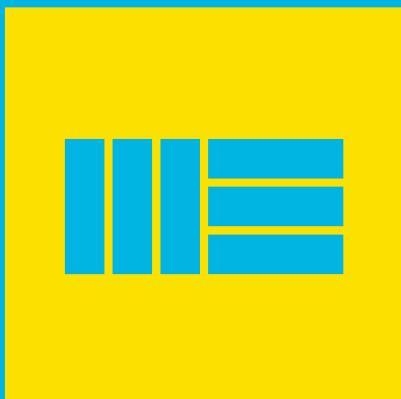


**LAND AT BARNES HOSPITAL,  
SOUTH WORPLE WAY,  
BARNES, RICHMOND,  
LONDON, SW14 8SU**

**HEALTH IMPACT ASSESSMENT**

**NOVEMBER 2022**



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# 1.0 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared by Montagu Evans LLP on behalf of Star Land Realty UK Ltd (the Applicant) in support of a full planning application for the redevelopment of Barnes Hospital. The application is in relation to the residential plot of the Barnes Hospital Site which received outline planning permission (18/3642/OUT) in September 2020.
- 1.2 The Proposal (or Proposed Development) is for:
- “Demolition of existing structures and redevelopment of site including construction of three buildings comprising residential units of mixed tenure (Use Class C3), conversion of two existing buildings for residential use (Use Class C3), car and cycle parking, landscaping and associated works”.*
- 1.3 This report outlines the HIA for the Proposal in line with the requirements set out by the London Plan and Richmond Local Plan. The Mayor of London has committed to promote the health of Londoners and for developers to take into account the effect of the GLA’s policies on the health of London’s population. This is at the heart of the Mayor’s good growth principles that underpin the London Plan. London Plan Policy GG3 states that the potential impacts of development proposals on the mental and physical health and wellbeing of communities should be assessed through the preparation of a Health Impact Assessments (HIA). This is reinforced by Local Plan Policy LP30 which requires a HIA to be submitted with all major planning applications.
- 1.4 The purpose of this assessment is to understand how the Proposed Development could directly and indirectly impact on the key determinants of health; to identify those people most likely to be affected by the proposed development with regard to health inequality issues; and to identify measures to enhance the positive impacts and mitigate the negative effects of the proposed development on public health, and establish responsibilities for delivering and monitoring these.
- 1.5 The remainder of this Report is structured as follows:
- Section 2: Site and proposed development;
  - Section 3: Planning policy;
  - Section 4: Methodology;
  - Section 5: Socioeconomic baseline;
  - Section 6: Health Impact Assessment; and
  - Section 7: Conclusions.

## 2.0 THE SITE AND PROPOSED DEVELOPMENT

### SITE OVERVIEW

- 2.1 The site is located within the administrative authority of the London Borough of Richmond and comprises an area of approximately 0.8 hectares. The site is bound to the north by South Worple Way with rail tracks beyond that. To the east South Worple Avenue bounds the Site with terraced residential dwellings beyond. Residential dwellings fronting Grosvenor Avenue bounds the site to the south and Mortlake Cemetery forms the boundary to the west.
- 2.2 The existing site accommodates a number of buildings, which historically provided mental health facilities (Use Class C2) (Refer to Figure 1 below). The remainder of the Site is occupied by hardstanding providing car parking and some soft landscaping located outside a number of the buildings. There are a total of 3 existing entrances into the site from South Worple Way which provides access to the various parking bays and buildings.



*Figure 1: Barnes Hospital Site Plan*

- 2.3 While there are no statutory listed buildings on the Site, 8 of the existing buildings on the Site are identified as Buildings of Townscape Merit (BTM) by LB Richmond. The Site is not situated within a conservation area, however Queens Road, Mortlake Conservation Area abuts the Site to the west. The wider context is defined by suburban residential development.

### PLANNING HISTORY

- 2.4 The site benefits from outline planning permission (18/3642/OUT) for a mixed use development including a Special Educational Needs (SEN) school, health hub and up to 80 residential units. The outline consent also granted approval for the demolition of all buildings on-site with the exception of two of the BTMs which would be converted to residential use.
- 2.5 The planning permission as referred to by the decision notice is as follows:

*“the demolition and comprehensive redevelopment (phased development) of land at Barnes Hospital to provide a mixed use development comprising a health centre (Use Class D1), a Special Educational Needs (SEN) School (Use Class D1), up to 80 new build residential units (Use Class C3), the conversion of two of the retained BTMs for use for up to 3 no. residential units, the conversion of one BTM for medical use (Use Class D1), car parking, landscaping and associated works. All matters reserved save for the full details submitted in relation to access points at the site boundaries”.*

- 2.6 The outline planning consent granted approval for a three-part phased development of the site, which included a residential component on the western half of the site totalling 7,993 sqm, with the SEN school and health club delivered on the eastern part of the site. The amount and distribution of each component of the scheme is controlled by the approved parameter plans and design code under the outline consent.
- 2.7 Refer to the accompanying Design and Access Statement for a comprehensive summary of the site's planning history and further information on the approved scheme.

### **THE PROPOSED DEVELOPMENT**

- 2.8 Since the grant of outline consent, the Applicant has been in discussions with the Council on revised proposals in relation to the residential plot of the Barnes Hospital Site as approved under the outline planning permission. We summarise the proposed development below.
- 2.9 The revised proposals follow the principles of the consented masterplan, by providing three linear blocks of accommodation that are arranged around an extensive communal courtyard.
- 2.10 The blocks will provide 109 which represents an uplift of 26 units (including the BTMs). This is achieved through increasing the height of Blocks B and C by a storey, whilst remaining in keeping with existing building heights, and alterations to the internal cores and building envelopes. This has emerged through detailed design of the blocks. Full planning permission is sought under this planning application.

## 3.0 PLANNING POLICY

3.1 This Assessment has been informed by both adopted and emerging development plan policies and other relevant guidance. This Section of the Statement provides a summary of the planning context from which such policy is drawn.

### THE DEVELOPMENT PLAN

3.2 The statutory Development Plan relevant to the site and this assessment comprises:

- The London Plan (2021); and
- London Borough of Richmond Local Plan (2018).

### EMERGING PLANNING POLICY

3.3 The Council are currently in the process of preparing a new Local Plan for the Borough following the adoption of the current Local Plan in 2018. The Council consulted on the Direction of Travel Consultation between 24 February 2020 and 5 April 2020. The Council also held a Call for Sites alongside this Consultation. Further, the Council consulted on its Urban Design Study between 17 May 2021 and 6 June 2021. This forms part of the evidence base to underpin the new Local Plan.

