

HEALTH IMPACT ASSESSMENT

In respect of

Hampton Waterworks, Upper Sunbury Road, Hampton, TW12 2DS

On behalf of Waterfall Planning Ltd

JCG26101
Hampton Waterworks
November 2023

Document status

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1 INTRODUCTION

- 1.1 This Health Impact Assessment is submitted on behalf of the applicant, Waterfall Planning Ltd, in support of a full planning application for the redevelopment of Hampton Waterworks, Upper Sunbury Road, Hampton, TW12 2DS (“the Site”) to provide residential accommodation and commercial floorspace.
- 1.2 The Site is located on the south side of Upper Sunbury Road and west of Lower Sunbury Road. To the west lie existing residential dwelling houses along Upper Sunbury Road. The Hampton Water Treatment Works reservoirs, operated by Thames Waters, are located to the south and beyond is the river Thames.
- 1.3 Hampton Water Treatment Works supply fresh water to London, and it is not a sewage treatment centre. The premises were formerly used by Thames Water, who vacated the buildings in December 2019 as it was surplus to operational requirements. Thames Water retains the Ruston & Ward southern workshop, the filter beds to the south of the Site and the subterranean pipework, which remain operational. Thames Water still require access through the southern access road of the Site for emergency purposes and maintenance repairs.
- 1.4 The Site is located within Hampton Village Conservation Area and there are several designated and non-designated heritage assets on Site. The Ruston & Ward Building and Karlake Building are Grade II listed, the Storehouse and the two Water Works Cottages are Buildings of Townscape Merit.
- 1.5 This report has been prepared in direct response to the requirements of the London Plan (2021) Policy GG3 and Policy LP 30 of LB Richmond Upon Thames’s (LBRT) Local Plan (2018), which state that the impacts of major development proposals on the health and wellbeing of communities should be considered.
- 1.6 The Assessment will identify the impacts of the proposed development on the health and wellbeing of communities and demonstrate how it has been designed and constructed and will be managed in ways that improve and provide healthy lifestyles to assist in reducing health inequalities.
- 1.7 This Assessment should be read in conjunction with the accompanying drawings, together with the Design and Access Statement and supporting technical assessments.
- 1.8 The remainder of this Assessment is structured as follows:
- Section 2 provides an overview of the borough’s profile;
 - Section 3 provides a detailed health impact assessment; and
 - Section 4 sets out our conclusions.

2 BOROUGH PROFILE

- 2.1 The following information for the Borough has been mainly obtained from DataRich, a free and open website to access local data relevant to the LBRT. The website brings together a collection of data from nationally recognised sources, across several themes to provide a full overview of the borough and how it compares locally and nationally.
- 2.2 LBRT covers over 22 square miles of London's western suburbs. The Borough's projected population was circa 198,006 in 2023. People of working age make up around 61% of Richmond's population, while 22% of population are under 18 years old and around 17% are over 65 years old.
- 2.3 The employment rate recorded in 2021 was 73.8%, which is just 1% lower than the employment rate of 74.8% of London as a whole.
- 2.4 The 2020 Greater London Authority data showed that the Borough's population had a predominance of White British residents of 65.9%. The projected Black, Asian and Mixed Ethnicity (BAME) was 16.2% in 2020.
- 2.5 Life expectancy has been rising in the Borough and is higher than the national average. The Borough has a life expectancy at birth of 82.5 years and 86.4 for males and females, respectively. In addition, LBRT had the highest male 'healthy life expectancy' (the number of years lived in self-assessed good health) in the UK of 71.9 years, whilst the 'healthy life expectancy' for females is 69.7 years.
- 2.6 Data from the 2021 Valuation Office Agency showed that 41% of the dwellings in the Borough were flats / maisonettes, followed by 29% being terraced homes.
- 2.7 The site is located within the Hampton ward, which had a projected population of 10,059 in 2023. The 2011 Census showed that 36% of the properties within Hampton ward were owned with a mortgage or loan, followed by 35% being owned outright, 18% are private rented and only 12% are social rented.
- 2.8 The Council's Community Plan 2016 - 2020 has set out the following 'Visions':
- People will lead happy lives and are able to enjoy life, with opportunities to learn, develop and fulfil their potential;
 - People can live as independently as possible in the local community and feel empowered to take responsibility for their health and wellbeing, and plan for their future;
 - People feel safe, are respected, and valued, and able to contribute to their communities and where diversity is celebrated;
 - The local character of the environment is protected, and new development is high quality and compatible with local character, meets people's needs and provides opportunities for all; and
 - Our towns and local centres are attractive, viable for businesses and contribute positively to the quality of life for residents and visitors.

