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HEALTH IMPACT ASSESSMENT

KNELLER HALL

65 KNELLER ROAD

TWICKENHAM TW2 7DN

Date: September 2022

Ref: 15750

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7.0 SUMMARY 1

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1.0 INTRODUCTION

1.1 This Health Impact Assessment (HIA) has been prepared by DWD Property & Planning (DWD). It forms part of an application for full planning permission for development at Kneller Hall, 65 Kneller Road, Twickenham, TW2 7DN (the Site).

1.2 The development (the Proposed Development) comprises of:

“The demolition of existing modern buildings on the Site and the conversion of Kneller Hall and other ancillary buildings associated with the royal military music school to a day school (Use Class F1), together with the construction of associated new purpose-built buildings including teaching space, indoor sports facilities and sporting pavilion, and other ancillary works including landscaping, access and energy centre.

Internal and external alterations to Kneller Hall and the curtilage listed buildings to facilitate the day school use, including demolition and rebuilding of single storey extension to the west wing of Kneller, extension to the Band Practice Hall and re-opening of Whitton Dene Site entrance.”

1.3 The purpose of the HIA is to identify, assess and present any potential impacts on the health of the population arising as a result of the Proposed Development at the Site.

2.0 THE SITE AND PROPOSED DEVELOPMENT

Site Location

- 2.1 The Kneller Hall Site is located in Twickenham, West London within the London Borough of Richmond upon Thames (LBR).
- 2.2 The Site was formerly a Royal Military School of Music which included residential accommodation (Use Class C2(a)). The MOD vacated the Site in the summer of 2021. The Site has now been acquired by Dukes Education.
- 2.3 The Site is uniform in shape and extends to approximately 9.7 hectares.
- 2.4 The Site is accessed by road via Kneller Road, a 'Local distributor road' (Kneller Road/Warren Road) which provides access to Chertsey Road (A316), which links Richmond to Central London via Hammersmith and the M3 to the west.
- 2.5 Buildings are largely located in the western two thirds of the Site. Kneller Hall (Grade II Listed) is the most prominent building (equivalent of 4 storeys), with a range of other buildings within the Site which vary in scale (1-3 storeys). Some of the existing buildings are located within the part of the Site that is allocated as Metropolitan Open Land. The buildings are all set within a wider context of parking and circulation areas, green spaces and sports facilities.
- 2.6 The overarching landscape typology of the Site is a parkland setting, comprising trees across the Site. Many of the trees are mature and protected by a Tree Preservation Order. The western part of the Site contains a large amount of hardstanding and car parking. The eastern part of the Site is within Metropolitan Open Land (MOL), largely comprising grassed fields, playing fields, with some sports pitches, buildings and structures.
- 2.7 In addition to the aforementioned partial MOL allocation, the Site has its own LBRuT Local Plan (July 2018) policy, Policy SA 14 Kneller Hall, Whitton. The Site also has its own Supplementary Planning Document (SPD), titled the Kneller Hall Masterplan SPD (March 2020).
- 2.8 The Site has a secure boundary, comprising a combination of walls and fencing. The four gate piers along the boundary wall are also designated Grade II Listed. The boundary to the Site (including the listed wall) varies considerably in quality and style. The Site is located within the LBRuT's Whitton Archaeological Priority Area.
- 2.9 The Site is not located within a Conservation Area. The closest Conservation Area is Rosecroft Gardens, which is located approximately 300m to the south and separated by the A316 and residential roads.

2.10 The Site is within Flood Zone 1, and therefore at low risk of fluvial flooding. It is however understood to be susceptible to surface water flood risk.

Site Context

2.11 The prevailing character of the area surrounding the Site is residential, with the predominant typology being suburban, semi-detached, and detached housing accompanied by generous front and rear gardens all within a green setting. Neighbouring buildings in the immediate surrounds are modest in height, with the majority at a scale of two-storeys along the northern, southern, and western boundaries of the Site. The residential flats to the east of the Site boundary are three storeys in height.

2.12 The Site is not within a town centre but is located approximately 700 metres (8-minute walk) from Whitton district centre and a 20-minute walk from Twickenham district centre. It is also situated directly west of Twickenham Stadium and the northern part of the Site neighbours Whitton Tennis Club.

