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**Rapid Health Impact
Assessment**

Richmond Housing Partnership

Sheldon House

Final

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Executive Summary

The purpose of this Health Impact Assessment (HIA) is to assess and identify the potential positive and negative impacts of the proposed development at Sheldon House in the London Borough of Richmond on health and wellbeing, in accordance with national and local planning policy.

The proposed development will provide a 5-storey building comprising 27 residential units and associated car parking, cycle storage and landscaping.

The structure of this document follows that of a Rapid HIA and as such, follows the London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment Tool. This is completed in **Appendix A**.

Out of the 51 criteria assessed under the ten topics, 27 have a positive impact on health, 23 have a neutral impact on health, 1 has an uncertain impact on health and none have a negative impact.

The report and associated appendix demonstrate a clear review of the current baseline health conditions of the area and assessed the proposed development and its associated health impacts accordingly. The outcomes demonstrate that the proposed development has incorporated a number of measures into the design to ensure its impact on health is as positive as possible throughout both the construction and operational phases. This therefore meets all identified policy requirements for production of an HIA as well as ensuring healthy lifestyles and healthier neighbourhoods are promoted.

Overall, the HIA demonstrates that the proposed development will have either a positive or neutral impact on the future residents and those in the surrounding area.

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1. INTRODUCTION

- 1.1 This document has been prepared by Hodkinson Consultancy, a specialist consultancy for planning and development, to accompany the outline planning application for the proposed development at Sheldon House.
- 1.2 The London Borough of Richmond upon Thames requires new development to maximise its positive contribution in creating healthy communities and minimise its negative health impacts, both in avoidance and mitigation, as far as is practicable.
- 1.3 This HIA is designed to identify opportunities for maximising potential health gains and minimising harm, whilst addressing inequalities and taking account of the wider determinants of health. A Rapid HIA structure has been applied to the proposed development and follows the structure of the recommended London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment Tool. This has been provided in **Appendix A**.
- 1.4 This report does not duplicate the work of the technical reports prepared in support of the application but presents the findings in the overall context of health and wellbeing.

2. DEVELOPMENT OVERVIEW

Site Location

- 2.1 The site at Sheldon House lies on the southwest corner of the junction with Cromwell Road and Fairfax Road, within Teddington. The site location is shown in Figure 1 below.

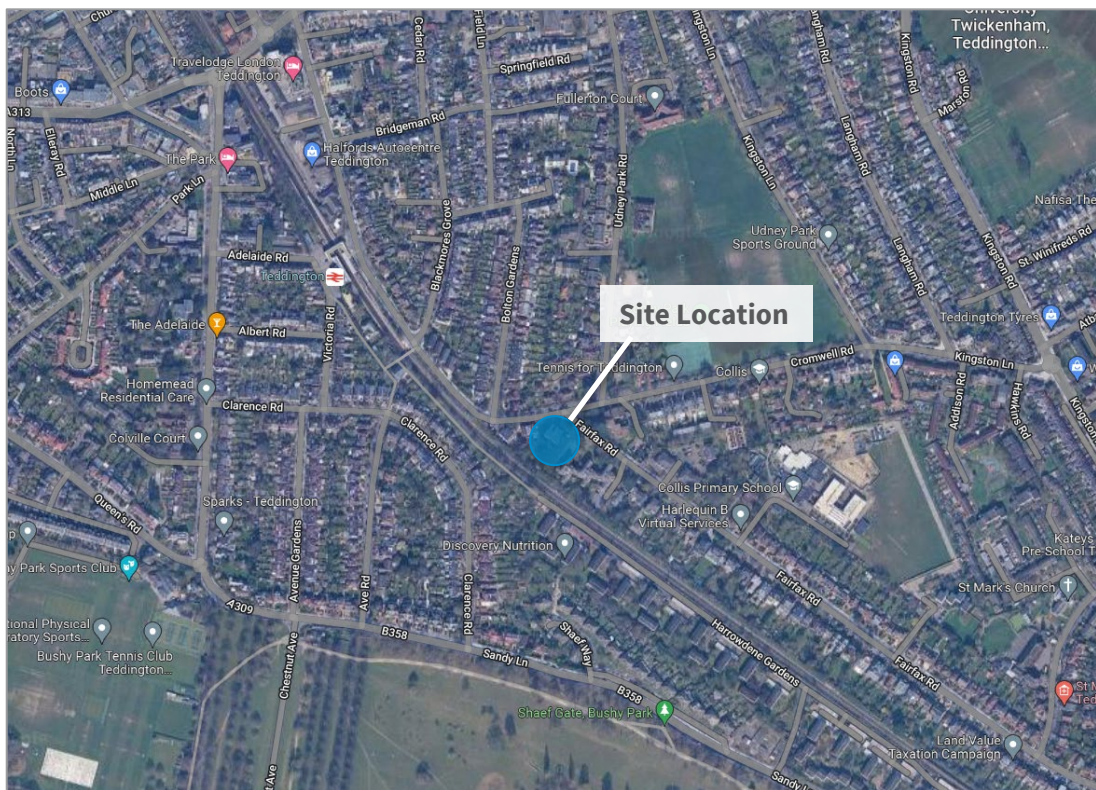


Figure 1: Site Location – Map data © 2022 Google

- 2.2 The site currently comprises a block of flats with 24 residential units, 14 parking spaces and 7 garages used for storage.

Proposed Development

2.3 The proposed development comprises a 5-storey building providing 27 residential units, to be 100% affordable. Associated landscaping, car parking and cycle parking will also be provided.