3 HEALTH IMPACT ASSESSMENT

Planning Policy Context

- 3.1 London Plan (2021) Policy GG3 (Creating a Healthy City) seeks to improve Londoners' health and reduce health inequalities, where planning should 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 Assessment (HIA).
- 3.2 Policy LP 30 of LBRT Local Plan (2018) outlines that a HIA must be submitted with all major development proposals, to demonstrate the development will play a crucial role in creating environments that enhance people's health and wellbeing. Policy LP 30 states that the Council will support development that encourages:
- Sustainable modes of travel;
 - Access to green infrastructure;
 - Access to local community facilities;
 - Access to local healthy food;
 - Access to toilet facilities;
 - An inclusive development layout; and
 - Active design.
- 3.3 The supporting text to Policy LP 30 states that a HIA should assess the health impacts of a development, identifying mitigation measures for any potential negative impacts as well as measures for enhancing any potential positive impacts.
- 3.4 The Council's guidance on the preparation of HIAs – 'Health Impact Assessment Guidance for Development (2022) requires the submission of an HIA for all major developments in Richmond. The level of detailed required will be dependent on the scale of the development and/or type of development. For a scheme of 10-50 residential units, a rapid HIA is required.
- 3.5 A HIA should identify potential harms to be mitigated such as the impact on healthcare provision, air pollution, construction etc, and identify and support positive aspects of the development such as active design, adaptability of homes, and play space (and so on).
- 3.6 The scope and focus of this HIA has been established by applying the London Healthy Urban Development Unit (HUDU) Rapid HIA Tool to identify any potential impacts associated with the proposed development upon local communities; to further test the healthy urban design principles in place; and to ascertain the need for any further assessment or action.
- 3.7 The HUDU checklist (**Appendix 1**) has been completed and appended at the end of this assessment, and the proposed development has been assessed against the relevant criteria.

- 3.8 The following section will identify how the proposed development will assist, directly or indirectly to addressing each of the health factors as stated in the LBRT Local Plan Policy LP 30.

Assessment

Sustainable Modes of Travel

- 3.9 The proposed development has good access to a wide range of public transport with options available to travel across the borough by bus and to travel to central London by train. The Site is situated 400m (approximately 6 minutes' walk) from Hampton rail station and the nearest bus stops are located on Percy Road, approximately 200m to the west of the Site.
- 3.10 The Site has a Public Transport Accessibility Levels (PTAL) rating of 2, yet it is within easy walking distance to Hampton rail station and Hampton Village Local Centre, where there is an existing network of services including shops, schools, and community facilities.
- 3.11 The proposed development will provide a total of 69 covered and secured long-stay cycle parking spaces and 16 short-stay spaces to encourage the use of bikes for transportation, complying with the cycle parking standards.
- 3.12 In addition to this, the Site benefits from cycle accessibility provided by off-road cycle routes located to the west and north of the Site on Oldfield Path, Oldfield Road, Hatherop Road, Tudor Road and Tudor Avenue, which provide connectivity from the Site to the National Cycle Route 4 which runs to the south, and along the northern perimeter of the Royal Paddocks. The proposal will therefore support the use of walking, cycling and alternative methods of transport.
- 3.13 The existing Site is accessible to public transport and shops, services, and leisure/open space facilities within easy walking distance, therefore promoting sustainable means of travel including walking and cycling.