2.13 The Site has good access to a range of public transport services within walking distance, including several local bus stops in the immediate surroundings with access to services 281, 481, 681 and H22. These services provide regular buses to locations such as Twickenham, Hounslow, Teddington, Kingston and Richmond. Train stations within a 20-minute walk from the Site include Whitton (1km), Hounslow (1.4km) and Twickenham (1.5km), all of which provide regular services into Central London.

2.14 The Site has excellent access to a range of shops and services, with the following located in close proximity:

- Local Parades on Whitton Dene, Kneller Road and Nelson Road including the Duke of Cambridge Pub on Kneller Road (100m);
- Whitton District Centre which includes a Tesco Metro convenience store (900m);
- Tesco Extra Twickenham (1.3km north east);
- Twickenham District Centre which includes a Waitrose and Marks & Spencer Simply Food (1.5km);
- Hounslow Town Centre (1.5km north-west which includes an ASDA and the Treaty Shopping Centre; and
- Ivybridge Retail Park which includes an ASDA, TK Maxx, Sports Direct and Halfords (1.5km).

2.15 The Site is also well provided for in terms of access to community facilities, with the following located near to the Site:

- Whitton Social Centre (50m) on Kneller Road;
- Chase Bridge Primary School (400m) to the east;
- Nelson Primary School and St Edmund's Catholic Primary School (700m) to the west; and
- Richmond upon Thames College (1.3km) to the south east.
- The following leisure/tourism and hotel facilities are also located near to the Site:
- Whitton Tennis Club (200m) to the north east;
- Twickenham Stadium, home to England Rugby RfU, (800m) directly to the east;
- Twickenham Stoop (Harlequins Rugby Club) (800m) to the south east;
- London Marriot Hotel (Twickenham Stadium) (800m) to the east;
- Travelodge (Twickenham Station) (1.5km); and
- Premier Inn Twickenham Stadium (Whitton) (1km).

2.16 There are also a wider range of public open spaces nearby, these include:

- Murray Park (160m);
- Hounslow open space (180m);
- Hounslow Heath (1.6km);
- Crane Park (1.8km);
- Syon Park (3km); and
- Richmond Park (4km).

2.17 The closest local schools are Chase Bridge Primary School (50m east), Richmond upon Thames Secondary School and College (300m south-east), St Edmund's Catholic Primary School (1km west), Nelson Primary School (1km west) and St Richard Reynolds Catholic High School (1km south-east).

Proposed Development

2.18 The Proposed Development comprises of:

“The demolition of existing modern buildings on the Site and the conversion of Kneller Hall and other ancillary buildings associated with the royal military music school to a day school (Use Class F1),

together with the construction of associated new purpose-built buildings including teaching space, indoor sports facilities and sporting pavilion, and other ancillary works including landscaping, access and energy centre.

Internal and external alterations to Kneller Hall and the curtilage listed buildings to facilitate the day school use, including demolition and rebuilding of single storey extension to the west wing of Kneller, extension to the Band Practice Hall and re-opening of Whitton Dene site entrance.”

2.19 The Proposed Development includes the following:

- Use of the main Grade II listed Kneller Hall for Education Use (Use Class F1);
- Use of Guard Room and Band Practice Hall for Education Use (Class F1);
- Demolition of existing modern buildings on the Site and the conversion of other existing single storey modern buildings to use as an energy centre and for maintenance storage, ancillary to the main school use (Use Class F1);
- New build development to provide new purpose-built buildings for school use including, teaching space and classrooms, an indoor sports facility with a swimming pool and sporting pavilion (Use Class F1);
- Upgrading and enhancing the existing playing fields and outside sports pitches at the Site;
- Ancillary works to facilitate the use of the Site as a school to include high quality sports facilities and a Forest School programme; and
- Facilitation of managed local school and local community group access to the outdoor sports and forest school facilities.

2.20 The school will initially cater for circa 500 pupils when it opens. It will have capacity for up to 1,000 pupils, and the school is expected to grow annually, with the introduction of additional form groups up to this cap. Once the school reaches capacity, it is expected that there will be circa 160- 170 teachers and staff working at the Site. The school will be a senior school, catering for pupils aged 11 to 18 years of old, from Year 7 through to sixth form. Managed community access will be secured as part of the planning permission, provided local community groups and schools with the opportunity to access the sports and other facilities at the Site.

2.21 Further details of the Proposed Development are set out in DWD’s Planning Statement and ADP’s Design and Access Statement, which have been submitted with the planning application. The

submitted draft Community Use Agreement, also provides details of the proposed managed community access.