2.4 Figure 2 illustrates the proposed site layout.



Figure 2: Proposed site layout (Clive Chapman Architects, 2022)

3. RELEVANT PLANNING POLICY & GUIDANCE

National Planning Policy: NPPF

- 3.1 The revised National Planning Policy Framework (NPPF) was published on the 20th July 2021 and sets out the Government's planning policies for England. The NPPF states that the planning system can play an important role in promoting healthy communities. It supports the role of planning to create healthy, inclusive communities by supporting local strategies to improve health, social and cultural wellbeing for all and by working with public health leads and health organisations to understand and take account of the health status and needs of the local population.
- 3.2 Building on the above, Chapter 8 of the NPPF calls for the promotion of healthy and safe communities which:
- > 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 multiple connections within and between neighbourhoods, and active street frontages;
 - > Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
 - > Enable and support healthy lifestyles, especially where this would address identified local health and wellbeing 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.

Regional Planning Policy: The London Plan (2021)

- 3.3 The London Plan (2021) links planning and health throughout and includes the following policy on improving health and addressing health inequalities:
- 3.4 **Policy GG3 Creating a Healthy City** states that those involved in planning and development must assess the potential impacts of development proposals 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.

Local Planning Policy: London Borough of Richmond upon Thames

Local Plan (2018)

- 3.5** The London Borough of Richmond upon Thames Local Plan was adopted in July 2018 and the following policies are considered pertinent to this report.
- 3.6** **Policy LP 30 Health and Wellbeing** states that 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.
- 3.7** The Council will support development that results in a pattern of land uses and facilities that encourage:
- > Sustainable modes of travel such as safe cycling routes, attractive walking routes and easy access to public transport to reduce car dependency.
 - > Access to green infrastructure, including river corridors, local open spaces as well as leisure, recreation and play facilities to encourage physical activity.
 - > 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.
 - > Access to local healthy food, for example, allotments and food growing spaces.
 - > Access to toilet facilities which are open to all in major developments where appropriate (linked to the Council's Community Toilet Scheme).
 - > An inclusive development layout and public realm that considers the needs of all, including the older population and disabled people.
 - > Active Design which encourages wellbeing and greater physical movement as part of everyday routines.
- 3.8** This policy will be delivered by requiring developments to comply with the following:
- > A Health Impact Assessment must be submitted with all major development proposals.
 - > The Council will manage proposals for new fast food takeaways (A5 uses) located within 400 metres of the boundaries of a primary or secondary school in order to promote the availability of healthy foods.
 - > Existing health facilities will need to be retained where these continue to meet, or can be adapted to meet, residents' needs.

- > Applications for new or improved facilities or loss of health and social care facilities will be assessed in line with the criteria set out in the Social and Community Infrastructure policy
-

4. METHODOLOGY

Screening

- 4.1 The London Borough of Richmond upon Thames Local Plan (2018) Policy LP 30 Health and Wellbeing requires a Health Impact Assessment to be submitted with all major development proposals.

Scoping

- 4.2 There are three different types of HIAs, which are categorised as follows:

- > **Full** – A ‘full’ HIA involves comprehensive analysis of all potential health and wellbeing impacts. It can be demanding in time and resources e.g. requiring an extensive evidence search, expert analysis and primary data collection (including qualitative feedback from local residents and other stakeholders). Typically this can take several months to complete.
- > **Rapid** – A ‘rapid’ HIA is a less resource intensive process, involving a more focused investigation of health impacts, and usually takes days or weeks to complete (but still considers both quantitative and qualitative evidence sources, including some consultation with local stakeholders).
- > **Desktop** – A ‘desktop’ HIA draws on existing knowledge and evidence to complete the assessment, often using published checklists developed for this purpose.

- 4.3 Local planning policy does not stipulate the type of HIA required. As such, in accordance with the Mayor of London *Social Infrastructure Supplementary Planning Guidance* (May 2015) Figure 13, it has been determined that a Rapid Health Impact Assessment is considered the most appropriate. On this basis, the London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment Tool (October 2019) has formed the basis of the assessment.

- 4.4 This assessment has been carried in accordance with the following themes set out in the HUDU tool:

- > 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.
- > Climate change.

Appraisal

4.5 A desktop review of baseline conditions has been carried out in order to identify key health issues within the local community. Following this, an appraisal has been undertaken to determine the effect of the proposed development with consideration to key issues within the local area. This appraisal has been undertaken using reports provided by other technical consultants for the planning application and evidence provided by the design team.

Monitoring

4.6 In accordance with the methodology set out in the HUDU tool, where the HIA has identified negative impacts then mitigation measures and ongoing monitoring requirements have been provided.

5. HEALTH PROFILE BASELINE

5.1 This section sets out the health context of the neighbourhood and wider impact areas. Indicators are also benchmarked against national averages where available and applicable.

Health Profile

Baseline

5.2 A review of the relevant data sets has been conducted to establish a health profile baseline of the local area. Levels of general health have been considered, as well as determinants of health. The World Health Organisation (WHO) states that the determinants of health include the social and economic environment; the physical environment; and the person's individual characteristics and behaviours. Therefore, the health profile baseline has considered data sets on determinants of

health that have the potential to be affected by the proposed development, such as levels of deprivation and health.

- 5.3** In regard to Census data from the Office for National Statistics (ONS), Census 2021 data for topic summaries (such as health) will be released in January 2023. In their absence and where relevant, Census 2011 data¹ has been used.