Access to Green Infrastructure

- 3.14 The Site has good access to a wide range of public open space and parks, including village greens, Royal Parks, and river walks. For example, Hampton Village Green is approximately 400m to the north, and Bushy Park is located around 1km to the east of Site, providing public open spaces as well as leisure, recreation and play facilities to encourage physical activity.
- 3.15 The accompanying Open Space Assessment has identified six local destinations providing a good amount of green infrastructure to serve the local communities, in accordance with the accessibility standards outlined in the Local Plan.

Access to Local Community Facilities

- 3.16 'Local Community Facilities' can be defined in several ways. This section deals with access to those services which are relatively essential to everyday living, i.e., health care facilities, library, and community centres etc.
- 3.17 There are several local GP services within walking distance of the Site, including Hampton Medical Centre (0.9km) and Broad Lane Surgery (1.4km). Teddington Memorial Hospital is the nearest

hospital, approximately 3.4km from the Site. In addition, the nearby Hampton Village Local Centre has a Boots pharmacy and Courtyard Dental Practice.

- 3.18 The Site is within walking distance to several churches including Hampton Baptist Church, Church of St Theodore of Canterbury, Hampton Methodist Church, and St Mary's Parish Church.
- 3.19 There are four public houses within walking distance of the Site, including The Railway Bell and The Worlds End at the Hampton Village Local Centre, Jolly Coopers and Bell Inn to the east on Hampton High Street.
- 3.20 The Site is also accessible to other community facilities such as community centres, library, sports centre, and post office. For example, Hampton Library is immediately opposite the Site on Upper Sunbury Road. The Linden Hall Community Centre, Hampton Post Office and Curves Gym are situated within Hampton Village Local Centre which is a short walk away from the Site. Hampton Sports and Fitness Centre is located 2.1 km to the north.
- 3.21 The Site is also within proximity to a range of sports grounds, including The Hurst Pool Leisure Centre, Hampton & Richmond Borough Football Club, and Carlisle Park Cricket Ground etc., enabling a variety of physical fitness options.
- 3.22 The Site therefore has good access to local community facilities which encourage opportunities for social interaction and physical activities.

Access to Local Healthy Food

- 3.23 There are a wide range of shops and facilities close by, including a variety of convenience stores, around Hampton Railway Station and Hampton Village Local Centre. There is also a Waitrose & Partners Supermarkets and Hampton Supermarket Premier 450m away, as well as Costcutter (1.2km) and a Sainsbury's supermarket approximately 2km from the Site. In addition, there are local farmers' markets held regularly at Hampton and Twickenham.
- 3.24 There are two allotments within walking distance to the Site: The Hatherop Road Allotments approximately 1.5km to the northwest, and Bushy Park allotment approximately 1.3km to the northeast.
- 3.25 Future residents can therefore have access to local produced food and/or grow their own food at allotments which would have positive effects on physical and mental wellbeing.

Access to Toilet Facilities

- 3.26 The Council's Community Toilet Scheme enables local businesses, i.e., pubs, restaurants, and shops, to work together with the Council to make more clean, safe and accessible toilets available to the public.
- 3.27 There are currently 50 premises taking part in the scheme and the participating premises are expected to rise in the future.
- 3.28 There are several toilet facilities which are open to all in the nearby area, including those located within Hampton Library opposite to the proposed Site and Hurst Park Public Toilets. In addition, The

Railway Bell, and Village Grill, two of the Community Toilet Scheme's participating shops located 300m to the north, also offer toilet facilities to all.

- 3.29 It is not appropriate to provide community toilets within the Site given the nature of the development as it comprises private residential units and business use. The proposed commercial units will have WC for the staff and visitors.