3.4 The Council's Local Development Scheme 2019-2022 provides an anticipated timescale of the local plan progress leading up to adoption stage. This has been updated and the revised dates have been published on the Council's website<sup>1</sup>. Consultation on the Publication version of the Plan (Regulation 19) is expected to take place in Spring 2023. Thereafter, Submission of the final version of the Plan to the Planning Inspectorate is targeted for Summer 2023.

3.5 An Examination in Public (EiP) on the document is expected to take place in Autumn / Winter 2023. The new Local Plan is anticipated to be adopted in Winter 2024.

3.6 Given the early stage of plan preparation, no draft policies have been prepared by the Council and therefore the proposed development will not be assessed against emerging policy.

### NATIONAL GUIDANCE

3.7 The National Planning Policy Framework (NPPF) was revised on 20 July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of all planning applications.

3.8 Paragraph 8 outlines that the planning system has three overarching objectives to achieve sustainable development. These are:

- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

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<sup>1</sup> [https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/draft\\_local\\_plan](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/draft_local_plan)

- c) An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.9 Paragraphs 10 and 11 explain that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that:

*“For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*

3.10 In chapter 8, the NPPF outlines how planning policy should help promote healthy communities. “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”.

3.11 Paragraph 92 of the NPPF notes that planning policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community to provide the social, recreational and cultural facilities and services the community needs.

3.12 In March 2014, the Government published the National Planning Practice Guidance (NPPG) which is a material consideration relating to planning applications and should be read in conjunction with the NPPF. The NPPG replaces a number of previous circulars and guidance to provide a simplified single source of guidance at the national level.

## **THE LONDON PLAN**

3.13 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London up to 2041. The overarching policies setting out the principles of health infrastructure and healthy communities are as listed below.

3.14 The London Plan advocates improving health and reducing inequality. It requires development to ensure that the wider determinants of health are addressed in an integrated and coordinated way, taking a systematic approach to improving the mental and physical health of all Londoners and reducing health inequalities. Policy CG3 requires proposals to assess potential impacts on the health and wellbeing of communities through the use of HIAs.

3.15 Policy S1 supports the delivery of high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported. This policy sets out that the loss of social infrastructure can have a detrimental effect on a community and that boroughs should protect such facilities and uses, where possible. Policy S1 acknowledges that the loss of redundant social infrastructure is acceptable where this loss is part of a wider public service transformation plan.

3.16 Policy S2 outlines that boroughs should work with Clinical Commissioning Groups (CCGs) and other NHS and community organisations to identify opportunities to make better use of existing and proposed new infrastructure through integration, co-location or reconfiguration of services, and facilitate the release of surplus buildings and land for other uses.

3.17 Policy T2 states that planning policy and development proposals should deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. Development plans should promote and demonstrate the application

of the Mayor's Healthy Streets Approach to improve health and reduce health inequalities; reduce car dominance, ownership and use, road danger, severance, vehicle emissions and noise; increase walking, cycling and public transport use and improve street safety, comfort, convenience and amenity.

- 3.18 Policy T2 goes on to state that development proposals should demonstrate how they will deliver improvements that support the ten Healthy Streets indicators in line with TfL guidance, reduce the dominance of vehicles on London's streets and to be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.

#### **THE RICHMOND LOCAL PLAN**

- 3.19 Policy LP30 states that planning plays a crucial role in promoting health and wellbeing. The Council promotes and supported 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.

- 3.20 Policy LP30 stipulates that a Health Impact Assessment must be submitted with major planning applications.



# 4.0 METHODOLOGY

## INTRODUCTION

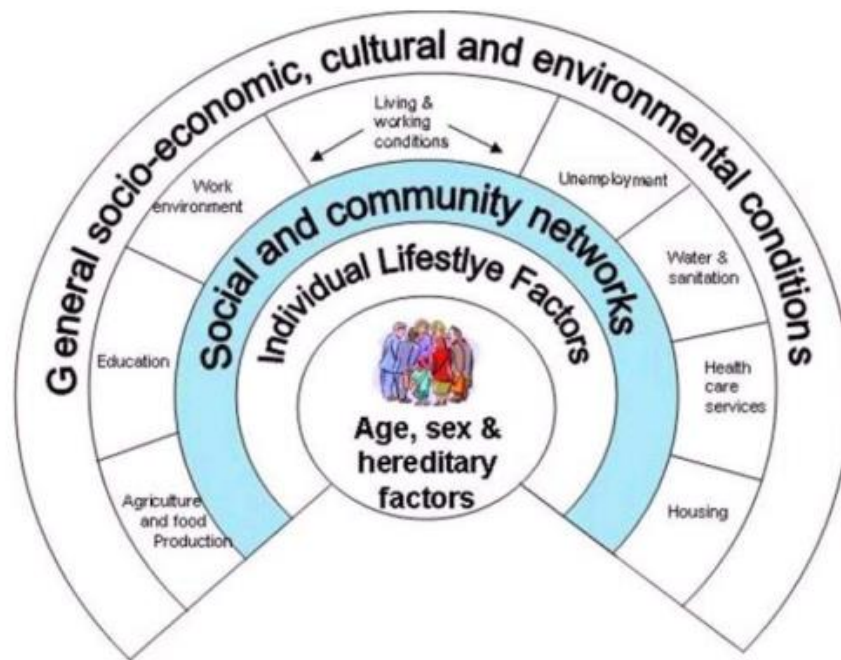
- 4.1 The HIA has been carried out in line with the London Healthy Urban Development Unit (HUDU) Healthy Urban Planning Checklist which has been used to screen the health impacts of the Proposed Development. The HUDU Rapid HIA Tool (October 2019) has then been used to undertake the main assessment of health effects.
- 4.2 The Rapid HIA has been completed using professional judgement. A preliminary assessment was undertaken during preparation of the planning application documents. Initial conclusions and recommendations for enhancing positive health outcomes and minimising adverse health effects were communicated to the client and design team. The assessment was then finalised upon receipt of the final Design and Access Statement and other technical documents submitted in support of the planning application.
- 4.3 The Rapid HIA draws on such documents in providing the detailed information in terms of the method of assessing impacts for each of the specialist areas.