Population

- 5.4** The proposed development site lies within Hampton Wick Ward, in the London Borough of Richmond upon Thames. Table 1 below shows a number of health indicators and a comparison of these across Hampton Wick Ward, London Borough of Richmond upon Thames, Greater London and England. The following observations can be made:

- > According to the most recent published census data, 87.63% and 87.87% of residents in Hampton Wick Ward and the London Borough of Richmond upon Thames respectively considered themselves to have 'good health' and 'very good health'. These are higher than both Greater London (83.84%) and England (81.39%).
- > The percentage of people whose day to day activities are limited a lot by their health is lowest in the London Borough of Richmond upon Thames at 4.89%, compared to Greater London (6.75%) and England (8.31%).
- > The percentage of the population who are economically active in the London Borough of Richmond is 75.55%, which is higher than both Greater London and England at 71.67% and 69.91% respectively. Hampton Wick Ward is also higher than Greater London and England, at 72.48%.

Table 1: Comparisons of health indicators in Hampton Wick Ward, London Borough of Richmond upon Thames, Greater London and England (source: 2011 Census data)

Health indicator	Hampton Wick Ward	London Borough of Richmond upon Thames	Greater London	England
Good or Very Good Health	87.63%	87.87%	83.84%	81.39%
Bad or Very Bad Health	3.17%	3.22%	4.96%	5.49%

¹ <https://www.ons.gov.uk/census/2011census/2011censusdata>

Health indicator	Hampton Wick Ward	London Borough of Richmond upon Thames	Greater London	England
Day-to-day activities not limited	87.65%	88.53%	85.84%	82.36%
Day-to-day activities limited a lot	5.24%	4.89%	6.75%	8.31%
Economically active	72.48%	75.55%	71.67%	69.91%

Key Health Issues in Richmond upon Thames

- 5.5** A review of the key health issues in Richmond upon Thames has been carried out using Public Health England’s Local Authority Health Profile 2019 (published March 2020)²
- 5.6** In summary, the health of people in Richmond upon Thames is generally better than the England average. Richmond upon Thames is one of the 20% least deprived districts/unitary authorities in England, however about 8.5% (2,795) children live in low income families.
- 5.7** **Health inequalities** – Life expectancy is 6.5 years lower for men and 2.6 years lower for women in the most deprived areas of Richmond upon Thames than in the least deprived areas.
- 5.8** **Child health** – In Year 6, 10.7% (213) of children are classified as obese, better than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 33 (rate per 100,000 population). This represents 15 admissions per year. Levels of teenage pregnancy, GCSE attainment (average attainment 8 score) and smoking in pregnancy are better than the England average.
- 5.9** **Adult health** - The rate for alcohol-related harm hospital admissions is 525 (per 100,000 population), better than the average for England. This represents 949 admissions per year. The rate for self-harm hospital admissions is 132 (per 100,000 population), better than the average for England. This represents 240 admissions per year. Estimated levels of excess weight in adults (aged 18+), smoking prevalence in adults (aged 18+) and physically active adults (aged 19+) are better than the England average. The rates of violent crime (hospital admissions for violence), excess winter deaths, under 75 mortality rate from cardiovascular diseases and under 75 mortality rate from cancer are better than the England average.

² <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E09000027.html?area-name=Richmond%20upon%20Thames>

Deprivation

- 5.10** The context of people’s lives directly influences their health. The Indices of Deprivation (2019)³ showed that Richmond upon Thames ranks 297 out of the 317 local authority districts in the UK under the Indices of Multiple Deprivation; where 1 is the most deprived. The Indices of Multiple Deprivation measures the relative deprivation of small areas of England, the Lower Layer Super Output Areas (LSOAs), according to a range of variables including health, wealth and quality of life.
- 5.11** The proposed development lies within Richmond upon Thames 022E, which is ranked 27,892 out of 32,844 LSOAs in England; where 1 is the most deprived LSOA. This is amongst the 20% least deprived neighbourhoods in the country. This is shown in Figure 3.

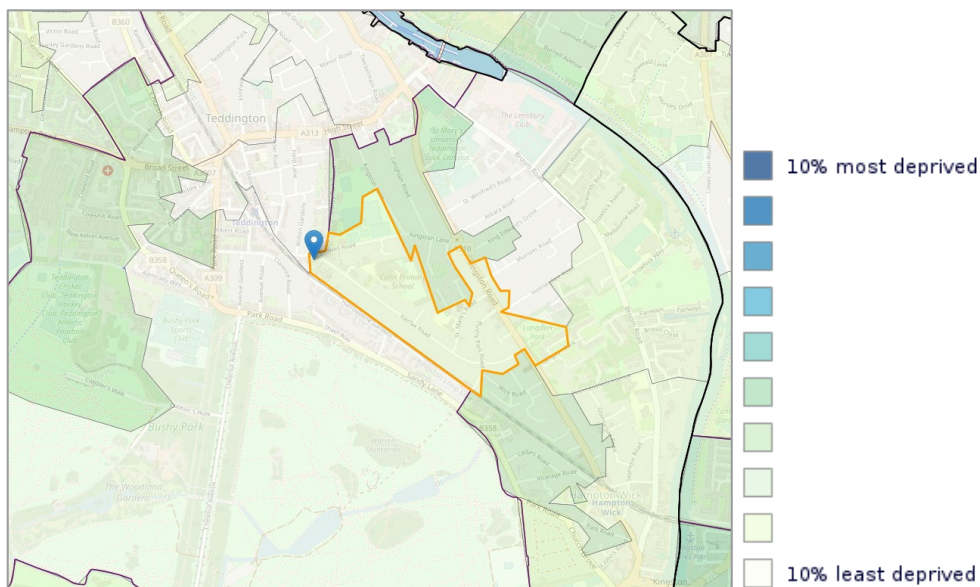


Figure 3: Indices of Multiple Deprivation around the site

- 5.12** Under the income deprivation domain, Richmond upon Thames 022E is ranked 25,762 out of 32,844 LSOAs in England, where 1 is the most deprived LSOA. This measures the proportion of the population experiencing deprivation relating to low income. The levels of income deprivation around the site are shown in Figure 4.

³ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>

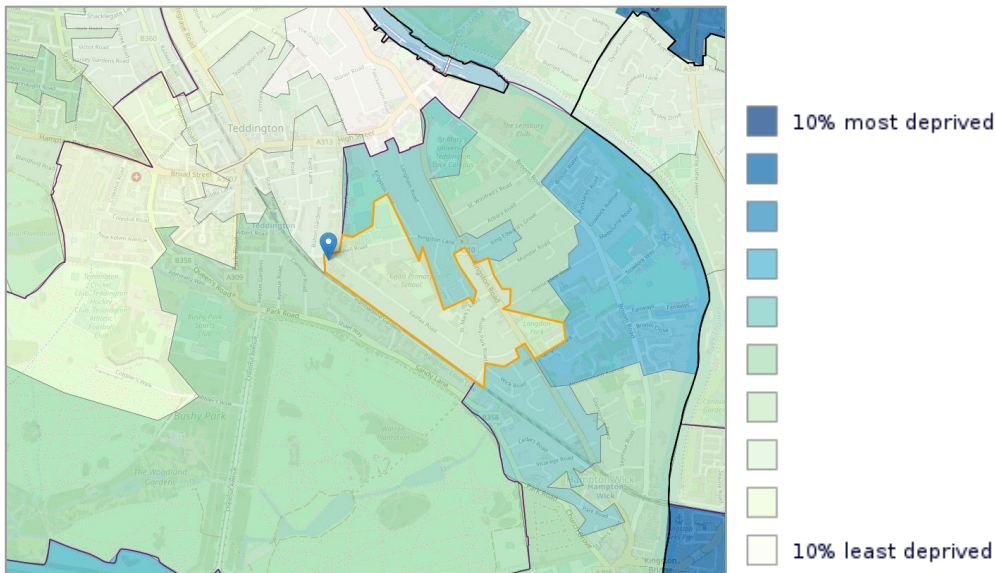


Figure 5: Crime Deprivation around the site

Local Health Services

5.16 The NHS Database⁴ has identified 10 GP surgeries within a 1.5-mile radius of the proposed development site (TW11 9EJ) which are accepting new patients. Further data on these GP surgeries has been sought from NHS Digital⁵, which is summarised in Table 2 below.

Table 2: GP surgeries within a 3-mile radius of the site

GP surgery	Distance (miles)	No. of GPs	No. of patients	GP to patient ratio	Accepting new patients?
Park Road Surgery (Dr Patton & Partners), 37 Park Road, TW11 0AU	0.2	6	12,952	1:2158	Yes
Thameside Medical Practice – Childs & Partners, 180-194 High Street, TW11 8HU	0.3	4	4,569	1:1142	Yes

⁴ <https://www.nhs.uk/nhs-services/services-near-you/>

⁵ <https://digital.nhs.uk/data-and-information/data-tools-and-services/data-services/general-practice-data-hub/workforce>

GP surgery	Distance (miles)	No. of GPs	No. of patients	GP to patient ratio	Accepting new patients?
Hampton Wick Surgery, 26 Upper Teddington Road, KT1 4DY	0.9	6	9,426	1:1571	Yes
Hampton Hill Medical Centre, 94-102 High Street, TW12 1NY	1.2	2	8,742	1:4371	Yes
St Albans Medical Centre, 212 Richmond Road, KT2 5HF	1.2	6	6,808	1:1134	Yes
Kingston Health Centre, 10 Skerne Road, KT2 5AD	1.2	9	21,319	1:2368	Yes
Churchill Medical Centre, 164 Tudor Drive, KT2 5QG	1.3	18	19,201	1:1066	Yes
Canbury Medical Centre, 1 Elm Road, KT2 6HR	1.5	9	9,579	1:1064	Yes
The Green & Fir Road, 1B The Green, TW2 5TU	1.5	5	8,209	1:1641	Yes
Cross Deep Surgery, 4 Cross Deep, TW1 4QP	1.5	9	11,351	1:1261	Yes

5.17 Hospitals nearest to the site are Teddington Memorial Hospital (0.7 miles away) and Kingston Hospital (2.9 miles away). These are run and managed by Hounslow and Richmond Community Healthcare NHS Trust and Kingston Hospital NHS Foundation Trust.

Education

5.18 Having access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. The Department of Education⁶ states that statutory walking distances are 2 miles for children under 8 years and 3 miles for children aged 8 and over. Therefore, in order to assess the current state of local education provision for the proposed development within these radius⁷, school capacity from the Department for Education⁷ has been used.

5.19 A summary of the education capacity is set out in Table 3 and 4 below. There is currently a deficit in students in both primary and secondary schools when school capacity is compared with the number of pupils on the roll.