An Inclusive Development Layout

- 3.30 All proposed residential units are of a high design standard to provide a sensitive heritage renovation and refurbishment of the buildings on Site. All the units meet the Mayor's minimum space standards except one unit (Karslake Unit 17) which falls slightly below the standard by 1.8sqm but that unit has a generous private amenity terrace of 23.9sqm.
- 3.31 The Site has been designed to include features which promote accessibility.
- 3.32 The proposals include 10 units which meet Building Regulation Requirement Part M4(3) 'wheelchair user dwellings'. 18 dwelling units will meet Part M4(2) 'accessible and adaptable dwellings' and 8 dwellings will be classified as Part M4(1).
- 3.33 LBRT Local Plan Policy LP35 notes that the applicant should identify why they are unable to meet policy requirements for housing standards. As a result of the constraints of the existing heritage buildings, 8 dwellings will be Part M4(1). However, they will have as many Part M4(2) requirements as possible incorporated.
- 3.34 The common lobbies also have level access enabling wheelchair access to the lifts, and in turn all building levels. The Site has a minimal slope throughout and the landscape paths have been designed with curb cuts, where required, to allow for ease of movement and wheelchair accessibility.
- 3.35 In addition, the employment space includes features to promote accessibility. A level entrance will be provided through the Ruston & Ward Building's lobby. Furthermore, an accessible WC is provided within the lobby.
- 3.36 The proposal will provide a varied mix of unit sizes, with a mixture of one, two and three-bed units. The scheme will provide 16 x one-bed, 11 x two-bed units, 7 x three-bed units and 2 x four-bed units which is considered appropriate for the Site given its location within proximity of Hampton rail station and Hampton Village.
- 3.37 The local area is dominated by houses suitable for families and the proposed apartments would be an appropriate mix to the local area, to provide options for older people to downsize and for smaller younger households. The scheme will provide 7 x three-bed units and 2 x four-bed units (24%) which are suitable for family housing.
- 3.38 The proposal provides a good amount of amenity space, including balconies and private amenity space for the majority of the units and approximately 466.7 sq.m of communal amenity space across the Site. The proposal will also provide approximately 85.7 sq.m of on-site play area for young children under 5 years old.

Active Design

- 3.39 LBRT Local Plan Policy LP 30 supports Active Design which encourages wellbeing and greater physical movement as part of everyday routines.
- 3.40 The proposal has been designed to encourage the use of stairs. In addition to lifts, all units on the upper floors are accessible via stairs which are safe and welcoming.
- 3.41 The scheme promotes cycling and walking. Covered and secured cycle parking has been provided on site which meets the minimum cycle parking standards. A Travel Plan has been prepared and submitted as part of the application to encourage the use of sustainable modes of travel.
- 3.42 The proposals seek to minimise car use by reducing car parking provision. The car parking provision on site is below the London Plan maximum car parking standards.
- 3.43 The Site is well served by existing pedestrian infrastructure and cycling routes in the vicinity of the Site. The detail of this infrastructure is set out in the submitted Travel Plan.
- 3.44 As noted above, the Site is in an accessible location within walking distance to existing shops, community facilities, education, open space and play facilities. Convenient access and proximity to amenities ensures that future residents and employees of the Site can use the most sustainable forms of travel, on foot and by bike, to undertake routine daily travel.

4 CONCLUSIONS

- 4.1 The proposed residential development will provide a high quality and sustainable scheme comprising a mixture of unit sizes, designed to provide a high-quality residential environment and commercial use at the former waterworks site.
- 4.2 The Site is located within easy access to a wide range of essential services and community facilities, including open space, leisure centres, shops, schools, and community halls.
- 4.3 The Site is situated in an established residential area and is in area location that is accessible by different modes of transport and National Cycle Routes.
- 4.4 The proposed development is therefore considered to be within an area that will encourage healthy lifestyle choices and physical activity. There is existing access to public transport and shops, services and leisure/open space facilities within easy walking distance, therefore promoting sustainable means of travel including walking and cycling.
- 4.5 The proposals comprise sensitive alteration, refurbishment, and extension to the listed buildings on Site to create a residential-led mixed use scheme. The proposed residential units and commercial use will be set in high-quality attractive heritage character buildings. The units will have generous amounts of natural light filter in through the large double height heritage windows or the floor to ceiling glazing on the roof extensions.
- 4.6 Moreover, future residents of the proposed development will have access to private gardens/balconies/terraces and communal amenity space including on-site children's natural play area which are visually attractive with associated landscaping. The proposed private amenity spaces are well positioned with substantial separation distance from existing residential properties with good visual outlook.
- 4.7 Overall, the development will generate significant positive impacts on health within the environment and will provide a significant positive contribution to the health of the future residents.