## ASSESSING OUTCOMES FOR PUBLIC HEALTH AND WELLBEING

- 4.4 The World Health Organisation (WHO) Europe defines health as a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity<sup>2</sup>. Consequently public health encompasses general wellbeing, not just the absence of illness. Some effects are direct and obvious, others are indirect and some may be synergistic, with different types of impact acting in combination.
- 4.5 Factors that have the most significant influence on the health of a population are called 'determinants of health'; these include an individual's genetics and their lifestyle, the surrounding environment, as well as policy, cultural and societal issues. The interrelationship between these factors is shown in Figure 2.
- 4.6 Within a population there can also be health 'inequalities'. The WHO defines these as differences in health status or in the distribution of health determinants between different population groups. For example, differences in mobility between elderly people and younger populations or differences in mortality rates between people from different social classes. This HIA has taken account of these factors and considered how the Proposed Development may influence the physical and mental health and wellbeing of local residents and inhabitants of the Proposed Development.

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<sup>2</sup> World Health Organisation, (2006), Constitution of the World Health Organisation



**Figure 2: The wider Determinants of Health<sup>3</sup>**

#### **HUDU HEALTHY URBAN PLANNING CHECKLIST**

- 4.7 The HUDU Healthy Urban Planning Checklist (April 2017) aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. The checklist has been created with input from the six east London Growth Boroughs (Barking and Dagenham, Greenwich, Hackney, Newham, Tower Hamlets and Waltham Forest). It is however, relevant for use elsewhere including Richmond. In this assessment, the checklist has been used as a desktop assessment to screen the health impacts of the proposed development.
- 4.8 The HUDU checklist is divided into four main themes:
- 1) Healthy housing;
  - 2) Active travel;
  - 3) Healthy environment; and
  - 4) Vibrant neighbourhoods.
- 4.9 Each theme contains a number of questions focused on a planning issue and a number of related health and wellbeing issues as set out in the table below. The checklist has been used as a screening exercise to inform the more detailed Rapid HIA and is included at Appendix 4. To avoid repetition, full details on how the development responds to the themes in the checklist is provided in Chapter 6 as part of the Rapid HIA.

<sup>3</sup> Dahlgren and Whitehead (1991)

**Table 4.1:** Themes within the HUDU Healthy Urban Planning Checklist

Theme	Planning Issue	Health and Wellbeing Issue
Healthy Housing	<ul style="list-style-type: none"> <li>• Housing design</li> <li>• Accessible housing</li> <li>• Healthy living</li> <li>• Housing mix and affordability</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of living space – overcrowding</li> <li>• Unhealthy living environment – daylight, ventilation, noise</li> <li>• Excess deaths due to cold / overheating</li> <li>• Injuries in the home</li> <li>• Mental illness from social isolation and fear of crime</li> </ul>
Active Travel	<ul style="list-style-type: none"> <li>• Promoting walking and cycling</li> <li>• Safety</li> <li>• Connectivity</li> <li>• Minimising car use</li> </ul>	<ul style="list-style-type: none"> <li>• Physical inactivity, cardiovascular disease and obesity</li> <li>• Road and traffic injuries</li> <li>• Mental illness from social isolation</li> <li>• Noise and air pollution from traffic</li> </ul>
Healthy Environment	<ul style="list-style-type: none"> <li>• Construction</li> <li>• Air quality</li> <li>• Noise</li> <li>• Contaminated land</li> <li>• Open space</li> <li>• Play space</li> <li>• Biodiversity</li> <li>• Local food growing</li> <li>• Flood risk</li> <li>• Overheating</li> </ul>	<ul style="list-style-type: none"> <li>• Disturbance and stress caused by construction activity</li> <li>• Poor air quality – lung and heart disease</li> <li>• Disturbance from noisy activities and uses</li> <li>• Health risks from toxicity of contaminated land</li> <li>• Physical inactivity, cardiovascular disease and obesity</li> <li>• Mental health benefits from access to nature and green space and water</li> <li>• Opportunities for food growing – active lifestyles, healthy diet and tackling food poverty</li> <li>• Excess summer deaths due to overheating</li> </ul>
Vibrant Neighbourhoods	<ul style="list-style-type: none"> <li>• Healthcare services</li> <li>• Education</li> <li>• Access to social infrastructure</li> <li>• Local employment and healthy workplaces</li> <li>• Access to local food shops</li> <li>• Public buildings and spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Access to services and health inequalities</li> <li>• Mental illness and poor self-esteem associated with unemployment and poverty</li> <li>• Limited access to healthy food linked to obesity and related diseases</li> <li>• Poor environment leading to physical activity</li> <li>• Ill health exacerbated through isolation, lack of social contact and fear of crime</li> </ul>

**THE HUDU RAPID HIA TOOL**

4.10 The Rapid HIA Tool (October 2019) is designed to assess the likely health impacts of development plans and proposals. The assessment matrix (see Chapter 6) identifies eleven topics of broad determinants:

- Housing design and affordability;
- Access to health and social care services and other social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighbourhood amenity;
- Accessibility and active travel;
- Crime reduction and community safety;
- Access to healthy food;
- Access to work and training;
- Social cohesion and inclusive design;
- Minimising the use of resources; and
- Climate change.

4.11 Under each topic, planning issues which are likely to influence health and wellbeing are identified. The Rapid HIA Tool provides assessment criteria and these have been tailored where possible to the proposed development. Where an impact has been identified recommendations to mitigate an adverse impact or enhance a beneficial impact are included where possible. Chapter 6 includes a high-level summary of effects and identified mitigation and enhancement measures.

## 5.0 HEALTH AND SOCIO-ECONOMIC BASELINE

5.1 This Section presents the community profile to identify public health statistics and social infrastructure locally as well as the assessment of the effects of the proposed development upon health and wellbeing, structured around the HUDU Rapid HIA Matrix.

### ACCESS TO HEALTHCARE

5.2 This Section only considers healthcare available through the NHS, although private practices are also available within the Borough

#### Primary Healthcare

5.3 The Borough is served by the Richmond Clinical Commissioning Group, which has 28 GP Practices caring for the 210,167 residents that live in the Borough<sup>4</sup>. There are a total of 104 full-time equivalent (FTE) GPs based upon the latest available data, which indicates an average patient list size of 1,780 which is higher than the target patient list size of 1,800 per GP as recommended by the Department of Health<sup>5</sup>.

5.4 There are 5 GP Practices within 2km of the proposed development, including:

- Sheen Lane Health Centre;
- Essex House Surgery;
- Glebe Road Surgery;
- Barnes Surgery; and
- Kew Medical Practice.

