



Health Impact Assessment: Meadows Hall, Richmond

July 2022



Experts in air quality
management & assessment



Document Control

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1 Introduction

- 1.1 This report describes the potential health impacts associated with the proposed residential development of Meadows Hall in Richmond. The proposed development will consist of 13 dwellings, including both houses and apartments.
- 1.2 This Health Impact Assessment (HIA) has utilised the Healthy Urban Development Unit (HUDU) Planning for Health Rapid HIA Tool (NHS London Healthy Urban Development Unit, 2019) and the Healthy Urban Planning Checklist (NHS London Healthy Urban Development Unit, 2014).

2 Policy Context

National Planning Policy

2.1 The National Planning Policy Framework (NPPF) (2021) sets out planning policy for England. Within this, paragraph 92 states that the purpose of the planning system is to contribute to achievement of “*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 attractive, well-designed, clear and legible pedestrian and cycle 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.”*

2.2 In addition, paragraph 93 states:

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) *take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- d) *ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

London-Specific Policy

2.3 The London Plan (GLA, 2021) sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. Policy GG3 for 'Creating a healthy city' states:

"To improve Londoners' health and reduce health inequalities, those involved in planning and development must:

- *A ensure that the wider determinants of health are addressed in an integrated and co-ordinated way, taking a systematic approach to improving the mental and physical health of all Londoners and reducing health inequalities*
- *B promote more active and healthy lives for all Londoners and enable them to make healthy choices*
- *C use the Healthy Streets Approach to prioritise health in all planning decisions*
- *D 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*
- *E plan for appropriate health and care infrastructure to address the needs of London's changing and growing population*
- *F seek to improve London's air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution*
- *G plan for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation and sports*
- *H ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold*
- *I seek to create a healthy food environment, increasing the availability of healthy food and restricting unhealthy options."*

Local Policies

2.4 The LBRuT Local Plan was adopted in July 2018 (London Borough of Richmond upon Thames, 2018). Within the plan, Policy LP30 for 'Health and Wellbeing' states:

“Planning, at all levels, can play a crucial role in creating environments that enhance people's health and wellbeing. The Council promotes and supports healthy and active lifestyles and measures to reduce health inequalities.

A. *The Council will support development that results in a pattern of land uses and facilities that encourage:*

1. *Sustainable modes of travel such as safe cycling routes, attractive walking routes and easy access to public transport to reduce car dependency.*
2. *Access to green infrastructure, including river corridors, local open spaces as well as leisure, recreation and play facilities to encourage physical activity.*
3. *Access to local community facilities, services and shops which encourage opportunities for social interaction and active living, as well as contributing to dementia-friendly environments.*
4. *Access to local healthy food, for example, allotments and food growing spaces.*
5. *Access to toilet facilities which are open to all in major developments where appropriate (linked to the Council's Community Toilet Scheme).*
6. *An inclusive development layout and public realm that considers the needs of all, including the older population and disabled people.*
7. *Active Design which encourages wellbeing and greater physical movement as part of everyday routines.*

B. *This policy will be delivered by requiring developments to comply with the following:*

1. *A Health Impact Assessment must be submitted with all major development proposals...”*

3 Assessment Approach

Baseline Conditions

3.1 Baseline conditions within the area have been defined using a number of approaches:

- information on the demographic of the Borough have been collated based on information published by Public Health England (Public Health England, 2020);
- access to healthcare, including GP services and dentists, has been established based on information on the NHS UK website (NHS UK, 2022);
- local green spaces have been identified based on examination of maps and aerial photographs; and
- information on access to local schools has been collated based on published information on the 'Find and compare Schools in England' page of the UK Government website (UK Government, 2022).

Rapid Health Impact Assessment

3.2 The London Healthy Urban Development Unit (HUDU) has published a tool for desk-top Rapid Health Impact Assessment (NHS London Healthy Urban Development Unit, 2019). This tool allows the user to quickly assess the impacts of a development proposal on the built environment. The rapid HIA tool identifies 11 topic areas, including:

1. housing quality and design;
2. access to healthcare 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 lifetime neighbourhoods;
10. minimising the use of resources; and
11. climate change.

Healthy Urban Planning Checklist

3.3 The HUDU has also published a Healthy Urban Planning Checklist which aims to promote healthy urban planning, in line with the London Plan. This checklist comprises a series of questions covering four themes:

- healthy homes;
- active travel;
- healthy environment; and
- vibrant neighbourhoods.