- 2.22 Pre-application engagement has taken place with the local planning authority, Design Review Panel, Sports England, local residents, local community groups and local schools. This engagement has enabled the development proposals to be progressed and refined, to seek to respond to the comments raised. As part of this, the health impacts of the development have also been considered. Further details of the consultation activities are set out in the Statement of Community Involvement, prepared by BECG, which accompanies the planning application.

3.0 PURPOSE OF THE HEALTH IMPACT ASSESSMENT

Purpose

- 3.1 A HIA aims to promote healthy urban planning by ensuring that the health and wellbeing implications of major planning applications are consistently taken into account.
- 3.2 The planning process can help to promote the health and wellbeing of residents, workers, students and visitors in the Borough through its role in shaping the built and natural environment. This can influence people's ability to follow healthy behaviours and can have positive impacts on reducing inequalities.

Planning Policy

- 3.3 The National Planning Policy Framework (NPPF) promotes the role of planning to create healthy and safe communities by supporting local strategies to improve health, social and cultural wellbeing for all. It encourages applicants to engage with both non-statutory and statutory consultees in pre-application consultation to resolve issues, such as affordable housing and infrastructure and to secure good design. There is an increased focus on the quality of design of developments which includes the buildings and the spaces to create places that are safe, inclusive and accessible and which promote health and well-being. The supporting online Planning Practice Guidance refers to the use of health impact assessment as a useful tool to assess the impacts of development proposals.
- 3.4 The New London Plan (2021) policy GG3 (Creating a Healthy City) seeks to improve Londoners' health and to reduce health inequalities. It requires that development must *"assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments."*
- 3.5 Richmond's Local Plan Policy LP 30 (Health and Wellbeing) states that planning has a crucial role in creating environments that enhance and improve an individual's health and wellbeing. The policy continues to promote healthy and active lifestyles and measures in order to reduce health inequalities.
- 3.6 Richmond Council's published validation checklist confirms that a HIA must be submitted alongside all major development proposals. It states that the submitted HIA should: be proportionate to the scale of the development proposal in question; identify and support positive elements of the

proposals, such as active design, play space and adaptability for instance; and use other technical documents to draw specialist information from, such as the Environmental Statement or Design and Access Statement, for example.

- 3.7 This HIA is therefore required to be submitted as part of the planning application.

Rapid Health Impact Assessment Matrix

- 3.8 The NHS London Healthy Urban Development Unit advises that 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. 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.
- 3.9 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.
- 3.10 Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. This should be indicated in the details / evidence section. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

4.0 HEALTH DETERMINANTS, PATHWAYS AND OUTCOMES

4.1 The Rapid HIA Matrix sets out 11 health determinants. These are factors that can influence health outcomes. These may be personal, social, cultural, economic and environmental. These are:

1. Housing design and affordability;
2. Access to health and social care services and other social infrastructure;
3. Access to open space and nature;
4. Air quality, noise and neighbourhood amenity;
5. Accessibility and active travel;
6. Crime reduction and community safety;
7. Access to healthy food;
8. Access to work and training;
9. Social cohesion and inclusive design;
10. Minimising the use of resources; and
11. Climate change.

4.2 Health pathways are the factors that lead to a change in a determinant which affects health outcomes. Health outcomes reflect the range of medical and general well-being factors of a population.

4.3 For this assessment, health impacts are considered as potential changes in health outcomes arising from the Proposed Development. The potential impacts that may be relevant to the scheme are set out below. These are taken from the NHS London Healthy Urban Development Unit Rapid Health Impact Assessment Tool (Fourth Edition, October 2019):

Determinant	Potential Impact
Housing design and affordability	<p>Issues to consider</p> <ul style="list-style-type: none"> • Accessible and adaptable dwellings • Internal space standards, orientation and layout • Affordable housing and dwelling mix • Energy efficiency <p>Potential health impacts</p> <p>Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces</p>

	<p>have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has impact on community welfare, cohesion and mental wellbeing.</p>
<p>Access to health and social care services and other social infrastructure</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Health and social care needs and demand for services • Capacity of existing facilities and services • Timing, location and accessibility and developer contributions • Reconfiguring health and social care services • Multipurpose buildings and co-location of services • Access and use of buildings by disabled and older people <p>Potential health impacts</p> <p>Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.</p>
<p>Access to open space and nature</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Opportunities for physical activity • Access to open and natural space • Formal and informal outdoor play spaces • Maintenance of open space and sports facilities • Integration with other outdoor uses such as food growing <p>Potential health impacts</p> <p>Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children and young people are missing out on regular exercise, and an increasing number of children and young people are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.</p>
<p>Air quality, noise and neighbourhood amenity</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Construction impacts • Air quality • Land contamination • Noise, vibration and odour • Quality of the local environment • Provision of green space and trees