5.5 There are a total of 10 dental practices within 2km of the proposed development. Of these 10 practices, only one was found to accept NHS patients while one would also accommodate urgent NHS dental appointments<sup>6</sup>. This suggests that the availability of NHS dentists may be limited in the vicinity of the site.

#### Secondary Healthcare

5.6 Secondary health care providers are accessible from the Richmond CCG area and are situated within 5km of the proposed development, including Kingston Hospital, Charing Cross Hospital and West Middlesex University Hospital. This indicates that there is a reasonable level of secondary healthcare provision in the area, with access to both urgent and non-urgent out of hours healthcare.

### ACCESS TO OPEN SPACE AND GREEN SPACE

5.7 Richmond has over 2,200 hectares of publically available parks and open spaces<sup>7</sup>, as shown in Table 5.1 below. This includes several sites provided by non-Council authorities which contribute over 1,700 hectares of multifunctional open space, which is also used by individuals within the Borough but for other Boroughs and nationally. These sites are:

- Bushy Park (Royal Park, 417 ha);

<sup>4</sup> Richmond Clinical Commissioning Group (2016)

<sup>5</sup> NHS London Healthy Urban Development Unit (2007)

<sup>6</sup> NHS Choices (2018)

<sup>7</sup> London Borough of Richmond Open Space Assessment (2015)

- Richmond Park (Royal Park, 973 ha);
- Hampton Court (Historic Royal Palace, 175 ha);
- Home Park (Historic Royal Palace, 174 ha); and
- Marble Hill (English Heritage, 27ha).

5.8 There are 15 parks across the Borough, with 26 natural and semi-natural green spaces across Hampton, Teddington, Richmond and Twickenham. Of the 26 sites, two are identified as having restricted access (Kilmorey Mausoleum and Pensford Field) but are included in the audit as both still have public access.

5.9 Over half of the total provision of natural and semi-natural greenspace in the Borough can be attributed to three large sites which are all located in the analysis area; Ham Lands (71 hectares), Ham Common Woods (38 hectares) and Barnes Common (45 hectares). There are also over 100 hectares of amenity greenspace in the Borough, comprising recreation grounds, informal recreation or open spaces within built development or along highways.

**Table 5.1: Open Space in Richmond**

Type of park and open space	Count	Area (ha)
Park and Garden	15	79.97
Non-Council open space	5	1,766
Natural and semi natural greenspace	26	278.36
Amenity greenspace	60	100.20
Playspace and provision for children	44	6.26
Allotments	24	28.22
Cemeteries	10	32.53
Green corridors	8	4.18
TOTAL (ha)		2,289.72

5.10 There are several areas of open space close to the site including Mortlake Burial Ground adjacently west of the site, but also Barnes Common which is located 650m to the east of the site. Both resources are easily accessible on foot and could provide areas of green space for use by future users of the proposed scheme and site. This would supplement the on-site provision being proposed as part of this application. The Council's Open Space Assessment considers that the site is not located within an area that is deficient of open space.

**COMMUNITY DEMOGRAPHICS**

5.11 In order to establish the assessment baseline, it is important to understand the existing community so that the potential for health impacts can be evaluated. This section presents a number of health determinants in the area surrounding the site.

5.12 The site is located entirely within the within the Mortlake and Barnes Common Ward and Lower Super Output Area (LSOA) (E01003858). A number of health indicators for the LSOA, Richmond Borough and Greater London are presented in Table 5.2 below.

5.13 The following observations could be made:

- Unemployment rate within the LSOA is nil, which is lower than the Borough and London-wide rates. The proposed development is anticipated to provide a positive influence on this element as it would offer additional work opportunities within the LSOA.
- The rate of self-employment in the LSOA, both in terms of part time and full time roles, is 20.7%. This is somewhat higher than the Borough average of 14.9% but almost double the London-wide average.
- Health within the LSOA is comparatively high when compared to the Borough and Greater London. 90.5% of residents demonstrate very good or good health, which compares to 88% of Richmond residents and only 83% for London as a whole. Only 2% of the LSOA's residents are affected by bad or very bad health.
- The population of the LSOA is overwhelmingly classified by white ethnicity, with census data showing that 95% of residents are white. This is higher than the Richmond average of 85.9%, and significantly higher than the London average of 59.8%. This makes the LSOA unusual within Richmond and London for its ethnic make-up, with the proportion of Asian and BAME residents also well below wider averages.
- The LSOA which the site is located in has an Index of Multiple Deprivation score of 4.4, whereby a higher score represents a higher level of deprivation. The score in the LSOA is significantly below the Borough average and Greater London figure, which suggests that relative deprivation is low. The LSOA is ranked 30,894 out of 32,844 LSOAs in England, which is amongst the 10% least deprived neighbourhoods in the country.

5.14 Overall, the data indicates that the health and wellbeing levels within the LSOA are strong. The delivery of the proposed development is likely to also provide additional positive effects to the LSOA by virtue of the provision of open space, as well as the health and school uses that will be delivered in the future pursuant to permission 18/6502/FUL.

**Table 5.2:** Comparisons of Health Indicators in Barnes, Richmond and Greater London<sup>8</sup>

Health Indicator	Mortlake and Barnes Common LSOA (003G)	Richmond upon Thames	Greater London
Unemployment rate (%)	0%	3%	5.2%
Self-employed (with and without employees)	20.7%	14.9%	11.7%
Retirement	10%	10%	8.4%
Very good or good health (%)	92%	88%	83%
Fair health (%)	6%	9%	11%
Bad or very bad health (%)	2%	3%	5%
Ethnicity: White	94.5%	85.9%	59.8%
Ethnicity: Asian / Asian British	2.1%	7.5%	18.4%
Ethnicity: BAME	0.3%	1.5%	13.3%

<sup>8</sup> ONS (2011); Office of National Statistics Census 2011; Indices of Multiple Deprivation (20115

Index of Multiple Deprivation Score	4.4	10	23.4
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## 6.0 HEALTH IMPACT ASSESSMENT

6.1 This Section presents the qualitative analysis for the Proposal in relation to each of the 11 health indicators. Recommendations are made where appropriate to mitigate or enhance potential health outcomes. As set out in the Assessment Methodology section in Section 4, the tables have been adapted from the HUDU Rapid HIA Tool.

### HOUSING QUALITY AND DESIGN

6.2 Table 6.1 below discusses the potential health impacts of the Proposed Development in relation to Housing Quality and Affordability.