Table 3: Capacity of Primary Schools

School Name	Distance from Site	School Capacity	Number of Pupils on roll	Surplus/Deficit
Collis Primary School	0.09 miles	732	721	-11
Sacred Heart Roman Catholic Primary School	0.3 miles	266	186	-80
St Mary's and St Peter's Church of England Primary School	0.68 miles	630	611	-19
Hampton Wick Infant and Nursery School	0.76 miles	322	246	-76
St John the Baptist Church of England Junior School	0.82 miles	240	226	-14

⁶ <https://www.gov.uk/government/publications/home-to-school-travel-and-transport-guidance>

⁷ <https://www.get-information-schools.service.gov.uk/Search>

School Name	Distance from Site	School Capacity	Number of Pupils on roll	Surplus/Deficit
Meadlands Primary School	0.91 miles	210	235	25
St Richard's Church of England Primary School	0.99 miles	265	219	-46
Fern Hill Primary School	1.06 miles	709	662	-47
Stanley Primary School	1.09 miles	936	565	-371
St James' Roman Catholic Primary School	1.29 miles	689	660	-29
St Luke's CofE Primary School	1.39 miles	273	308	35
Latchmere School	1.39 miles	918	897	-21
St Agatha's Catholic Primary School	1.45 miles	420	412	-8
Hampton Hill Junior School	1.46 miles	366	353	-13
Trafalgar Junior School	1.59 miles	349	295	-54
Carlisle Infant School	1.59 miles	270	239	-31
Twickenham Primary Academy	1.6 miles	420	397	-23
St Joseph's Catholic Primary School	1.71 miles	209	233	24

School Name	Distance from Site	School Capacity	Number of Pupils on roll	Surplus/Deficit
St Richard Reynolds Catholic Primary School	1.72 miles	210	210	0
Alexandra Primary School	1.73 miles	420	469	49
The Russell Primary School	1.75 miles	236	219	-17
St John's C of E Primary School	1.77 miles	262	231	-31
St Paul's CofE Primary School, Kingston Hill	1.78 miles	420	374	-46
St Lawrence CofE Aided Junior School, East Molesey	1.81 miles	360	280	-80
St Mary's Church of England Primary School	1.82 miles	630	611	-19
Trafalgar Infant School	1.82 miles	270	222	-48
King Athelstan Primary School	1.83 miles	420	467	47
The Orchard Infant School	1.93 miles	270	264	-6
Total	-	11,722	10,812	-910

Table 4: Capacity of Secondary Schools

School Name	Distance from Site	School Capacity	Number of Pupils on roll	Surplus/Deficit
Teddington School	0.63 miles	1350	1180	-170
The Tiffin Girls' School	1.04 miles	1001	1229	228
The Kingston Academy	1.07 miles	1180	1169	-11
Grey Court School	1.25 miles	1398	1509	111
Waldegrave School	1.53 miles	1246	1461	215
Tiffin School	1.56 miles	1400	1418	18
St Richard Reynolds Catholic High School	1.72 miles	1080	1014	-66
Orleans Park School	1.83 miles	1260	1349	89
The Richmond upon Thames School	2.05 miles	750	740	-10
Hampton High	2.07 miles	900	856	-44
The Hollyfield School and Sixth Form Centre	2.19 miles	1160	1162	2
Coombe Girls' School	2.89 miles	1558	1531	-27
Total	-	14,283	14,618	228

6. CONCLUSION

- 6.1** This Health Impact Assessment has been carried out for the proposed development at Sheldon House, in accordance with the HUDU Rapid Health Impact Assessment Tool.
- 6.2** The HUDU Rapid Health Impact Assessment Tool is included in **Appendix A** of this report, with a detailed assessment of the following topics:
- > **Housing design and affordability** – Overall, a positive health impact is expected.
 - > **Access to health and social care services and other social infrastructure** – Overall, a neutral health impact is expected.
 - > **Access to open space and nature** – Overall, a positive health impact is expected.
 - > **Air quality, noise and neighbourhood amenity** – Overall, a neutral health impact is expected.
 - > **Accessibility and active travel** – Overall, a positive health impact is expected.
 - > **Crime reduction and community safety** – Overall, a positive health impact is expected.
 - > **Access to healthy food** – Overall, a neutral health impact is expected.
 - > **Access to work and training** – Overall, a neutral health impact is expected.
 - > **Social cohesion and inclusive design** – Overall, a neutral health impact is expected.
 - > **Minimising the use of resources** – Overall, a neutral health impact is expected.
 - > **Climate change** – Overall, a positive health impact is expected.
- 6.3** Out of the 51 criteria assessed under the ten topics, 27 have a positive impact on health, 23 have a neutral impact on health, 1 has an uncertain impact on health and none have a negative impact.
- 6.4** The report and associated appendix demonstrate a clear review of the current baseline health conditions of the area and assessed the proposed development and its associated health impacts accordingly. The outcomes demonstrate that the proposed development has incorporated a number of measures into the design to ensure its impact on health is as positive as possible throughout both the construction and operational phases. This therefore meets all identified policy requirements for production of an HIA as well as ensuring healthy lifestyles and healthier neighbourhoods are promoted.
- 6.5** **Overall, the HIA demonstrates that the proposed development will have either a positive or neutral impact on the future residents and those in the surrounding area.**

APPENDICES

Appendix A

HUDU Rapid Health Impact Assessment Tool

NHS London Healthy Urban Development Unit Rapid Health Impact Assessment Matrix	
Name of assessor/organisation: Zoë Lowther, Hodkinson Consultancy	
Name of project (plan or proposal): Sheldon House	
Planning reference (if applicable):	
Location of project: Sheldon House, Cromwell Road, Teddington, TN11 9EJ	
Date of assessment: 16 th December 2022	