Appendix A

London Healthy Urban Development Unit (HUDU) Rapid HIA Tool – Hampton Waterworks

HEATH IMPACT ASSESSMENT

Table 4.1: Housing design 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)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Residential units will meet all relevant design criteria applicable to ensure dwellings support healthy lifestyles and provide comfortable living environments.</i></p> <p><i>The Lifetime Homes Standard has since been superseded by the Building Regulation requirement M4 (2) and (3) in relation to access.</i></p> <p><i>50% of dwellings will be designed to meet Building Regulation M4(2). 28% of the dwellings will be designed to meet building regulation M4(3).</i></p> <p><i>All the units meet the London Plan minimum space standards.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
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 <input type="checkbox"/> N/A	<p><i>The principles of inclusive design have been integrated into the proposed development. Inclusive design and accessibility have been an integral part of the design philosophy throughout the development of the proposed scheme. Further information can be found within the Design and Access Statement (Inclusive Access Statement).</i></p> <p><i>As a result of the constraints of the existing heritage buildings, 8 dwellings with be Part M4(1). However, they will have as many Part M4(2) requirements as possible incorporated.</i></p> <p><i>The common lobbies also have level access enabling wheelchair access to the lifts, and in turn all building levels. The site has a minimal slope throughout and the landscape paths have been designed with curb cuts, where required, to allow for east of movement and wheelchair accessibility. A level entrance will be provided through the Ruston & Ward Building's lobby. Furthermore, accessible WC is provided within the lobby.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The proposed development is designed for longevity and based on the principles of adaptable and flexible design in order to accommodate future changes.</i></p> <p><i>50% of dwellings will be designed to meet Building Regulation M4(2). 28% of the dwellings will be designed to meet building regulation M4(3).</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The design of the proposed development will promote a healthy living environment that will reduce environmental stresses, facilitate physical activity and promote mental well-being, through adequate indoor air quality, daylight penetration, quality views, acoustics and provision of access to outdoor spaces. Visual comfort has actively informed the development of the design.</i></p> <p><i>All the units meet the London Plan minimum space standards except one unit which falls slightly below the standard, but that unit has access to a generous sized private terrace.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p><i>A Daylight and Sunlight Assessment has been carried out. This concluded the daylight and sunlight impact to the nearest neighbouring residential properties would be minimal and fully acceptable given the urban context.</i></p> <p><i>Internal conditions for the proposed units, the Daylight and Sunlight Report confirms that 63% of kitchens and living rooms and 35% the bedrooms achieve the required daylight factor criteria; and 55% of kitchens and living rooms and 91% of bedrooms achieve. However, these levels of daylight are deemed acceptable in respect to their intended use and the nature of the refurbishment maintaining the existing window openings due to the Grade II listed status.</i></p>		
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 <input type="checkbox"/> N/A	<p><i>The proposal will provide a varied mix of unit sizes, with a mixture of one, two and three-bed units. The scheme will provide 16 x one-bed, 11 x two-bed units, 7 x three-bed units and 2 x four-bed units. 24% of the scheme are suitable for family house (3+ bed). The proposed development will also include the provision of affordable housing.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p><i>No further mitigation proposed.</i></p>
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>In terms of demonstrating carbon emission savings for a planning application, the latest GLA guidance confirms that SAP 10.0 emission factors should be used for referable applications. In line with the London Plan, there is a target of zero carbon, with at least a 35% reduction over Part L 2013 on site. The standalone Energy Strategy details the energy and carbon breakdown of the Part L target emission rate. These were calculated using the SAP10 carbon factors.</i></p> <p><i>Air Source Heat Pump will be used to provide low carbon heating to the development.</i></p> <p><i>The building will benefit from high-spec building services, with high efficiency and low distribution losses. Additionally, all the lighting will be energy efficiency light fittings including LED.</i></p> <p><i>In order to meet the Zero Carbon target, and in accordance with policy requirements, a carbon offset payment would be provided, which would be secured via the S106 Agreement.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p><i>No further mitigation proposed.</i></p>

