and community facilities, including open space, leisure centres, shops, schools, and community halls.
- 4.3 The Site is situated in an established mixed use area with residential surrounding the site and is in an area benefitting from a wide range of local amenities and public transport and infrastructure.
- 4.4 The proposed development is therefore considered to be within an area that will encourage healthy lifestyle choices and physical activity. There is existing access to public transport and shops, services, and leisure/open space facilities within easy walking distance, therefore promoting sustainable means of travel including walking and cycling.
- 4.5 The proposals comprise sensitive and enhanced redevelopment of the Site to create a residential-led mixed use scheme. The units will benefit from maximum potential daylight and amenity space which are in accordance with the London Plan standards.
- 4.6 Overall, the development will generate significant positive impacts on 'health' within the environment and will provide a significant positive contribution to the health of the future residents.

HEALTHY URBAN PLANNING CHECKLIST (2017)

Theme 1: Healthy Housing

Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Healthy design	Does the proposal meet all the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?		<p>London Plan Policy 5.2 Minimising carbon dioxide emissions and Housing SPG Standard 35: zero carbon residential buildings from 2016 and non-domestic buildings from 2019.</p> <p>Housing SPG Standard 29 on dual aspect and Standard 32 on daylight and sunlight.</p> <p>Housing SPG Standard 4 on communal open space, supported by London Plan Policy 2.18, Standards 1 and 2 on defining good places, and Standard 3 on public open space.</p> <p>Housing SPG Standards 26 and 27 on minimum provision of private (amenity) open space.</p> <p>London Plan Policy 3.8 Housing choice and Housing SPG Standard 11 on access require 90% of new homes meet Building Regulation M4(2) ‘accessible and adaptable dwellings’.</p> <p>Sound insulation and noise - London Plan Policy 7.15 and Housing SPG Standard 30 on noise.</p> <p>Housing SPG Standards 8 and 9 on entrance and approach.</p>	<p>Satisfying these standards can help meet carbon dioxide emissions targets.</p> <p>Good daylight can improve the quality of life and reduce the need for energy to light the home.</p> <p>The provision of an inclusive outdoor space, which is at least partially private, can improve the quality of life.</p> <p>Improved sound insulation can reduce noise disturbance and complaints from neighbours.</p>

Theme 1: Healthy Housing

Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
b. Accessible housing	<p>Does the proposal provide accessible homes for older or disabled people?</p> <p>Does the proposal ensure that every non-ground floor dwelling is accessible by a lift that can accommodate an ambulance trolley?</p>		<p>London Plan Policy 3.8 and Housing SPG Standard 11 on access require 10 per cent all new housing to be designed to be wheelchair accessible or easily adaptable such that they meet Building Regulation M4(3) 'wheelchair user dwellings'.</p> <p>Housing SPG Standards 15 and 16 relate to the provision of lifts. Good practice standard - the provision of an ISO standard 13 person lift in a configuration which can accommodate a trolley bed (see Department of Health Technical Memorandum 08-02: Lifts).</p>	<p>Accessible and easily adaptable homes can meet the changing needs of current and future occupants.</p> <p>One of the main methods of transportation of immobile patients is by trolley bed. Non-ground floor dwellings should be accessible by a lift that can accommodate an ambulance trolley.</p>
c. Healthy living	<p>Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces?</p> <p>Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?</p>		<p>London Plan Policy 3.5 (Table 3.3 - minimum space standards for new dwellings) and Housing SPG Standard 24 on dwelling space standards.</p> <p>Housing SPG Standard 25 - dwellings should accommodate the furniture, access and activity space requirements relating to the declared level of occupancy.</p> <p>Also, Housing SPG Standard 28 on privacy and Standard 31 on ceiling heights.</p> <p>Housing SPG Standards 12 to 16 relate to shared internal circulation, cores and lifts.</p>	<p>Sufficient space is needed to allow for the preparation and consumption of food away from the living room to avoid the 'TV dinner' effect.</p> <p>Rather than having lifts at the front and staircases at the back of buildings, it is preferable to have them located at the front to encourage people that can to use them.</p>

Theme 1: Healthy Housing

Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Housing mix and affordability	Does the proposal provide affordable family sized homes?		<p>London Plan Policy 3.8 Housing choice.</p> <p>London Plan Policy 3.11 Affordable housing targets seeks to maximise affordable housing provision and to ensure an average of at least 17,000 more affordable homes per year in London over the term of the London Plan. 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale.</p> <p>The Mayor's Homes for Londoners: Affordable Homes Programme 2016-21 is a £3bn fund to help start building at least 90,000 affordable homes by 2021.</p>	<p>The provision of affordable housing can create mixed and socially inclusive communities. The provision of affordable family sized homes can have a positive impact on the physical and mental health of those living in overcrowded, unsuitable or temporary accommodation.</p> <p>Both affordable and private housing should be designed to a high standard ('tenure blind').</p>