1. Housing design and affordability

Criteria	Relevant to this proposal?	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 requirements M4(2)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes - In accordance with London Plan Policy D7, 90% of the new dwellings will be designed and built to Building Regulations Approved Document M4(2).	<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 i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes – As per above, in accordance with London Plan Policy D7, 90% of the new dwellings will be designed and built to Building Regulations Approved Document M4(2) standards, with 10% to Part M4(3). These standards will ensure accessible and adaptable accommodation for everyone; young families, older people, individuals with a temporary or permanent physical impairment, and allow residents to stay in their home despite developing disabilities. They also enable flexibility, visitability	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		(facilitating ease of visiting access to the homes by everyone, regardless of mobility or disability) and future-proofing i.e. the accommodation will be adaptable and able to respond to changing technological and environmental conditions.		
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	Yes – The proposed development will endeavour to incorporate the requirements of the Equality Act (2010) into the design, making reasonable adjustments to enable disabled access, regularly reviewing whether the buildings are accessible and effective, and providing necessary design adjustments where it is practical to do so.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space needs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes – All units will be designed to nationally described space standards and London Plan requirements.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes – The proposed development will provide 27 residential units, ranging in size as per the following: Units to be provided are: <ul style="list-style-type: none"> • 5 x 1 bed 1 person. • 9 x 1 bed 2 person. • 4 x 2 bed 3 person. • 3 x 2 bed 4 person. 	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<ul style="list-style-type: none"> • 3 x 3 bed 5 person. • 2 x 1 bed 2 person wheelchair unit. • 1 x 2 bed 4 person wheelchair unit. <p>The tenure will be 100% affordable housing.</p>		
Does the proposed development contain homes that are highly energy efficient (e.g. a high SAP rating)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The proposed development will have significantly improved fabric performance and the incorporation of renewable technologies, PV and ground source heat pumps. This will result in an energy efficient building.</p> <p>Refer to the Energy & Sustainability Report by Clive Chapman Architects (November 2022) for further detail.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

2. Access to health and social care services and other social infrastructure

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Richmond Housing Partnership will be providing 27 residential units within the proposed development, which is 3 more units than the current 24 residential units on the site.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>As the development is 100% affordable housing, the residents will already have been living within the London Borough of Richmond. It is therefore envisaged that there will be no additional impact on the healthcare facilities within the borough.</p> <p>Information on local healthcare facilities has been provided within Chapter 5 of the Rapid Health Impact Assessment.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposed development include the provision, or replacement, of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Not applicable.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure e.g. primary, secondary and post-19 education needs and community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes – This has been outlined within Chapter 5 of the Rapid Health Impact Assessment.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are no communal areas within the building, however the residents will have access to a rear communal garden which will encourage social cohesion.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

3. Access to open space and nature

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The proposed development includes approximately 750sqm of open landscaping. The landscape design has adopted the following principles:</p> <ul style="list-style-type: none"> • Creating a landscape setting that contributes to a healthy living environment, focused on the users wellbeing. • Promote sustainability and ecological value within the design of all spaces and areas, exploring ways of incorporating native planting wherever possible. • Provide a stimulating and safe play space where children can interact with nature. • Identify an appropriate character for the landscape that incorporates contemporary design. 	<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 services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The proposals provide new open spaces for residents to enjoy. They include the following areas:</p> <ul style="list-style-type: none"> • Front Garden – This area will be characterised by a small lawn with a dedicated seating area underneath the existing mature trees. It will 	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>be an informal space with flowering bulbs that is enclosed with wide planting beds and a native hedge border. The entrance benefits from the visitors' cycle stand area and a clear footpath to the main door. A generous green buffer to the building elevation will provide a sense of privacy and the new trees will emphasise the main pedestrian route.</p> <ul style="list-style-type: none"> • Courtyard and Parking – New tree planting frames the entrance to the parking and planting provides a safe buffer to the garden. • Terrace – The Terrace is located at the back of the residential building, facing and overlooking the garden. A pergola will provide residents with a new seating space underneath its canopy that is complemented with another bench directly facing the formal lawn. The terrace is enclosed with planting on 		

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>both sides and ornamental shrub planting at the back, which serves the purpose of a green buffer to the private gardens. A change in paving and a fence clearly delineates private from public space.</p> <ul style="list-style-type: none"> • Lawns – This space consists of two areas. The formal lawn has maintained grass, providing open space for residents. The informal lawn comprises wildflowers and two mounds, which will make the terrain more interesting for children to play on. Both spaces are connected with an informal resin-bound gravel path. • Play – See criteria below for further detail on this area. • Wildlife - This area consists of a generous buffer from the railway tracks. Native shrubs and planting will attract wildlife, enhance the biodiversity of the site while also providing a rainwater runoff basin in a potential event of a heavy rain. It will 		

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		benefit insects and small mammals by providing them with food and shelter, a safe space among tall grasses and bushy planting where they can establish their habitat. It will also support birds by providing them with area for nesting		
Does the proposal provide a range of play spaces for children and young people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The rear communal garden is 574sqm and within this area there will be a dedicated, equipped play area. The play area will consist of natural play elements and sensory planting to encourage children to interact with nature. The space can be overlooked from the terrace, as well as the small seating area right next to the play area that allows comfortable supervision of the children.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The legible and clear streetscape provides safe access into the site. The landscaping itself responds to both the wider context and local townscape.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Are the open and natural spaces welcoming and safe and accessible for all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The landscaped areas have been developed to ensure that they are safe and accessible for all. Please refer to the Landscape Report by Outerspace (November 2022) for further detail.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal set out how new open space will be managed and maintained?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A Landscape Management and Maintenance Plan will be produced during detailed design stage.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Landscape Management and Maintenance Plan to be implemented and followed.