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Table 4.2: 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 reprovide existing social infrastructure?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>The site does not currently provide any existing social infrastructure.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A.
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 <input type="checkbox"/> N/A	Section 3 of this report outlines the current local healthcare capacity in the study area. <i>The scheme will have Section 106 and Community Infrastructure Levy contribution paid by the applicant to Royal Borough of Richmond upon Thames to go towards improving local infrastructure.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>Appropriate mitigation will be determined through further discussions with the local authority and the relevant clinical commissioning group.</i>
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>The current site does not support NHS facilities which need to be replaced as part of the redevelopment, nor does the proposed development comprise new facilities. A need for additional facilities was not deemed necessary given the existing social infrastructure within the surrounding areas.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	N/A.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>As the new residential dwellings will in turn introduce an increase in population, there is the potential that surrounding community services would feel an increased pressure. However, the site is within the catchment area of 4 primary schools, and it is within 1.8km of Hampton High School. It is considered that the proposed development will not adversely impact demand in the local area, and it is not expected that any significant adverse effects would occur.</i> <i>The scheme will have Section 106 and Community Infrastructure Levy contribution paid by the applicant to Royal Borough of Richmond upon Thames to go towards improving local infrastructure.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>Appropriate mitigation will be determined through further discussions with the local authority.</i>
Does the proposal explore opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The proposals include commercial space which could be occupied by small businesses and SMEs (small and medium sized enterprises).</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>

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Table 4.3: Access to 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The site is not within a designated Area of Public Open Space Deficiency. There are several public open spaces within walking distance to the site.</i></p> <p><i>The proposal will provide a good level of on-site communal amenity space and private amenity space. It is considered that the overall quality of the surrounding public open space will not be impacted due to the increase in demand resulting from the proposed development.</i></p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
Does the proposal provide a range of play spaces for children and young people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The development will provide appropriate doorstep play area for under 5 years old within the scheme. with access to a number of existing play space within a reasonable walking distance for children aged 5-11 and 12+.</i></p> <p><i>The play space provided as part of the proposed is as follows:</i></p> <ul style="list-style-type: none"> <i>Door step play space, 0 – 4 years: 85.7sqm.</i> <i>5 – 11 years: 0 sqm.</i> <i>Youth Play: 0 sqm.</i> 	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>Appropriate mitigation will be determined through further discussions with the local authority and the relevant groups.</i>
Does the proposal provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>See response to “Does the proposal retain and enhance existing open and natural spaces?” above.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Are the open and natural spaces welcoming and safe and accessible for all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>New communal amenity area and landscaped spaces will be designed for comfortable use by residents and local occupiers, with step-free access to all amenity areas.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal set out how new open space will be managed and maintained?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The quality of the space will be maintained through a clear planting maintenance programme and use of robust materials with a long lifespan.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>

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Table 4.4: 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>A Construction Management Plan and Construction Logistic Plan are prepared as part of the scheme application which details measures to reduce construction impacts, such as dust, noise, and vibration.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>Appropriate mitigation will be determined through further discussions with the local authority.</i>
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The building emissions associated with the proposed development are below the relevant Air Quality Neutral benchmarks; however, the transport emissions are above. As a result, mitigation measures are proposed to encourage sustainable travel, such as the provision of on-site cycle parking spaces, EV charging points (active) at 20% of the parking bays, and provision of Welcome Pack detailing information on sustainable travel options.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>Appropriate mitigation will be determined through further discussions with the local authority.</i>
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The development has been fully assessed with regards to noise to ensure an adequate living environment, with enhancement proposed to sound insulation using double-glazing window and plasterboard ceiling.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>