4 Baseline Conditions

Development Site

- 4.1 The application site is bounded by Church Road to the southwest and existing residential properties and gardens on all other sides, adjacent to Church Road and Houblon Road. It currently consists of a concrete slab, which remains following the demolition of a former day centre.
- 4.2 The development proposals comprise 13 residential properties, including both houses and apartments. There is no on-site parking proposed, however one on-street parking space will be included, for blue-badge holder use only.

Borough Demographic

- 4.3 The demographic profile for Richmond upon Thames was published in March 2020 (Public Health England, 2020). This profile provides detail on existing health conditions within the borough, as well as inequalities in health within the area.
- 4.4 Richmond upon Thames is within one of the 20% least deprived authorities within England. Health of people living in Richmond upon Thames is generally better than the average in England. Life expectancy for both males and females is higher than the UK average, however in the most deprived areas of Richmond upon Thames life expectancy is 6.5 years lower for men and 2.6 years lower for women.

Child Health

- 4.5 The level of childhood obesity is better than the national average, with 10.7% of children in Year 6 being classified as obese. Other factors in adolescent health care, including alcohol related hospital admission, teenage pregnancy, GCSE attainment and smoking during pregnancy, are better than the national average.

Adult Health

- 4.6 Adult health factors within Richmond upon Thames are in general better than the national average, including but not limited to alcohol-related harm, self-harm, smoking prevalence, excess weight, rates of violent crime and mortality from cardiovascular disease under 75. Richmond upon Thames is worse than the national average in relation to rates of new sexually transmitted infections.

Access to Healthcare

- 4.7 The results of a search of the NHS UK website on 5th July 2022 are outlined in paragraphs 4.8 and 4.9 and are presented in Table 1 and Table 2.

General Practise Surgeries

- 4.8 There are 33 General Practise (GP) surgeries within a 2.5 mile (walking distance) radius of the proposed development. There are a sufficient number of healthcare practises which can fulfil the healthcare requirements of future residents of the proposed development. In addition, given the small number of proposed occupants of the development, it is not anticipated that the proposed development will put any additional strain on the existing GP services.

Table 1: Summary of GP Services within 2.5 miles of the Proposed Development

GP Surgery	Distance (miles)
The Paradise Road Practise	0.2
The Vineyard Surgery	0.2
Hudson (Seymour House)	0.2
Parkshot Medical Practise	0.3
Twickenham Park Surgery	0.9
St Margaret's Medical Practise	1.1
Richmond Lock Surgery	1.2
Fitzmaurice (Kew)	1.2
Johnson (Sheen Lane)	1.3
Richmond Medical Group	1.3
The York Medical Practise	1.4
Oak Lane Medical Centre	1.4
Argyle Health Isleworth	1.5
Richmond Medical Group	1.6
The Acorn Group Practise	1.7
Cross Deep Surgery	1.8
Student Medical Centre	1.8
Lock Road Surgery	1.9
Albany Practise	1.9
Brentford Group Practise	1.9
Brentford Family Practise	1.9
Grove Park Terrance Surgery	2
Grove Park Surgery	2
Danebury Avenue Surgery	2.2
Sood (The Green & Fir Road)	2.2
Essex House Surgery	2.3
Churchill Medical Centre	2.3

Spring Grove Medical Practise	2.3
Thornbury Road Centre	2.3
York Medical Practise	2.4
Wellesley Road Practise	2.4
The Roehampton Surgery	2.4
Glebe Road Surgery	2.5

Dental Surgeries

4.9 There are 25 dental surgeries within a 2.5 mile (walking distance) radius of the proposed development. Three of these are currently accepting NHS patients by referral only, however a number of surgeries do not have available information on whether NHS patients are being accepted. Based on this information, it is unclear whether there are enough practices to fulfil the dental care requirements of future residents of the proposed development.

Table 2: Summary of Dental Services within 2.5 miles of the Proposed Development

GP Surgery	Distance (miles)	Currently Accepting Patients
Richmond Hill Orthodontics Ltd	0.1	Referral only
Mr M T C Wong	0.1	Children Only
Ark Dental Practise	0.2	Referral only
Perfect Smiles Surgery Ltd	0.3	Unknown
Bridge Dental Centre Limited	0.6	Unknown
Dental Expressions	1	Unknown
Claremont Dental Practise	1	Referral only
Mr P S Panesar	1.1	Unknown
Mr I M Handa & Mr D V Patel	1.4	Unknown
Brightsmile Dental Care	1.5	Unknown
Radpour, Shahrzad	1.5	Unknown
Mr H S Kalsi	1.6	Unknown
Orthodontic Care Ltd	1.6	Referral only
Bright Smile Studio	1.7	No
Perfect Smile Surgery Limited	1.7	Unknown
Albany Dental Practise	1.8	Unknown
The Butts Dental Practise	1.8	Unknown
Kew Bridge Dental	2	Unknown
Bridge Dental Practise	2	Unknown

Ham Dental Practise	2.1	Unknown
Mrs P Winayak	2.2	Unknown
Oakleigh House Dental Practise	2.2	Unknown
Mr AV Patel	2.3	Unknown
West London Dental Centres	2.4	No
Junction Road Dental Practise	2.5	Unknown

Access to Schools

4.10 A search of the UK government 'Find and compare schools in England' database concluded that there are 131 schools within the 3 mile radius of the proposed development. Of these, 104 are primary schools, 44 are secondary and 39 are for 16 – 18 year olds, with some schools covering more than one category. There are sufficient school services to fulfil the needs of future residents of the proposed development and proposed development will not add additional strain to the existing school facilities.

Access to Green Space

4.11 There are a number of green spaces in the vicinity of the proposed development, most notably Richmond Park, which is less than 1 km to the south of the proposed development. There are 16 outdoor children's play spaces within 2.5 miles of the proposed development, the main open spaces are shown in Table 3. Future residents of the proposed development will have good access to nearby open and green spaces.

Table 3: Summary of Green Spaces within 2.5 miles of the Proposed Development

Green Space	Distance	Facilities
Richmond Green	0.3	Wheelchair accessible entrance
Kew Gardens	0.4	Children's playground, wild forest
Terrace Gardens	0.5	Open field and woodland
Marble Hill Park	0.9	Children's playground, sports fields
North Sheen Recreation	0.8	Children's playground, sports field
Mortlake Cemetery	1.1	Forest and gardens
Ham Lands Local Nature Reserve	1.5	Sports fields, forest and wetland
Syon Park	1.1	Children's playground, conservatory, woodland
Chiswick Sports Ground	1.5	Sports fields and facilities
Gunnersby Park	2.4	Sports fields, woodland

5 Desktop Rapid Health Impact Assessment (HIA)

Table 4: 1 Housing Quality and Design

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All units are M4 (2) compliant adaptable dwellings with a level threshold access. The development is accompanied by a blue badge parking space	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development includes one M4(3b) accessible unit which is wheelchair accessible. There are also in house support staff within the neighbouring residential unit.	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development is M4(2) compliant and all units are adaptable.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

<p>Does the proposal promote good design through layout and orientation, meeting internal space standards?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The proposed development meets the Nationally Described Space Standards</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The development will include 100 % affordable units, including two 2-bed (4 person) units</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The SAP ratings for the units range between 80 C – 87 B</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	

Table 5: 2 Access to Healthcare Services and Other Social Infrastructure

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
Does the proposal retain or re-provide existing social infrastructure?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Neither the existing site or the proposals include any social infrastructure.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the impact on healthcare services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	This HIA assesses the existing local healthcare facilities.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" 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 checked="" type="checkbox"/> N/A	Neither the existing site or the proposals include any healthcare facilities.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

<p>Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools, social care and community facilities?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>This HIA assesses the existing local educational facilities.</p>	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Does the proposal explore opportunities for shared community use and co-location of services?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The development includes communal amenity space.</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Does the proposal contribute to meeting primary, secondary and post 19 education needs?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The development does not include any education facilities, however there are sufficient facilities in the local area.</p>	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	

Table 6: 3 Access to Open Space and Nature

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
Does the proposal retain and enhance existing open and natural spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will introduce new planting space and does not impact any existing natural space.	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will introduce new planting space and does not impact any existing natural space.	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will introduce a small play space and is within walking distance of existing playspaces.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