4. Air quality, noise and neighbourhood amenity

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes – During construction, control measures will be put in place to minimise noise and dust pollution.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Construction Environmental Management Plan to be implemented by the Contractor, which should include an air quality and dust management plan.
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Energy strategy – The proposed energy strategy utilises ground source heat pumps, which are electronically driven with no combustion and therefore do not create particulates such as Nitrogen Oxide (NO_x).</p> <p>Traffic - Electric vehicle charging points will be provided to parking bays within site, of which 20% will be active and 80% will be passive charge points in accordance with the London Plan. In order to encourage cycling, 49 long-stay and 4 short-stay cycle parking spaces will be provided at</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		ground floor level and to the front of the building for visitors.		
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The dominant noise source for the development will be road traffic from the surrounding roads and train noise to the rear of the site. There is no other external influence from neighbouring buildings, industrial or commercial sources. Measured noise levels allowed a robust glazing specification to be proposed which would provide internal noise levels for all residential environments of the development commensurate to the design range of BS8233. Please refer to the Noise Impact Assessment by KP Acoustics Ltd (August 2021) for further detail.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

5. Accessibility and active travel

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The transport strategy has been developed in accordance with the Healthy Streets approach by prioritising walking and cycling and minimising and managing trips by motorised vehicles. The proposed development is within walking and	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>cycling distance of a number of local amenities and facilities.</p> <p>Please refer to the Transport Statement (May 2022) by ttp consulting for further detail.</p>		
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The site is accessible by various modes of transport, with a large number of amenities within a reasonable walking distance which will encourage residents to travel by foot.</p> <p>There are footways located on both sides of Cromwell Road and Fairfax Road; the footway on Cromwell Road offers a connection to Teddington Station. There is a pedestrian island located over Fairfax Road at the junction with Cromwell Road, with dropped kerbs and tactile paving on either side of the road. East of the junction, there is a zebra crossing located over Cromwell Road.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The number of cycle parking spaces for residents and visitors will be provided in accordance with standards set out within the London Plan. This will include secure and undercover provision for long-stay	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		users at ground floor level with 49 spaces provide. There will also be 2 Sheffield stands, offering space for 4 bicycles in front of the building for visitors. The layout of the cycle store has consideration to London Cycling Design Standards. In addition, a minimum 5% provision of cycle spaces will be in the form of Sheffield stands with extra-wide spacing for larger/adapted bikes		
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	The entrance to the site has a clear footpath to the main door	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Not applicable due to the size of the proposed development.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is the proposal well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The main bus stops along Teddington High Street and Park Road provide access to routes 281, 285, R68, 481 and X26, operating between Hounslow, Tolworth, Heathrow, Kingston, Hampton Court and Kew.</p> <p>Teddington Rail Station is the nearest public transport opportunity to the site. It provides regular and frequent services between London Waterloo and Shepperton, allowing access to</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>numerous destinations, including Kingston, Richmond, Clapham Junction, Wimbledon and Twickenham</p> <p>Teddington High Street is located within a 500m walk of the development site, where there are numerous local facilities and amenities found in a town centre environment.</p> <p>The area is also well served by public open spaces, with play areas and landscaped public open space nearby.</p>		
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Reduced level of car parking provision will encourage residents to choose active modes of travel and public transport services, as opposed to private cars.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The three wheelchair units are provided on the ground floor of the building, with clear access from the site entrance and front door of the building. The secure bin store provided at ground floor level also has access space for a wheelchair turning circle.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

6. Crime reduction and community safety

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The design team have liaised with a Designing Out Crime Officer from the Metropolitan Police and the following considerations have been included within the design of the scheme.</p> <p>Roads & Footpaths:</p> <ul style="list-style-type: none"> The pedestrian route to the main entrance is clearly discernible, visually open and direct, and does not undermine the defensible space to the ground floor unit of Plot 1. The secondary parking access and route to the built-in secure bicycle storage, though covered within the undercroft, is open to both the public realm and the communal gardens. <p>Communal Areas & Play space:</p> <ul style="list-style-type: none"> The areas have a substantial amount of natural surveillance from the apartments, both front and back. A landscaping plan has been provided, delineating public 	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>and semi-private spaces, with the ground floor apartments having planted patio areas. The other communal areas have appropriate scaled planting, together with paths linking them, all well overlooked for security.</p> <p>Boundary Treatments:</p> <ul style="list-style-type: none"> • Perimeter boundaries will either be the retained brick walls, 1.4m up to 1.75m high. The remaining close-boarded fencing, circa 1.65m high, will be retained or replaced with 1.8m high fences, subject to negotiations with neighbours. • The dwelling boundaries at ground floor will have hedge planting, to be kept at no higher than 1.0m. Open metal estate railings, with gates, will also form a boundary division to the two rear ground floor wheelchair units. 		