**Table 6.1:** *Housing Quality and Affordability*

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	All proposed residential units proposed have been designed to meet Building Regulation requirements, as outlined in the submitted Design and Access Statement.	Positive	No mitigation measures required.
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	N/A.	<p>The planning application will deliver 109 units of housing (Use Class C3). The Design and Access Statement confirms that apartments will comply with Building Regulation requirements. A minimum of 90% of the proposed units will meet Building Regulation Requirement M4 (2) 'Accessible and adaptable dwellings'. A minimum of 10% of the proposed units will meet Building Regulation Requirement M4 (3) 'Wheelchair user dwellings'. The proposal is therefore expected to meet the requirements of Building Regulations and Code of Practice in respect of the needs of disabled people.</p> <p>The Design and Access Statement also confirms that the lifetime accommodation needs of an ageing population, young families, children and the disabled have been addressed through the design of the Proposed Development. This is demonstrated by virtue of its scale, internal layouts, open space and communal areas and in particular its access and connectivity.</p>	Positive	No mitigation measures required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	The housing has been designed to meet all appropriate standards, including wheelchair accessible and adaptable dwellings. Providing flexible accommodation has been a core priority through design development of the proposed development proposals, including meeting the needs of older and disabled people in living independently. As noted above, the DAS confirms that all of the apartments will be adaptable for wheelchair accessible occupiers.	Positive	No mitigation measures required.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	The proposed development applies the principles of good design that were considered acceptable by the Council through the granting of the outline planning permission. This includes layout and orientation of the development to ensure a quality living environment for future occupation. All of the units meet the Nationally Described Space Standards in terms of unit sizes.	Positive	No mitigation measures required.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The proposals provide 109 units, comprising 1 x studio, 39 x 1 beds, 50 x 2 beds and 19 x 3 beds.  This is a balanced mix of accommodation which serves the Council's needs for smaller units and family sized housing. In this case, as the 2 bed units meet the Council's definition of family housing in the Local Plan, on the basis that all units meet the Nationally Described Space Standards and the external amenity standards. This means that 37% of the units are studio/1 beds and the remaining 63% are family sized units.  The scheme proposes 24 affordable units, consisting of 12 one bed, 8 two bed and 4 three bed units, totaling to a provision of 22% with a tenure split of 79% affordable rent and 21% intermediate accommodation, subject to a viability assessment. This equates to the same amount and tenure of affordable housing as the extant outline consent.	Positive	No mitigation measures required.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes	The Energy and Sustainability Statement (October 2022), prepared by Flatt Consulting explains that a number of energy efficiency measures are to be applied to the homes.	Positive	No mitigation measures required.

#### ACCESS TO HEALTHCARE SERVICES AND OTHER SOCIAL INFRASTRUCTURE

6.3 Table 6.2 below evaluates the health impacts in relation to healthcare services and other social infrastructure.

**Table 6.2: Access to Health and Social Care Services and Other Social Infrastructure**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	Yes	The proposal will enhance social infrastructure on the site by providing extensive amenity space for residents. This includes extensive open space including the central open space and areas between the residential blocks. It is envisaged that the central open space is accessible to the general public. Approximately 4,923 sqm of social infrastructure floorspace will also be re-provided through the delivery of the SEN school and health hub in the future, pursuant to the outline planning permission.	Positive	The provision and maintenance of open space will be secured through use of planning condition or obligation.
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	Baseline conditions and proximity of hospitals has been included in the previous chapter of the report, which shows that there may be pressures on GP and dentist surgeries in the vicinity. The revised proposal would result in a net increase of 6 units compared to the outline planning permission scheme, so could result in a minor increase in pressure on local health services. This pressure would be alleviated through the delivery of the state of the art health hub facility, pursuant to permission 18/3642/OUT that would serve the needs of the proposed development.	Positive	No mitigation measures required.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	No healthcare facility is proposed as part of this application, although a health hub of up to 2,500 sqm was consented as part of permission 18/3642/OUT. Through the granting of consent 18/3942/OUT it is established that the site is no longer required by the Trust as part of its Estate Modernisation Programme. Barnes Hospital was declared surplus by the Trust Board in November 2015, and was identified for redevelopment to create best value to support the EMP. This strategy is supported by the CCGs and so clearly the proposals are in accordance with the NHS strategy.	Positive	No mitigation measures required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 educational needs and community facilities?	Yes	<p>The proposal does not consider the capacity, location or accessibility of other social infrastructure in the vicinity of the site. It is expected that there will be a small child yield from the development and so education demands are expected to be met by existing facilities.</p> <p>A SEN school also formed part of the consented uses under the outline planning permission for the wider redevelopment of the Site. This measures up to 2,402 sqm and can accommodate up to 90 pupils. The SEN school is expected to accommodate primary, secondary and post 19 students and so would contribute positively to meeting SEN needs locally.</p>	Positive	N/A
Does the proposal explore opportunities for shared community use and colocation of services?	Yes	The proposal allows for communal access to the central courtyard to allow for interaction and shared use of the resource. The outline planning permission which would allow for the co-location of health services in the consented health hub facility, which could include an element of mental health service.	Positive	No additional mitigation measures required.

#### ACCESS TO OPEN SPACE AND NATURE

6.4 Access to open space and nature can have a notable health impact on the development's future users. The site is located in an area which is not considered deficient in terms of accessibility to open space. Open space is also provided by the proposal. Table 6.3 below evaluates the health impacts in relation to open space and nature.

**Table 6.3: Open Space and Nature**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	Yes	<p>The site currently has no publicly accessible open space or natural space. The only existing provision are isolated patches of grass and landscaping between the existing buildings.</p> <p>A comprehensive landscaping strategy is submitted as part of the planning application (refer to the DAS) which explains how open and natural spaces are to be enhanced through redevelopment,</p> <p>The DAS explains that the application will provide generous publicly accessible open space located centrally and between the residential blocks. In addition, dedicated private amenity space is provided for residents which will meet policy requirements in respect of size. The development also includes further perimeter landscaping around the blocks of residential development.</p>	Positive	No additional mitigation measures required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	N/A	The site is not within an area of open space deficiency. Nonetheless, extensive areas of open space are provided as outlined above.	Neutral	N/A
Does the proposal provide links between open and natural spaces and the public realm?	Yes	The Design and Access Statement identifies how the proposal provides links between open spaces and the public realm. The strategy focuses on the orchard garden that is located at the heart of the development. This has been designed as a space for residents (and the community) to gather and so it is designed to connect with each of the proposed blocks to ensure convenient access. This is also conveniently located adjacent to the pedestrian site entrance to optimise its function and use. A series of gardens, tree planting and an eco walk are also proposed which provides a green grid that knits together the site and ensures a comprehensive approach to maximising green infrastructure.	Positive	No additional mitigation measures required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide a range of play spaces for children and young people?	Yes	The proposed development includes residential accommodation which would result in play space demands. A minimum of 479.7 sqm is necessary based on the expected child yield of the development across 0-5, 5-11 and 12+ years groups in order to provide sufficient provision against planning policy. Play space of 503 sqm is proposed to exceed policy requirements.	Positive	No additional mitigation measures required.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	Private and communal gardens will be overlooked by dwellings and/or community uses to promote natural surveillance and safety, and the open spaces will be accessible by all.	Positive	No additional mitigation measures required.
Does the proposal set out how new open space will be managed and maintained?	Yes	Yes. Details of how the open space will be maintained and managed are presented in the Landscape DAS, but a detailed strategy will be secured by planning condition.	Positive	No additional measures are required on the basis that the extensive package of measures will be implemented.

**AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY**

6.5 A range of measures have been developed and will be incorporated in order to minimise potential health impacts arising from air quality, noise and neighbourhood amenity issues. This is summarised below in Table 6.4.

**Table 6.4:** Air Quality, Noise and Neighbourhood Amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	<p>Yes, the Construction Traffic Management Plan (CTMP) (October 2022), prepared by Motion, confirms that the Proposal will implement a range of mitigation measures to minimise construction impacts and to reduce the potential for nuisance on local residents and neighbours. Such measures include:</p> <ul style="list-style-type: none"> <li>• Hoardings surrounding the property during construction;</li> <li>• Scaffolding and sheeting to be provided if necessary, together with water dampening measures;</li> <li>• Waste to be stored on site within the hoarding and controlled and disposed of. Any suitable materials will be recycled;</li> <li>• Works to be limited to specified hours;</li> <li>• Deliveries to be limited to specific hours outside the peak hours, with no deliveries on Sundays.</li> </ul>	Positive	The mitigation measures to reduce any adverse impacts are appropriate and sufficient to manage the potential construction impacts.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	<p>LB Richmond is designated as an Air Quality Management Area (AQMA) as a result of elevated concentrations of nitrogen dioxide and particular matters due to road traffic emissions. The Air Quality Assessment shows that pollutant concentrations are predicted to be within the relevant health-based air quality objectives at the facades of the proposed receptors. Mitigation is also proposed in the submitted Air Quality Neutral Assessment to offset the Total Development Transport Emissions excess through on-site mitigation measures including signage, 197 cycle parking spaces and electric vehicle charging points for all residential units.</p> <p>The Energy Statement (October 2022) confirms that the proposed development will be served by air source heat pumps and solar PV panels to achieve a minimum of 35% reduction in carbon emissions. No fossil fuels will be used as part of the energy strategy to minimise pollution.</p>	Positive	Mitigation measures to be tied through use of obligation or planning condition.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	A Noise Assessment, prepared by Paragon Acoustic Consultants has been carried out in support of this application. The Assessment shows that through application of design measures the development would provide satisfactory internal acoustic environments with respect to the relevant British Standard, Noise Policy Statement for England, the NPPF and Development Plan.	Positive	The proposal does not result in noise pollution as found and explained within the Noise Assessment.

### ACCESSIBILITY AND ACTIVE TRAVEL

6.6 The proposed development provides a total of 50 parking spaces to serve the residential development. A core objective of the proposal is to encourage cycling and use of public transport and so the potential health impacts of this are anticipated to be broadly positive as outlined below in Table 6.5.



**Table 6.5: Accessibility and Travel**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Street Indicators?	Yes	A Transport Assessment (October 2022), prepared by Motion accompanies this application and clearly demonstrates how the adopted transport approach is in compliance with the ten Healthy Street Indicators.	Positive	Commitment to addressing and adhering to the Healthy Street Indicators for the development. The Indicators have been embedded and sit at the heart of the adopted transport approach.
Does the proposal prioritise and encourage walking (such as through shared spaces)?	Yes	The Transport Assessment outlines the access strategy for the site. This has been formulated by giving priority to pedestrian movements which is achieved by limiting vehicular access. A single vehicular access is proposed from South Worple Way to serve the basement parking. No vehicular access is provided for cars between the blocks of flats, other than where required for emergency access. Further details of this strategy are set out within the Design and Access Statement.	Positive	Commitment to Travel Plan implementation, monitoring and assessment against effectiveness.
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes	<p>The proposal has been developed to encourage cycle parking as a core priority. 197 long-stay cycle parking spaces are provided, including 8 larger spaces for cargo bikes and adapted cycles for residents, which is in accordance with the standards in the London Plan (2021). In addition, a further 8 cycle parking spaces will be provided externally within the landscape for visitors in the form of 4 Sheffield style stands. The locations for cycle parking are shown on the submitted drawings and are in conveniently located stores to ensure usage by residents.</p> <p>The main access point for cyclists can be obtained at the north east corner of the Site connected directly onto South Worple Way. This point is located close to the cycle parking stands for visitors. The drawings also illustrate where cycle access can be obtained.</p>	Positive	Commitment to Travel Plan implementation, monitoring and assessment against effectiveness.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	Access routes will be created throughout the site, which will link with existing site entrances. Key features of the public realm strategy include the creation of the central garden square which connects the residential blocks, via a series of internal paths, to South Worple Way and beyond. The Transport Assessment and Design and Access Statement demonstrate how the proposals link into the wider networks serving the area. Entrances from the site lead onto footpaths and the site is near to the cycle network.	Positive	N/A.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	No	The Transport Assessment prepared for the development has identified that traffic generated by the proposal is not expected to significantly impact on the local highway network. Therefore calming measures are not required to support the proposal. Vehicle traffic for the other uses on the site are separated by split access points.	Neutral	N/A.
Is the proposal well connected to public transport, local services and facilities?	Yes	<p>The Transport Assessment notes the site currently has an overall PTAL rating of 4, indicating a good level of accessibility to transport services. The Transport Assessment also demonstrates the wide variety of locations that can be easily accessed from the Site and the interchange facilities available which provide easy access to the wider strategic network serving London and the wider South East Region. This includes services from Mortlake and Barnes Bridge stations to London Waterloo, Wimbledon, Chiswick, Weybridge and Hounslow. Both stations are within 750m of the site, which is easily walkable within 10 minutes.</p> <p>The various bus services that serve the area provide links to a very extensive area of London and again provide access to a number of important strategic interchanges, including Hammersmith. The closest bus stops to the site can be found on Upper Richmond Way to the south of the site (180m). Mortlake town centre is also within 500 metres of the site, which provides a range of services and facilities for site users.</p> <p>Therefore it is considered that the proposal is well connected to public transport, local services and facilities.</p>	Neutral	N/A.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plan measures?	Yes	The Transport Assessment and Travel Plan outline that the 50 car parking spaces proposed reflects an appropriate balance between providing adequate parking in this location and encouraging more sustainable modes of travel (cycling and public transport). The Applicant has committed to a package of measures in the Travel Plan to encourage sustainable travel including the provision of notice boards to advertise car share/club schemes, journey planning tools and to ensure that residents will not be eligible to apply for parking permits within the local CPZ. In combination these measures will support a modal shift away from car use, which will be monitored by a Travel Plan Coordinator.	Positive	Commitment to Travel Plan implementation, monitoring and assessment against effectiveness.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The Design and Access Statement outlines how the proposal has been developed to ensure appropriate standards are to be met for accessibility, to meet obligations for inclusive design. thresholds are to be provided for each of the buildings and all blocks will be served by lifts. Each of these design measures will ensure convenient access to the units for all residents and visitors.	Positive	N/A.