	<p>Potential health impacts</p> <p>The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels among children and young people. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.</p>
<p>Accessibility and active travel</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Streetscape • Opportunities for walking and cycling • Access to public transport • Minimising the need to travel • Discouraging car use • Road traffic injuries <p>Potential health impacts</p> <p>Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.</p>
<p>Crime reduction and community safety</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Designing out crime • Security and street surveillance • Mix of uses • Community engagement • Major accidents/disasters <p>Potential health impacts</p> <p>Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the ‘fear of crime’, both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns. New environmental impact assessment regulations entering into force in 2017 require consideration of any significant effects arising from the vulnerability of the Proposed Development to major accidents or disasters that are relevant to that development.</p>
<p>Access to healthy food</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Healthy localised food supply • Hot food takeaways • Social enterprises • Allotments and community food growing spaces <p>Potential health impacts</p>

	<p>Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.</p>
<p>Access to work and training</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Access to employment and training • Job diversity • Childcare • Business support <p>Potential health impacts</p> <p>Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.</p>
<p>Social cohesion and inclusive design</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Opportunities for social interaction • Compact, mixed-use, walkable neighbourhoods • Access to community facilities and services • Community engagement and voluntary sector involvement • Connectivity and permeability reducing community severance • Inclusive and Age-friendly Design <p>Potential health impacts</p> <p>Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Planning proposals should be developed in consultation with differentiated community groups (such as children, young people, residents, families, businesses, faith groups, community organisations). They should be involved in the planning of the project from the beginning and throughout the life cycle of the project. Opportunities for post planning qualitative consultations should be considered with these different groups to explore a range of social, emotional and health needs. The concept of Lifetime Neighbourhoods placed the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe. Planning Practice Guidance now refers to inclusive and age friendly design and the issues and principles to be considered, and characteristics of a dementia-friendly community.</p>

<p>Minimising the use of resources</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Making the best use of existing land • Recycling and reuse • Sustainable design and construction • Waste management • Potential hazards <p>Potential health impacts</p> <p>Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.</p>
<p>Climate change</p>	<p>Issues to consider</p> <ul style="list-style-type: none"> • Renewable energy • Sustainable transport • Building design • Biodiversity • Flood risk and drainage <p>Potential health impacts</p> <p>There is a clear link between climate change and health. Local areas should prioritise policies and interventions that ‘reduce both health inequalities and mitigate climate change’ because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change. Climate change is potentially a significant threat to public health and may widen inequalities in health. The Mayor of London’s Environment Strategy sets out a range of climate change mitigation and adaptation approaches for London. It focuses on reducing the risk of climate change impacts for the most disadvantaged communities, as well as increasing their resilience so that they can recover more quickly when those impacts do occur. Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents. The UK Government recently announced its commitment for the country to achieve net zero carbon by 2050 by amending the 2008 Climate Change Act which previously had a target to reduce greenhouse gas emissions by at least 80% (compared to 1990 levels). There is a wealth of evidence which demonstrates that meeting this target requires effective spatial planning at a range of scales.</p>

5.0 COMMUNITY PROFILE

5.1 Data from the Office of National Statistics (ONS) website, which compares the 2011 and 2021 Census, advises that:

- The Richmond upon Thames population size has increased by 4.4%, from around 187,000 in 2011 to 195,200 in 2021. This is lower than the overall increase for England (6.6%) and London (7.7%).
- As of 2021, Richmond upon Thames is the fifth least densely populated of London's 33 local authority areas.
- Between the 2011 and 2021 Census, there has been an increase of 24.9% in people aged 65 years and over, a decrease of 0.2% in people aged 15 to 64 years, and an increase of 6.1% in children aged under 15 years.

5.2 The ONS advises that for the year January to December 2020, Richmond upon Thames had a working age population of 128,700. Of these 81.4% are economically active (104,700 people). This exceeds the London wide percentage of economically active working age population, which is 79.9%. When considering the differences between males and females that are economically active, in Richmond upon Thames, 88.2% of males of working age are economically active, compared to 75.1% of women.