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<ul style="list-style-type: none"> • The gap between the building and the boundary to the west is to be sealed with tall hedging, whilst the route around to the east will have estate railings and a gate, at 1.8m high. This route is for maintenance. <p>Vehicle Parking:</p> <ul style="list-style-type: none"> • The small car parking entrance is visible from the street, and not hidden away behind the building. • The under croft will be lit to BS 5489-1:2013. <p>Building Entrances:</p> <ul style="list-style-type: none"> • All door sets and windows are to be PAS 24:2016, in-line with Approved Document Q. • All composite windows (aluminium/timber) will also meet the material requirement of BS 8529:2017, with a performance requirement of BS 6375 parts 1 & 2. • The communal entrance door access controls to likely be with key fob, and to 		

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>standard STS Issue 6:2016 Burglary Rating 2 or LPS 1175 Issue7.2:2014 Security Rating 2+. Certification to BS6375 (parts 1, 2 & 3).</p> <p>External Lighting:</p> <ul style="list-style-type: none"> The lighting will use a PIR system. <p>Bin & Cycle Storage:</p> <ul style="list-style-type: none"> The refuse / recycling and bike storage is incorporated into the building, with secure external doors. 		
Does the proposal incorporate design techniques to help people feel secure and avoid creating "gated communities"?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See points above.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	As the proposed development is replacing existing affordable housing, the proposals do not include multi-use public spaces and buildings.	<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 and voluntary sector?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Consultation has been carried out with the current occupants of Sheldon House. In December 2020 a letter was sent to all customers at Sheldon House (and telephone contact as well). This has been to	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>inform them that because of the extent of the core structural repairs needed, and the number of major works due at Sheldon House over the coming years, Richmond Housing Partnership (RHP) were considering a number of different options including a full redevelopment.</p> <p>At the beginning of March 2021, RHP sent out letters updating the occupants of Sheldon House regarding the three proposed options for the building. They were advised of a six-week consultation period in which they were invited to respond back to RHP with their feedback. They offered three forms of communication, namely: a dedicated email address, a dedicated contact to request to speak with when calling through to Customer Services and two separate, virtual Zoom meetings were held. Each one dedicated to the customer specific tenure.</p> <p>Leaseholders – Feedback was received from 5 of 7 leaseholders. There was a unanimous decision made that redevelopment was preferred.</p>		

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Tenants – Feedback was received from 10 of 14 tenants. From the responses, there was mixed feedback, specific to each tenants' personal circumstances. Some were excited about the possibility of potentially being rehoused to a family home, due to the increase of family size over recent years. Others were concerned about potentially being moved further away but advised that they would be open to be rehoused temporarily or permanently if their specific housing needs were considered. Two tenants voted against redevelopment and have advised that they prefer refurbishment (option one or two) over redevelopment (option three).		

7. Access to healthy food

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Allotments are not proposed.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development is residential only.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposed development avoid contributing towards an over concentration of hot food takeaways in the local area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hot food takeaways are not proposed.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

8. Access to work and training

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent "end use" jobs?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development is residential only.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development is residential only.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development is residential only.	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Where possible, the construction process will utilise the local labour force and local businesses.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
			<input type="checkbox"/> Uncertain	

9. Social cohesion and inclusive design

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engagement has been carried out by Richmond Housing Partnership with the current residents (leaseholders and tenants) of Sheldon House. Their feedback has been taken into account when developing the scheme, and consultation will continue at detailed design stage.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A new pedestrian entrance from Fairfax Road will be created, providing a route towards the new building. The new pedestrian access point will also access long and short-stay cycle parking.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development is residential only.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development is residential only.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes – The three M4(3) wheelchair units will be located on the ground floor.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

10. Minimising the use of resources

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Yes – The site is currently occupied by a 7-storey building providing 24 residential units, along with 7 garages. The site is vaguely triangular shaped, and the proposed development utilises all available space.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposed development encourage recycling, including building materials?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Yes – The design of the proposed development will adopt the core principles of a circular economy in order to reduce the amount of raw and new materials required for the development. Where feasible, the use of recycled materials will be utilised in order to reduce embodied carbon.</p> <p>During operation, adequate storage is to be provided where both recyclable and non-recyclable waste can be stored in accordance with the Council’s waste collection service.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposed development incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Yes - During the construction processes, control procedures will be put in place to minimise noise and dust pollution and roads will be kept clean. Energy and water consumption will be recorded and measured against target consumption rates, and all construction timber will either be recycled or sourced from responsible sources. In addition, measures will be adopted to minimise the impact on the local area during construction including the limiting of air and water pollution in accordance with best practice principles.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

11. Climate change

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Yes – PV panels for energy generation and ground-source heat pumps for space and water heating have been specified within the energy strategy.</p> <p>Refer to the Energy & Sustainability Report by Clive Chapman Architects (November 2022) for further detail.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	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, for example ventilation, shading and landscaping?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>In cold temperatures, improved fabric efficiency standards will ensure that homes are comfortable.</p> <p>Please refer to the Overheating Assessment for the overheating strategy in summer temperatures.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The landscaping strategy will comprise natural play, native woodland planting, a small wetland area, wildflower lawns and mounded landscaping. This will enhance ecology on the site.</p>	<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	<p>Yes – The proposed development will have appropriate provision of drainage infrastructure to manage surface water runoff. This will be managed by sustainable drainage systems (SuDS) that are capable of significantly reducing water flowing away from the site. Proposed SuDS include all hardstanding areas (parking, footpaths and patio) to be permeable paving (406sqm), intensive flat green roof (273sqm) and rainwater attenuation within the ‘wildlife area’ to the rear of the site.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	