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Table 4.5: Accessibility and active travel

Assessment criteria	Relevant?	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 <input type="checkbox"/> N/A	<p><i>The Transport Statement (TS) has been prepared in accordance with TfL's "Healthy Streets for London" assessment criteria and with guidance on the preparation of such documents published by the Department for Transport (DfT) in 2007. Five of main walking / cycling routes to what are considered the main destinations for the people of the proposed development have been identified.</i></p> <p><i>The ten healthy streets indicators and how they are addressed within the proposal along the identified key routes as reported within the TS.</i></p> <p><i>As part of the scheme, it is proposed to provide an informal pedestrian crossing at the junction of Upper Sunbury Road and Breads Hill. The proposed crossing is anticipated to contribute towards the promotion of sustainable modes of transport for the site occupiers as well as the surrounding community.</i></p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>The provision of an informal pedestrian crossing on Upper Sunbury Road.</i>
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The proposed development will have shared-surface permeable paving which prioritise pedestrian movement and slow vehicle movements.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>A Framework Travel plan has been prepared and submitted as part of the application.</i></p> <p><i>Sufficient secured and covered cycle storage will be provided on site, in line with policy requirements.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>In light of the site's constraints and the scope of development, this is not considered to be appropriate or necessary.</i></p> <p><i>The Site is well served by existing pedestrian infrastructure and cycle routes in the vicinity of the Site.</i></p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>As part of the scheme, it is proposed to provide an informal pedestrian crossing at the junction of Upper Sunbury Road and Breads Hill. The proposed crossing is anticipated to contribute towards the promotion of sustainable modes of transport for the site occupiers as well as the surrounding community.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>The provision of an informal pedestrian crossing on Upper Sunbury Road.</i>
Is the proposal well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>The Public Transport Accessibility Levels (PTAL) rating at the site is 2, but it is within easy walking distance to Hampton Rail Station and local bus stops.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative	<i>No further mitigation proposed.</i>

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
	<input type="checkbox"/> N/A	<i>The site is within walking and cycling distance of a range of facilities including employment, education, medical and recreational access. The site's overall accessibility will encourage the use of sustainable modes of travel and reduce the use of private cars.</i>	<input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The car parking provision is below maximum London Plan policy requirements. Furthermore, cycle parking provision will be provided on-site and the submitted Travel Plan includes measures to promote sustainable modes of transportation.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
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 <input type="checkbox"/> N/A	<i>See response to "Does the proposal address the housing needs of older people, i.e., extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?" above.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>

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Table 4.6: Crime reduction and community safety

Assessment criteria	Relevant?	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 <input type="checkbox"/> N/A	<p><i>Designing out crime is a key feature of the proposed development to ensure the creation of a safe neighbourhood and reduce the likelihood of crime and antisocial behaviour.</i></p> <p><i>There is a key focus on creating high quality, appropriately lit, connected and well-maintained open spaces which people will enjoy using, and which will foster a sense of community.</i></p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
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 <input type="checkbox"/> N/A	<p><i>this is not a gated development and would not be isolated from the neighbouring communities. The existing cast iron railing and cast-iron gate piers along Upper Sunbury Road are Grade II listed and they will be retained as part of the scheme.</i></p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The proposed development will provide for residential and commercial uses only. The proposals include the provision of generous well-lit communal spaces accessed by all tenures.</i></p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Has engagement and consultation been carried out with the local community and voluntary sector?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The aim of the engagement process was to see that people were informed by providing clear communication across multiple channels, so that people know how they can be involved through a range of creative activities to encourage participation. Local people had influence over the design proposals for the proposed development. All public facing activities were promoted through a range of methods including leaflet drop, online webinar, and a website.</i></p> <p><i>Through the consultation process people have shared their views and helped to shape the design proposals. The full extent of the engagement programme is described in the Statement of Community Involvement.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>