## CRIME AND SAFETY

- 6.7 The assessment identifies positive potential health impacts in relation to crime reduction and community safety (Table 6.6). For all assessment criteria which are relevant to the proposed development, considerable measures and steps have been taken to ensure positive outcomes.

**Table 6.6: Crime and Safety**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	Yes	<p>The development has been designed to reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. The following measures have been implemented to the scheme with the objective to design out crime.</p> <ul style="list-style-type: none"> <li>• The publically accessible landscape areas will be designed to avoid areas that are hidden from view;</li> <li>• Routes leading directly from entrances to the main communal spaces will be well lit;</li> <li>• Bin stores and cycle parking are located in areas benefiting from passive surveillance from the public realm;</li> <li>• Access to the basement car parking for the residential accommodation will be limited to residents only with CCTV monitoring; and</li> <li>• Pedestrian routes within the site lead directly from entrances to the main communal spaces.</li> </ul>	Positive	N/A.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated' communities?	Yes	<p>The proposals have been designed to activate the site and promote natural surveillance, which will in turn reduce the potential for crime and anti-social behaviour. The design of the proposed developed as identified within the DAS identifies that there are extensive areas of open space for the community which encourages activity and use at all times of the day by both residents and visitors. This will ensure that all site users feel secure and to avoid the perception of creating gated communities.</p>	Positive	N/A.
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	<p>As outlined in the Design and Access Statement, the proposal includes a series of linked open spaces that are accessible to the residents and site users. Multi-use buildings are not proposed under this application which is for the residential part of the site only, though delivery of the SEN school and surgery in the future will deliver on this objective.</p>	Positive	N/A.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Extensive public engagement has been carried out throughout the development of the proposals, as set out within the accompanying Statement of Community Involvement (SCI).The consultation activities included a newsletter, the provision of a Contact centre, a public consultation website, promotion of the website through existing stakeholder channels, 13 virtual and in-person meetings, 2 virtual meetings with political stakeholder, site visits and the creation and distribution of an animated video explaining the proposals.	Positive	N/A.

### ACCESS TO HEALTHY FOOD

6.8 The health effects of the proposal regarding access to healthy food are presented below.

**Table 6.7: Healthy Food**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food i.e allotments, community farms and farmers' markets?	Yes	The proposals include a grow garden to the west of Block B that provides productive planting such as fruiting trees and shrubs and herbs.	Positive	N/A.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	No	There will be no commercial elements within the development and so the proposed scheme can not influence this.	Neutral	No retail uses are proposed under this application.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes	The proposal does not incorporate hot food takeaways as part of the development.	Neutral	No hot food takeaway are proposed under this application.

## ACCESS TO WORK AND TRAINING

6.9 The proposed development is anticipated to provide a range of work opportunities during construction and operation, as outlined by Table 6.8 below.

**Table 6.8:** Access to Work and Training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	During the construction phase of the project, a number of temporary jobs will be available for the residential scheme. The proposal will also provide operational job opportunities such as site manager, cleaners, and site maintenance employees.	Positive	N/A
Does the proposal provide childcare facilities?	No	The proposal does not include provision of built in childcare facilities, owing to the scale of the development proposed. Nonetheless, child play space will be provided to serve the development.	Neutral	N/A
Does the proposal include managed and affordable workspace for local businesses?	No	No commercial floorspace is proposed as part of this application.	Neutral	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	No	Given its residential nature, the number of jobs once constructed is not expected to exceed 20 (FTE) and so there is obligation for the applicant to enter into a Local Employment Agreement with the Council.	Neutral	N/A

## SOCIAL COHESION AND INCLUSIVE DESIGN

6.10 The proposal is likely to positively influence social cohesion and lifetime neighbourhoods. The health benefits of the proposal in this regard are summarised in Table 6.9 below.

**Table 6.9:** Social Cohesion and Inclusive Design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	The Statement of Community Involvement sets out the extensive public engagement that has been undertaken throughout the development of the proposals. The SCI confirms that consultation has been carried out with the local community to identify local issues and needs.	Negative	N/A
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The site is currently physically enclosed from the community. The proposal will open up the site, and allow the local community access to the central open space. This is complemented by the proposed access points and network of walking and cycling routes which will encourage social interaction.	Positive	N/A
Does the proposal include a mix of uses and a range of community facilities?	No	This planning application is a purely residential scheme, though the wider Barnes Hospital site benefits from outline planning permission for a health hub and SEN school.	Neutral	N/A
Does the proposal provide opportunities for the voluntary and community sectors?	No	The proposal includes 1,293 sqm of open space including the central open space and areas between the residential blocks. These areas will be accessible by the community and could be used by local community groups with interests in nature or exercise.	Neutral	N/A
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The proposed residential scheme has been designed to ensure inclusivity for all site users, including children, elderly people and disabled people. This is demonstrated in the DAS.	Positive	N/A.

### MINIMISING THE USE OF RESOURCES

- 6.11 The assessment indicated that the potential health impacts with regards to minimising the use of resources are going to be relatively neutral. Some minimal impacts are anticipated due to the presence of existing buildings on site and the requirement to use resources to demolish these and construct the new development; however, the impacts associated with these are going to be minimised, where possible, with the use of sustainable design and construction techniques.