<p>Does the proposal provide links between open and natural spaces and the public realm?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>The development does not provide links between natural spaces, the amenity areas are for residents only.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
<p>Are the open and natural spaces welcoming and safe and accessible for all?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The amenity areas are accessible for all residents and wheelchair accessible.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
<p>Does the proposal set out how new open space will be managed and maintained?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The amenity areas are covered by a maintenance specification which will address issues such as tree crown development and irrigation requirements to ensure the trees in particular are properly established and shaped in accordance with the design aims.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Table 7: 4 Air Quality, Noise and Neighbourhood Amenity

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The application is accompanied by a Construction Management Plan.	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The application is accompanied by an air quality assessment.	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development only includes one car parking space and is purely residential.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Table 8: 5 Accessibility and Active Travel

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
Does the proposal prioritise and encourage walking (such as through shared spaces?)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Due to the scale of the development, no new footpaths are proposed.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development includes cycle parking and secure cycle storage.	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development is accessed by existing walkways.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

<p>Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>No new roads are proposed.</p>	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Is the proposal well connected to public transport, local services and facilities?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The application is accompanied by a transport plan. The Public Transport Accessibility Level (PTAL) for the development is high at 6a.</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The development includes only one car parking space, for blue-badge holders only.</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Of the 13 proposed new homes, 8 will be for rent for people with a learning disability. These homes have been designed in consultation with the learning disability team at the London Borough of Richmond Upon Thames. All new homes and amenity spaces have step-free access. There is one flat which is fully wheelchair accessible accessed via a level pathway off Church Road.</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	

Table 9: 6 Crime Reduction and Community Safety

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
Does the proposal incorporate elements to help design out crime?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The development removes a vacant plot.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The development is secure, however the rear building is gated.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" 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 checked="" type="checkbox"/> N/A	The development is purely residential.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Has engagement and consultation been carried out with the local community?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Yes, pre-application discussions were undertaken with the community, including specialist groups for supported living.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
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Table 10: 7 Access to Healthy Food

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The development does not include specific facilities for food supply.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development is located approximately 200 m from Richmond town centre which houses numerous shops, including food retail.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

<p>Does the proposal avoid contributing towards an over- concentration of hot food takeaways in the local area?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The development does not introduce any hot food or takeaway facilities.</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
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Table 11: 8 Access to Work and Training

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
<p>Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The development will provide temporary jobs during construction. It will also provide jobs for staff to manage the supported housing.</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Does the proposal provide childcare facilities?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The development is small scale and purely residential.</p>	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	

Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The development is small scale and purely residential.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The development is small scale and purely residential.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Table 12: 9 Social Cohesion and Lifetime Neighbourhoods

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The amenity areas are for residents only	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

<p>Does the proposal include a mix of uses and a range of community facilities?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The development is small scale and purely residential.</p>	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Does the proposal provide opportunities for the voluntary and community sectors?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The development is small scale and purely residential.</p>	<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	
<p>Does the proposal address the six key components of Lifetime Neighbourhoods?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>As outlined above in other questions, the key components of ageing, design, housing, transport, participation, and green spaces are addressed.</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	

Table 13: 10 Minimising the use of Resources

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
Does the proposal make best use of existing land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development replaces a vacant hardstanding plot and makes use of a disused brownfield site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal encourage recycling (including building materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development includes refuse areas for recycling. The pre-demolition audit will outline the materials that can be recycled.	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The application is accompanied by a sustainability statement, which includes measures for sustainable construction.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Table 14: 11 Climate Change

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement
Does the proposal incorporate renewable energy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will utilise renewable technology to avoid the need for on-site combustion.	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development has been designed to be energy efficient in both summer and winter.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development introduces new green space and soft landscaping which will benefit biodiversity.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will introduce soft landscaping to an existing hard standing and will improve drainage.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

6 Healthy Urban Planning Checklist

- 6.1 Table 15 to Table 18 demonstrate that the health impacts of the proposed development have been taken into account.

Theme 1 – Healthy Housing

Table 15: Healthy Housing

Issue	Question	Answer
a. Healthy Design	Does the proposal meet all the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?	Yes – the application is accompanied by a noise assessment and daylight report. Each property and the amenity space is fully accessible and adaptable, with one being fully wheelchair accessible. 8 of the properties will be for rent for people with a learning disability.
b. Accessible Housing	Does the proposal provide accessible homes for older or disabled people?	Yes- unit M4 is an accessible unit with wheelchair access. The development also contains a supported accommodation unit.
	Does the proposal ensure that every non-ground floor dwelling is accessible by a lift that can accommodate an ambulance trolley?	Yes – the Mews block upper floors can be accessed via an elevator.
c. Healthy Living	Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces?	Yes – the proposed development meets the Nationally Described Space Standards and includes a number of units with separate living and kitchen areas. The development includes sufficient in-built storage space
	Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?	Yes – each maisonette unit has an individual stairwell. The block of flats has a stairwell which is attractive and well lit.
d. Housing Mix and Affordability	Does the proposal provide affordable family sized homes?	Yes- the development will include 100 % affordable units, including two 2-bed (4 person) units.

Theme 2 – Active Travel

Table 16: Active Travel

Issue	Question	Answer
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?	Yes – the development contains secure cycle storage and parking for all units.

b. Safety	Does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?	Due to the small scale of the development, these measures are not considered necessary.
c. Connectivity	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?	Due to the small scale of the development, these measures are not considered necessary.
d. Housing Mix and Affordability	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?	Yes – the development includes only one parking space, for blue badge users only.

Theme 3 – Healthy Environment

Table 17: Healthy Environment

Issue	Question	Answer
a. Construction	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes – the application will be accompanied by a Construction Management Statement which provides mitigation to manage the impacts of dust, noise and odour.
b. Air Quality	Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes- the application pack includes an Air Quality Assessment which outlines best practice measures to minimise impacts of road traffic and energy generation.
c. Noise	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?	Yes – the proposed development includes landscape design.
d. Open Space	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?	Yes- the proposed development introduces amenity to the area through landscape design.
	Does the proposal set out how new open space will be managed and maintained?	Yes – materials have been selected for longevity. Soft landscaping is covered by the maintenance specification.
e. Play Space	Does the proposal provide a range of play spaces for children and young people?	Yes – the development includes a play space, situated in the communal garden.
f. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?	Yes - the proposed development introduces new green space and soft landscaping which will benefit biodiversity.

g. Local Food Growing	Does the proposal provide opportunities for food growing, for example by private and community gardens and green roofs?	Yes – a number of units contain private gardens with space for planters. Food could also be grown in the communal amenity space.
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?	Yes – the proposed development will replace the existing hardstanding and introduce hard and soft landscaping.
i. Drainage	Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?	Yes – the development includes openable windows and mechanical ventilation.

Theme 4 – Vibrant Neighbourhoods

Table 18: Vibrant Neighbourhoods

Issue	Question	Answer
a. Health Services	Has the impact on healthcare services been addressed?	Yes – this report has assessed the impact on local healthcare facilities.
b. Education	Has the impact on primary, secondary and post-19 education been addressed?	Yes – this report includes an assessment of the impact on local educational facilities.
c. Access to Social Infrastructure	Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?	Yes – the development includes communal amenity space.
	Have opportunities for multi-use and the co- location of services been explored?	No – the development is small scale and purely residential.
d. Local Employment and Healthy Workplaces	Does the proposal include commercial uses and local employment and provide opportunities for training, including temporary construction and permanent 'end-use' jobs?	No – the development doesn't include commercial uses and is purely residential. It does however provide temporary construction jobs and permanent 'end-use' jobs for staff to manage the supported housing.
	Does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?	N/A
e. Access to Local Food Shops	Does the proposal provide opportunities for local food shops?	No – the development is small scale and purely residential.
	Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?	Yes – the development is purely residential and does not include any hot food takeaway.

f. Public Realm	Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?	The development is small scale and therefore does not include public realm, but the amenity space includes benches to allow social interaction.
	Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes – the proposal is fully accessible, with one of the properties being wheelchair accessible. The amenity space is accessible via ramps.

7 Conclusions

- 7.1 This report has assessed the health impacts of the proposed development both on the local area and on future residents of the proposed development itself. The assessment has utilised the HUDU Rapid HIA tool and Healthy Urban Planning Checklist.
- 7.2 The London Borough of Richmond upon Thames is above the national average for the majority of health factors, including child health, adult health and overall deprivation levels. The proposed development will have an overall positive impact on the local area by introducing communal amenity space and landscaping to a currently undeveloped site. The proposed development is, therefore, consistent with the NPPF, Policy GG3 of the London Plan as well as Policy LP30 within the London Borough of Richmond Local Plan.

8 References

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9 Appendices

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A1 Richmond upon Thames Full Demographic Profile