Theme 2: Active Travel

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Promoting walking and cycling	Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?		London Plan Policy 6.3 (C) Travel plans London Plan Policy 6.9 Cycling. London Plan Policy 6.10 Walking. London Plan - Parking Addendum to Chapter 6 on cycle parking : Table 6.3 Cycle parking minimum standards. Housing SPG Standards 20 and 21 on cycle storage.	A travel plan can address the environmental and health impacts of development by promoting sustainable transport, including walking and cycling. Cycle parking and storage in residential dwellings can encourage cycle participation.
b. Safety	Does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?		London Plan Policy 6.9 Cycling. London Plan Policy 6.10 Walking.	Traffic management and calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.
c. Connectivity	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?		London Plan Policy 6.9 Cycling - Map 6.2 Cycle superhighways . London Plan Policy 6.10 Walking - Map 6.3 Walk London Network . Green Infrastructure: The All London Green Grid SPG (March 2012). Transport for London Legible London . Transport for London Bus Service Planning Guidelines .	Developments should prioritise the access needs of cyclists and pedestrians. Routes should be safe, direct and convenient and barriers and gated communities should be avoided. Developments should be accessible by public transport.

Theme 2: Active Travel

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Minimising car use	Does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs?		<p>London Plan Policy 6.13 Parking - Table 6.2 Car parking standards (Parking addendum to chapter 6).</p> <p>Housing SPG Standards 17 to 19 on car parking provision.</p>	<p>Space for pedestrians and cyclists should be given priority over commercial and private vehicles. Maximum car parking levels allows for provision to be reduced as far as practicable.</p> <p>Car clubs can be effective in reducing car use and parking demand at new residential developments.</p>

Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Construction	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?		<p>London Plan Policy 5.3 Sustainable design and construction.</p> <p>London Plan Policy 5.18 Construction, excavation and demolition waste.</p> <p>The Control of Dust and Emissions During Construction and Demolition SPG (July 2014).</p> <p>Housing SPG Standard 34 on environmental performance.</p>	<p>Construction sites can have a negative impact on an area and can be perceived to be unsafe. Construction activity can cause disturbance and stress, which can have an adverse effect on physical and mental health.</p> <p>Mechanisms should be put in place to control hours of construction, vehicle movements and pollution.</p> <p>Community engagement before and during construction can help alleviate fears and concerns.</p>
b. Air quality	Does the proposal minimise air pollution caused by traffic and energy facilities?		<p>London Plan Policy 7.14 Improving air quality.</p> <p>At least 'air quality neutral' - Housing SPG Standard 33 on air quality.</p> <p>London Plan Policy 5.10 Urban greening.</p> <p>London Plan Policy 5.3 Sustainable design and construction.</p>	<p>The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.</p>

Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
c. Noise	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?		<p>London Plan Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.</p> <p>Limit the transmission of noise to sound sensitive rooms - Housing SPG Standard 30 on noise.</p>	Reducing noise pollution helps improve the quality of urban life.
d. Open space	<p>Does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing spaces?</p> <p>Does the proposal set out how new open space will be managed and maintained?</p>		<p>London Plan Policy 7.1 Lifetime neighbourhoods.</p> <p>London Plan Policy 7.18 Protecting open space and addressing deficiency, Table 7.2 Public open space categorisation.</p> <p>London Plan Policy 7.19 Biodiversity and access to nature.</p> <p>Housing SPG Standards 3 and 4 on communal and public open space.</p>	<p>Access to open space has a positive impact on health and wellbeing. Living close to areas of green space, parks, woodland and other open space can improve physical and mental health regardless of social background.</p> <p>To maintain the quality and usability of open spaces an effective management and maintenance regime should be put in place.</p>

Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
e. Play space	Does the proposal provide a range of play spaces for children and young people?		<p>London Plan Policy 3.6 Children and young people’s play and informal recreation facilities.</p> <p>Shaping Neighbourhoods: Play and Informal Recreation SPG (Sept 2012) - quantity Benchmark Standard of a minimum of 10 square metres per child regardless of age (4.24) and accessibility to play space Benchmark Standard (Table 4.4).</p> <p>Housing SPG Standard 5 on play space.</p>	<p>Regular participation in physical activity among children and young people is vital for healthy growth and development.</p> <p>The location of play spaces should be accessible by walking and cycling routes that are suitable for children to use.</p>
f. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?		<p>London Plan Policy 7.19 Biodiversity and access to nature. Table 7.3 - London regional Biodiversity Action Plan habitat targets for 2020.</p> <p>Housing SPG Standard 40 on ecology.</p>	<p>Access to nature and biodiversity contributes to mental health and wellbeing.</p> <p>New development can improve existing, or create new, habitats or use design solutions (green roofs, living walls) to enhance biodiversity.</p>
g. Local food growing	Does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?		<p>London Plan Policy 5.10 Urban greening.</p> <p>London Plan Policy 7.22 Land for food.</p> <p>London Plan Policy 5.11 Green roofs and development site environs.</p>	<p>Providing space for local food growing helps promote more active lifestyles, better diets and social benefits.</p>

Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
h. Flood risk	Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?		<p>London Plan Policy 5.3 Sustainable design and construction.</p> <p>London Plan Policy 5.11 Green roofs and development site environs.</p> <p>London Plan Policy 5.13 Sustainable drainage.</p> <p>Flooding and drainage - Housing SPG Standards 38 and 39.</p>	<p>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.</p> <p>It is likely that increasing development densities and building coverage coupled with more frequent extreme weather events will increase urban flood risk.</p>
i. Overheating	Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?		<p>London Plan Policy 5.3 Sustainable design and construction.</p> <p>London Plan Policy 5.9 Overheating and cooling.</p> <p>London Plan Policy 5.10 Urban greening.</p> <p>London Plan Policy 5.11 Green roofs and development site environs.</p> <p>Overheating - Housing SPG Standards 36.</p>	<p>Climate change with higher average summer temperatures is likely to intensify the urban heat island effect and result in discomfort and excess summer deaths amongst vulnerable people.</p> <p>Urban greening - tree planting, green roofs and walls and soft landscaping can help prevent summer overheating.</p>

Theme 4: Vibrant Neighbourhoods

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Health services	Has the impact on healthcare services been addressed?		<p>London Plan Policy 3.17 Health and social care facilities.</p> <p>NHS London Healthy Urban Development Unit Planning Contributions Tool (the HUDU Model).</p> <p>Social Infrastructure SPG (2015).</p>	Poor access and quality of healthcare services exacerbates ill health, making effective treatment more difficult. The provision of support services and advice on healthy living can prevent ill health.
b. Education	Has the impact on primary, secondary and post-19 education been addressed?		<p>London Plan Policy 3.18 Education facilities.</p>	Access to a range of primary, secondary and post-19 education improves self-esteem, job opportunities and earning capacity.
c. Access to social infrastructure	<p>Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?</p> <p>Have opportunities for multi-use and the co-location of services been explored?</p>		<p>London Plan Policy 3.16 Protection and enhancement of social infrastructure.</p> <p>London Plan Policy 7.1 Lifetime neighbourhoods.</p> <p>Social Infrastructure SPG (2015).</p>	<p>Good access to local services is a key element of a lifetime neighbourhood and additional services will be required to support new development. Not doing so will place pressure on existing services.</p> <p>Future social infrastructure requirements are set out in Borough infrastructure plans and developments will be expected to contribute towards additional services and facilities.</p>

Theme 4: Vibrant Neighbourhoods

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Local employment and healthy workplaces	<p>Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?</p> <p>Does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?</p>		<p>London Plan Policy 4.12 Improving opportunities for all and London Plan Policy 8.2 Planning obligations.</p> <p>London Plan Policy 7.1 Lifetime neighbourhoods.</p> <p>Workplace environment - BREEAM health and wellbeing credits.</p>	<p>Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Employment can aid recovery from physical and mental illnesses.</p> <p>Creating healthier workplaces can reduce ill health and employee sickness absence.</p>
e. Access to local food shops	<p>Does the proposal provide opportunities for local food shops?</p> <p>Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?</p>		<p>London Plan Policy 4.7 Retail and town centre development.</p> <p>London Plan Policy 4.8 Supporting a successful and diverse retail sector.</p> <p>London Plan Policy 4.9 Small shops.</p> <p>London Plan Policy 7.1 Lifetime neighbourhoods.</p>	<p>A proliferation of hot food takeaways and other outlets selling fast food can harm the vitality and viability of local centres and undermine attempts to promote the consumption of healthy food, particularly in areas close to schools.</p>

Theme 4: Vibrant Neighbourhoods

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
f. Public realm	<p>Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?</p> <p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>		<p>London Plan Policy 7.1 Lifetime neighbourhoods.</p> <p>London Plan Policy 7.2 An inclusive environment.</p> <p>London Plan Policy 7.5 Public realm.</p> <p>Shaping Neighbourhoods. Accessible London: Achieving and Inclusive Environment SPG (Oct 2014).</p> <p>Housing SPG Standard 10 on active frontages.</p>	<p>The public realm has an important role to play in promoting walking and cycling, activity and social interaction. It also affects people’s sense of place, security and belonging. It is a key component of a lifetime neighbourhood.</p> <p>Shelter, landscaping, street lighting and seating can make spaces attractive and inviting.</p> <p>Implementing inclusive design principles effectively creates an accessible environment, in particular for disabled and older people.</p>