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Table 4.7: Access to healthy food

Assessment criteria	Relevant?	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 type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>In light of the site constraints and the scope of development, this is not considered to be appropriate.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>None proposed.</i>
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>The proposed does not include any retail uses.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>None proposed.</i>
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>The proposed does not include any hot food takeaways or similar facilities.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>None proposed.</i>

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Table 4.8: 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>A substantial number of temporary jobs would be created during the construction phase. The construction phase would also provide a number of opportunities for apprentices, graduates and other trainees.</i></p> <p><i>The proposal will bring a vacant site back into active use. As part of the scheme 318.8sqm of commercial floorspace will be provided. Opportunities for local employment and training can be secured via legal agreement.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p><i>Appropriation obligations will be determined through further discussions with the local authority.</i></p>
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>The proposed development will not provide any childcare facilities.</i></p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p><i>None proposed.</i></p>
Does the proposal include managed and affordable workspace for local businesses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The proposals include 318sqm of commercial floorspace which could be occupied by local businesses and SMEs (small and medium sized enterprises).</i></p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p><i>No further mitigation proposed.</i></p>
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>The S106 will include measures to secure local employment. The proposals will bring a vacant site back into active use. This will lead to an uplift in the number and quality of jobs, and in turn support higher skilled employment at the site.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p><i>Appropriation mitigation will be determined through further discussions with the local authority and will be included within the S106.</i></p>

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Table 4.9: 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>See response to “Has engagement and consultation been carried out with the local community and voluntary sector” in Table 4.6.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
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 <input type="checkbox"/> N/A	<i>See response to “Does the proposal prioritise and encourage walking, for example through the use of shared spaces?” above.</i> <i>The proposals include the provision of communal amenity space in the form of shared gardens, roof terraces and play space which encourage social interaction.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal include a mix of uses and a range of community facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<i>The proposed development will provide a mix of residential and commercial uses but no community facilities.</i>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>None proposed.</i>
Does the proposal provide opportunities for the voluntary and community sectors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The proposed heritage engagement measures could provide opportunities for voluntary and community sectors.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>Implementation of the heritage engagement measures.</i>
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The principles of inclusive design have been integrated into the proposed development through consideration of relevant guidance and has remained an integral part of the design evolution. Considerations have been made for all users including but not limited to people with mobility impairments. The development will provide a range of amenity spaces both private and communal, for residents whilst aiming to be inclusive for all, including ensuring provision of disabled accessible or adaptable homes. The Site is also located within walking distance to public transport links and local services and amenities, further improving the accessibility of the development.</i>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>

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Table 4.10: 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The proposed development offers much improved commercial facilities compared to the currently vacant and derelict site and makes the best use of land to meet local housing demand by providing new residential units.</i></p> <p><i>In addition, the layout, height and density of the built environment has been designed to make the best use of land whilst ensuring an appropriate design response to the site and its heritage context.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal encourage recycling, including building materials?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>All of the existing buildings on site will be retained as part of the scheme.</i></p> <p><i>Furthermore, the refuse strategy for the proposed development will seek to enable and encourage recycling of household waste.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The development will promote energy efficient homes with high levels of insulation, reducing carbon emissions and contributing to a lower cost of living.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>

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Table 4.11: Climate change

Assessment criteria	Relevant?	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 <input type="checkbox"/> N/A	<p><i>Air Source Heat Pump will be used to provide low carbon heating to the development.</i></p> <p><i>More information can be found within the Energy Statement.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
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 <input type="checkbox"/> N/A	<p><i>Compliant with policy an overheating assessment has been carried out, detailed within the Sustainability Report, which demonstrates that mitigation measures will be required to prevent the building from overheating. These will be developed through the design process.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>The proposal will achieve a biodiversity 'net gain', as set out the BNG statement.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>
Does the proposal incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Sustainable Drainage Proposals are incorporated into the scheme, with an overall reduction of impermeable area within the Site and the introduction of SuDS permeable paving.</i></p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<i>No further mitigation proposed.</i>