5.3 The Joint Strategic Needs Assessment Infographic Summary 2021 is provided on the Council's website. The JSNA is an assessment of the health, care and wellbeing needs of the community and it is used to inform strategic priorities, as well as future service planning and commissioning. Summarised below are some of the key statistics included in the infographic:

- By 2029, the Borough's population will rise to 213,000, with the biggest increase seen within the 80+ year old age group.
- 1 in 6 people are from minority ethnic groups.
- Population increase is as a result of more births than deaths, international migration and internal migration.
- 1 in 4 residents (23%) are under 18 years old. There were 44,489 children and young people aged 0- 17 years in 2021.
- 175 children in Year 6 (11%) are obese and 345 children in Year 6 (22%) are overweight or obese. For adults, 81,000 adults (51.9%) are obese or overweight.

6.0 HEALTH IMPACT ASSESSMENT

6.1 This section considers the potential impacts in further detail, together with the mitigation and enhancement measures.

6.2 The following terms have been used to define the significance of the impacts identified:

- Major impact: where the Proposed Development could be expected to have a significant impact (either positive or negative) on the identified priority groups or the general population in health terms;
- Moderate impact: where the Proposed Development could be expected to have a noticeable impact (either positive or negative) on the identified priority groups or the general population in health terms;
- Minor impact: where the Proposed Development could be expected to result in a barely noticeable impact (either positive or negative) on the priority groups or the general population in health terms; and
- Negligible: where no discernible impact is expected as a result of the Proposed Development on the priority groups or the general population in health terms.
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Determinant	Potential Impact	Overall Health Impact	Mitigation and Enhancement Measures
Housing design and affordability	No housing is proposed as part of the development.	Negligible	No housing is proposed as part of the development.

<p>Access to health and social care services and other social infrastructure</p>	<p>The development will have no impact on access to health and social care in the local area.</p> <p>The development will provide additional school spaces, creating additional educational choice for parents and children in the local area. The school will also work with local primary schools to offer full and partially funded Kneller bursaries.</p> <p>The sports facilities provided on site, provides opportunities for the school to offer a wider range of sports and PE lessons and extra curricular activities, than existing. The existing Radnor House School has very limited on-site provision of sports facilities and therefore the majority of sports lessons have to take place off-site. This limits the range of sporting opportunities and the number of pupils that have access to them. The Proposed Development will provide extensive additional sporting opportunities for pupils.</p> <p>Residents of Whitton, living close to the development will be in close proximity to the school and local schools and groups will have access to the high quality sports facilities the Site will offer.</p> <p>The new sports facilities, which community groups will have access to, will include a swimming pool, indoor sports courts, football, rugby and cricket pitches, tennis courts and astro- turf pitch. Local schools will be able to walk to the facilities. For example, local schools have to travel by coach to use existing swimming pool facilities and instead they will be able to walk to and from Kneller Hall, offering a healthier, quicker and more cost effective solution.</p>	<p>Major - positive</p>	<p>Ensure that the proposed Kneller bursaries are implemented, to provide opportunities for local primary school children to join the new school.</p> <p>Ensure all residents of Whitton, local community groups and local schools are made aware of the community use facilities and how they can access these.</p> <p>Once the school is operational, further opportunities for engagement with local residents should be considered, as well as opportunities for local residents to be invited to events at the school.</p>
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	<p>The school will also host music events, at the outside bandstand and invite residents to other school performances. This will enable links between the school and community to be formed, whilst providing the community with access to the social infrastructure at the Site.</p>		
<p>Access to open space and nature</p>	<p>Pupils of the school will have access to open space and nature, for play, learning, health and sports lessons.</p> <p>The landscaping strategy proposes an outdoor courtyard, a melon yard and garden area, an informal hard social area, and a variety of new native and wildflower planting. There will also be opportunities for food growing.</p> <p>The extensive landscaping scheme and habitat support for local wildlife species will achieve a net gain in biodiversity at the Site.</p> <p>The extensive outside areas will provide the opportunity to support mental health, with access to good quality open space, nature and local wildlife.</p> <p>In line with The London Plan Policy G5, current calculations show that the proposed measures would result in an Urban Greening Factor of 0.798 which would exceed the GLA benchmark of 0.3.</p> <p>The school proposes to implement a forest school programme, to provide outside learning opportunities. This will benefit the school pupils but also other local schools and groups such as brownies and scouts.</p>	<p>Moderate positive</p>	<p>-</p> <p>During construction phase ensure good practice guidelines area adhered to, to ensure no damage to existing trees, small mammals and surrounding habitats.</p> <p>Ensure the marketing and promotion of the sports facilities is implemented to residents and elsewhere in the neighbourhood.</p> <p>Ensure the implementation of the Community Use Agreement</p> <p>Ensure the proper management of the sports facilities and landscaping scheme, through the implementation of the Landscape Management Plan.</p>

	<p>The proposal will provide the following sports facilities to pupils; indoor swimming pool, sports hall, 2x outdoor tennis courts, 1x outdoor astroturf pitch, 2x grassed sports pitches (suitable for rugby, football and cricket), and sports pavilion. The high quality, all-weather facilities will ensure all pupils have access to physical activity during the day to support physical and mental health.</p> <p>For the wider community a Community Use Agreement and appointed Community Use Liaison Officer will manage access to provide opportunities for local schools, community groups and the local public to utilise the benefits of high-quality facilities to support wider physical and mental health through sport.</p> <p>The community will be invited to events at the outside bandstand, when they will also have the opportunity to explore the ecology corridor at the Site.</p>		
<p>Air quality, noise and neighbourhood amenity</p>	<p>The Air Quality Assessment provides an assessment of the air quality impacts from both the construction and operation phases. With respect to the construction phase, the overall effects of dust nuisance are expected to be temporary, short term, and with appropriate dust mitigation, the impacts should be low to negligible.</p> <p>With respect to the operational phase, the Proposed Development is expected to generate less vehicle movements than existing, as a result of the reduced parking across the Site and therefore is predicted to be 'negligible' taking into account the changes in pollutant concentration levels within the AQMA. Furthermore, modelling has confirmed that future occupants of the development should be exposed to</p>	<p>Construction Phase – Negligible</p> <p>Operation phase - Negligible</p>	<p>Ensure the implementation of construction phase mitigation measures identified in the Air Quality Assessment and Noise.</p> <p>Ensure that the required mitigation measures are further secured through the Construction Environmental Management Plan and Construction Logistics Plan.</p> <p>Ensure the implementation of the mitigation measures identified in the Acoustic Report.</p> <p>Ensure the implementation of the mitigation measures identified in the Kitchen Odour Assessment.</p>

	<p>acceptable air quality well within the relevant health-based air quality objectives, and as such resulting air quality effect of the Kneller Hall development is considered to be 'not significant' overall.</p> <p>During construction of the Proposed Development it is expected to cause some disturbance to noise sensitive receptors within the surrounding area. The disruption will generally be localised and be temporary and relatively short-term in nature. Suitable mitigation measures have been identified to ensure impacts are minimised.</p> <p>The Acoustic Report surmises that with respect to outdoor noise generating activities in the sports fields, provided that the recommended noise barrier is installed, the levels of activities at these areas will not entail an adverse impact on the surrounding noise sensitive receptors. Regarding the Energy Centre and plant, providing the noise control measures identified in the Acoustic Report (Section 5.4) are applied, the Local Authority's noise requirements for new mechanical units will be met.</p> <p>Internally, the proposed sound insulation strategy and architectural acoustic upgrades represents the best practical means to achieve Building Regulation standards for schools considering the heritage significance.</p> <p>The Kitchen Odour Assessment sets out the extract exhaust falls into the 'high' odour impact risk. The report sets out the EMAQ recommended levels of odour control, commensurate with the risk.</p>		
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<p>Accessibility and active travel</p>	<p>The development site is located in an area with good access to existing public transport links. The school will encourage walking and cycling for both staff and pupils, with sufficient levels of cycle parking provided, as well as short stay cycle parking. In addition, the school will operate a school bus, operating across a number of routes, both in the morning and at the end of the day. This will aim to improve active travel modal shift and reduce the need for parent drop-offs at the Site. It is recognised that at the morning peak drop off and pick up times, there will be vehicle movements associated with the Site. However, the transport strategy seeks to minimise these. Furthermore, all drop-off/ pick-up activity will take place on site, to prevent congestion on local roads.</p> <p>A total of 43 parking spaces are provided on site. 40 for staff and 3 for disabled visitors. Staff parking will be allocated to those that require it, with the remaining staff required to travel by public transport or active travel modes.</p> <p>Separate vehicle access and pedestrian and cycle access into the Site is proposed improving journey safety for pedestrians and cyclists accessing the Site.</p>	<p>Minor - positive</p>	<p>Promote the use of the cycle spaces included in the Proposed Development and the use of public transport.</p> <p>Implement the Pupil and Staff Travel Plans.</p>
<p>Crime reduction and community safety</p>	<p>The Site security is based upon the secure site boundary wall used by the former Royal Military School. Two main entrances and one staff entrance limits the access points. These will be gated, with fob access. Secondary security will be based on each building with fob access into buildings by student and staff cards.</p> <p>Proposed cycle parking will provide secure parking to deter from cycle theft.</p>	<p>Minor - positive</p>	<p>Ensure the security strategy is implemented.</p> <p>Ensure the development is built to meet the fire safety standards and recommendations of the Fire Assessment.</p>

	<p>A Fire Assessment has been prepared as part of this application which sets out the main fire safety measures for the proposed redevelopment in line with The London Plan requirements.</p>		
Access to healthy food	<p>Background data from the Access to Health Assets and Hazards (AHAH) index suggests Richmond ranks within the bottom 10% of local authorities for retail environment (proximity to fast food outlets, gambling outlets, pubs/bars/nightclubs, off-licences, tobacconists).</p> <p>The proposals do not include the provision of any land use classes that would allow for the establishment of premises suitable for the sale of food and drink and as such will ensure there is no potential for additional sources of unhealthy food.</p> <p>The Proposed Development will ensure pupils have access to substantial open space and will also benefit from the reintroduction of fruit and vegetable growing, as well as outdoor seating for the dining hall to allow a greater connection for pupils of where their food comes from.</p>	Minor - positive	Ensure all students are made aware of the fruit and vegetable growing spaces and how they can access and utilise these.
Access to work and training	<p>The construction of the Proposed Development will provide employment opportunities during the construction period. This is expected to including training opportunities, apprenticeships and also opportunities for local residents.</p> <p>Additional teaching and support staff will be appointed, to support the school. There will be a range of job opportunities including teaching, SEN teaching, management roles, administration staff, catering staff and cleaners. In addition, the proposal would create ancillary jobs related to the maintenance and upkeep of the Site and grounds.</p>	<p>Construction phase – Minor positive</p> <p>Operation Phase – Moderate Positive</p>	Contractor to be encouraged to provide apprenticeships and/ or training opportunities for residents of the borough and also to seek to appoint a proportion of the construction labour team from within the borough.

	<p>Pupils who travel to and from Whitton station on foot are likely to stop off at the local shops, spending money to support local businesses. Parents, staff and sixth formers are also likely to generate spending in the local area.</p>		<p>School to be encouraged to seek to appoint from within the local area and borough, where possible, for job roles.</p>
<p>Social cohesion and inclusive design</p>	<p>The proposals have been developed in consultation with staff at the existing Radnor House School. In addition, there has been engagement with existing residents of Whitton, residents of the wider local area, community groups and Councillors. A Community Use Agreement forms part of the application, which introduces a range of community access opportunities to ensure links between the school and local community are provided.</p> <p>The proposals have also been designed to ensure improvements to accessibility where possible given the heritage constraints. The proposed new entrances into Kneller Hall and other buildings will provide for step free access. The new buildings have been designed with level access and the teaching block will feature a lift for improved accessibility across the entire block. A lift is also proposed to be introduced to Kneller Hall.</p>	<p>Minor - positive</p>	<p>Ensure implementation of the Community Use Agreement.</p> <p>Ensure implementation of the level access strategy.</p>
<p>Minimising the use of resources</p>	<p>The Proposed Development is seeking to provide increased intensification of an existing developed site, providing for the efficient use of land.</p> <p>A combination of design, construction, operation and end-of-life measures have been adopted to ensure the Proposed Development aims to reduce impacts at every stage. Some existing buildings on the Site are proposed to be re-used and a</p>	<p>Negligible</p>	<p>Ensure the implementation of the Construction Waste Management Strategy.</p> <p>Ensure the implementation of high-quality sustainability practices are being carried out on site.</p>

	<p>highly energy efficient energy strategy has been developed for the Site.</p> <p>During the construction phase, the contractors will be encouraged to seek to minimise waste and resources. It is estimated that approximately 25% of the demolition waste will be able to be re-used on Site, with the remainder taken off Site for processing. In total, a minimum of 85% of the waste arising from the Site will be diverted from landfill.</p> <p>The proposed energy strategy will use air source heat pumps and ground source heat pumps. Photovoltaic panels, green roofs and a SuDS is proposed.</p>		
Climate change	<p>The proposed new build development has been designed to include a range of passive and active design measures to deliver low energy, low carbon emissions and low operational costs.</p> <p>The proposal would incorporate Urban Greening within the Site and the flood risk and drainage strategies would account for any changes in precipitation and future flood risk as a result of climate change.</p> <p>1 in 5 (20%) of the parking spaces on site will provide active electrical charge points and all over spaces will have a passive electrical charging provision. A total of 182 cycle spaces will be provided in association with the Proposed Development, and combined with enhancements to the pedestrian / public realm, will also assist with reducing car use. In addition, the school will operate a number of school bus routes, to encourage students to use more sustainable methods of transport which produce fewer greenhouse gases.</p>	Minor - positive	<p>Encourage all pupils and staff, as well as community groups to utilise the school bus, cycle, walk and use public transport when traveling to and front the school.</p> <p>Ensure staff and pupils are aware of the sustainability measures within the new buildings to reduce energy use. Implement sustainability initiatives at the school.</p>

Health Impact Assessment

	<p>The Proposed Development includes the implementation of a number of energy efficient measures such as the provision of photovoltaic panels, enhanced building fabric, and installation of energy efficient lighting. These measures will assist with reducing carbon emissions associated with the Proposed Development.</p>		
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7.0 SUMMARY

- 7.1 The Proposed Development comprises of development associated with the use of the Site as a senior school for up to 1,000 pupils aged between 11 and 18 years, with circa 160- 170 staff when it reaches capacity. The Proposed Development results in the conversion of some existing buildings, together with new build development.
- 7.2 This HIA has been prepared to identify, assess and present any potential impacts on the health of the pupils and staff who will be based at the Proposed Development, as well as the potential impacts on the existing local community. The HIA identifies links between new development and health using determinants, pathways and outcomes to assess potential impacts on health.
- 7.3 The Proposed Development is likely to provide a range of socio-economic and regeneration outcomes for the neighbourhood and wider impact areas, which will directly impact on the health and well-being of the existing population, pupils and staff.
- 7.4 The impacts have been assessed to be negligible to major positive. Overall, the Proposed Development is expected to have a minor positive impact on the health of pupils and staff, as well as the local population and community. The key positive health impacts being:
- **Social and Community Infrastructure:** The Proposed Development would introduce additional capacity for secondary school places within the local area. The Site is well located for access to local services and public transport. The Proposed Development will have the potential to generate employment opportunities during the construction and operational phases, and generate additional expenditure by pupils and staff, supporting local businesses in Whitton and beyond.
 - **New and improved landscaping:** the current site already has extensive greening and ecological value, with landscaping, woodland and a variety of grass types. The Proposed Development represents an opportunity for biodiversity net gain through habitat creation and extensive landscaping upgrades, as well as connecting the Site with the wider surrounding green network. The new amenity spaces for pupils will be accessible to all pupils (including disabled and wheelchair users). The development will include outdoor learning opportunities and fruit and vegetable grow spaces, to generate an enhanced connection to nature for pupils. Whilst there will be some trees that may require removal, the replanting ratio, which will be in excess of 2:1, will ensure a net gain in biodiversity. The Urban Greening Factor of 0.798, considerably exceeds the GLA benchmark of 0.3.

- **Pedestrian and cycling activity:** the Proposed Development will provide parking spaces on site in accordance with the Council's parking standards. All parking spaces will have active or passive electrical charging capability. A Pupil and Staff Travel Plan will promote walking and cycling for pupils and staff. A school bus service will also be provided, to encourage users of the Site to make active travel modal shifts.
 - **Energy and Resource efficient development:** A range of measures has been included in the Proposed Development which will collectively reduce the negative impact on the environment, improve air quality, enhance biodiversity, reduce flood risk and prevent overheating.
 - **Health and Well-being:** The Proposed Development will provide provision for high-quality all weather indoor and outdoor sport for pupils and the wider community, and, improved open spaces for pupils. The proposal aims to improve the physical and mental health and well-being of students through physical activity and open space. The sports facilities will be available for community use.
- 7.5 The Health Impact Assessment, and other associated reports submitted with this proposal, has identified a number of mitigation measures which should be considered.