**Table 6.10: Minimising the use of Resources**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	Yes	The site comprises an existing hospital site, with most buildings now vacant. The site benefits from outline planning permission for up to 83 residential units on the residential plot. This planning application seeks consent for 106 units through optimising the site's capacity for delivering housing. In this way the proposals clearly seek to make the best use of the existing land.	Positive	No mitigation measures required in this instance.
Does the proposal encourage recycling (including building materials)?	Yes	The Design and Access Statement states that the materials to be used in the development are to be durable and functional, as well as attractive in appearance. Where feasible the Applicant will commit to using materials that are from renewable sources and are recycled and to minimise energy and resource use throughout their lifecycle.	Positive	No mitigation measures required.
Does the proposal incorporate sustainable design and construction techniques?	Yes	The Sustainability Statement identifies a number of sustainable design features that will be incorporated by the development, including measures to reduce demand for high carbon embodied materials with alternatives to traditional concrete frame and floor construction.	Positive	No mitigation measures required.

**CLIMATE CHANGE**

6.12 The assessment indicated the potential health impacts associated with climate will be positive as measures will be incorporated to mitigate potential health impacts linked to climate change. Table 6.11 provides further details below.

**Table 6.11: Climate Change**

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes	The planning application is supported by an Energy Strategy (October 2022), prepared by Flatt Consulting which sets out the proposed strategy for accommodating renewable energy into the development. This will include use of air source heat pumps and the	Positive	N/A



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes	<p>The Sustainability Statement confirms the development will contribute to the adaption and mitigation of the effects of climate change, is designed to enable sunlight access, and will minimise overshadowing and adverse wind conditions. The submitted Design and Access Statement illustrates that the proposal, in terms of buildings and public spaces, will provide a quality environment for occupants. Separation distances between the blocks of development are also maintained to maximise sunlight and daylight, which is reinforced by the orientation of the proposed buildings.</p> <p>Also, the proposals have been designed in accordance with the cooling hierarchy set out in the London Plan to limit the likelihood of high internal temperatures and to minimise cooling demand. Mitigation measures such as suitable glazing ratio and g-value, appropriate ventilation levels and minimisation of internal heat gains will be implemented.</p>	Positive	N/A
Does the proposal maintain or enhance biodiversity?	Yes	The proposals seek to improve the biodiversity of the area through provision of extensive open space as well as the landscaping proposals, as shown by the Landscape DAS. In combination this comprises a comprehensive, connected network of green spaces that will provide a valuable resource for biodiversity. In addition, green roofs are provided on the roof of each of the blocks, which provides further benefit for biodiversity habitat.	Positive	Maintenance of landscaping and green roofs to be secured by planning condition.
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The proposal incorporates a SuDS system to attenuate surface water in underground tanks. The proposed strategy, as outlined in the submitted Flood Risk Assessment, is to collect run off from roads and buildings within a new surface water network. This will utilise a permeable paving strategy to collect run off and transfer it to the on-site attenuation tanks for storage and infiltration, before discharge.	Positive	N/A

## 7.0 CONCLUSIONS

7.1 A rapid Health Impact Assessment has been undertaken for the proposed redevelopment of Barnes Hospital, to comply with the relevant policies stipulated by the London Plan and the Richmond Local Plan. The performance of the proposed development has been assessed against 11 key health themes:

- Housing design and affordability;
- Access to healthcare services and other social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighboured amenity;
- Accessibility and active travel;
- Crime reduction and community safety;
- Access to healthy food;
- Access to work and training;
- Social cohesion and inclusive design;
- Minimising the use of resources; and
- Climate change.

7.2 In summary, the proposed development is expected to have a positive health effect in relation to many HIA aspects, for future residents and the local community:

- **Provision of high quality new homes** – the Proposed Development promotes healthy design and will provide for functional and comfortable living. The mix and tenure of units will ensure a variety of household types, encouraging a vibrant resident community.
- **Improved neighbourhood environment** – the existing site is mostly vacant and no longer adds to the general character and appearance of the area. It will be replaced by a high quality new development which responds well to the public realm and provides an attractive open space with opportunities for social interaction by residents.

7.3 The primary potential health impacts are associated with construction phase air quality and noise through levels of construction traffic. A number of mitigation measures will be implemented as set out in the submitted Delivery and Servicing Management Plan and Construction Traffic Management Plan to reduce these temporary impacts.

7.4 Once the Proposed Development is operational, appropriate design measures such as glazing, ventilation, passive cooling and heating recovery systems will ensure any potential adverse health impacts are reduced.

7.5 The following recommendations relevant to health and wellbeing associated with the Proposed Development, to be considered by the Applicant, are as follows:

- The Applicant will ensure that the maximum feasible number of affordable dwellings are delivered, subject to viability;
- The Applicant will ensure that measures to encourage cycling are implemented, and consider information regarding sustainable travel be made available, ideally within a residents' welcome pack;

- A Construction Environmental Management Plan (CEMP) (October 2022) will be secured, and agreed with the local planning authority, in conjunction with planning conditions for the Proposed Development.
- The Applicant should continue to engage with the Designing out Crime Officer throughout the planning process;
- The Applicant will ensure that standards relating to accessibility and sustainability set out in the relevant strategies accompanying in this application are implemented in full and exceeded wherever possible;
- Increased levels of physical activity for children can be maximised through the implementation and maintenance of attractive playable space; and
- In order to provide opportunities to local residents, the Applicant should seek a contractor who will implement requirements or company policies to offer training and local employment opportunities within the local community.

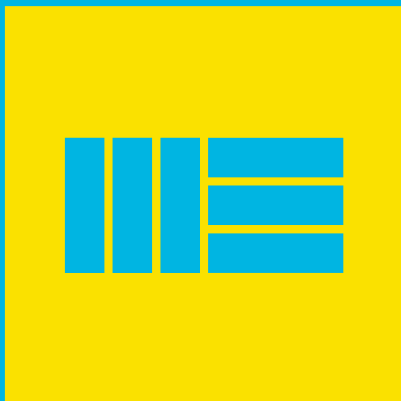
7.6 It is considered that the nature of the proposal and the list of measures set out in this HIA will be effective in promoting health and wellbeing. A range of health indicators have been provided in this report that could be used to compare future health statistics. The monitoring of key health and wellbeing issues could be facilitated by health and educational bodies. Residents will also be well-placed to identify and report local issues to key relevant authorities, for example, through neighbourhood safety partnerships.

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.  
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL