



RIDGE

HEALTH IMPACT ASSESSMENT
ST MARY'S UNIVERSITY,
TICKENHAM, LONDON
OCTOBER 2024

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1.0 INTRODUCTION

1.1 This Health Impact Assessment (HIA) has been prepared by Ridge and Partners LLP (Ridge) on behalf of St Mary's University ('the applicant'). It forms part of an application for full planning permission for the development of 'Building R' at St Mary's University Strawberry Hill campus, Twickenham, London.

1.2 The Proposed Development comprises of:

"Demolition of existing R Block and the erection of a replacement teaching block (Use Class F1) comprising 1419 sq m of floorspace to provide facilities appropriate for the operation of a new School of Medicine at the Strawberry Hill Campus, with associated landscaping."

1.3 This HIA has been prepared to identify, assess and present any potential impacts on the health of the pupils and staff who will be based at the Proposed Development, as well as the potential impacts on the existing local community. The HIA identifies links between new development and health using determinants, pathways and outcomes to assess potential impacts on health.

2.0 THE SITE AND PROPOSED DEVELOPMENT

Site Location

- 2.1 The application site is towards the southern edge of the Strawberry Hill Campus, Twickenham which is in the London Borough of Richmond upon Thames.
- 2.2 The application site comprises an existing single block historically used for various teaching and physical education uses, but currently not fully utilised. It adjoins the sports centre opened in 2012, which will remain in situ.
- 2.3 The application site extends to 0.15ha.
- 2.4 Building R can be accessed from Waldegrave Road via the internal road with Strawberry Hill campus.
- 2.5 The footprint of the existing building is tightly surrounded to the front and east by Metropolitan Open Land (MOL), a highly constrained land designation with relevant policies comparable to Green Belt. The footprint of the existing building, on which the new proposal is sited, is outside the MOL designation.
- 2.6 The existing building lies immediately adjacent to the Conservation Area to the rear. However, the proposed layout does not result in any incursion into the Conservation Area. The site also lies well outside of the Archaeological Priority Zone which covers the northern part of the campus.
- 2.7 Based upon the Environment Agency's ('EA') online Flood Risk Map for Planning, the Site is located within Flood Zone 1 (low risk) in respect of flooding from rivers and has no surface water drainage issues.

Site Context

- 2.8 The prevailing character of the area surrounding the site is residential, with the predominant typology being suburban, detached or semi-detached housing accompanied by rear gardens providing a largely green setting. Otherwise, the surrounding context is primarily dominated by uses relating to the University, with indoor sports and teaching facilities immediately to the west, and sports pitches immediately to the front (north) with the athletics track beyond. Most surrounding residential dwellings are two-storeys in height to the South and East of the site.
- 2.9 The site is not situated within a Town Centre as it is south of Twickenham District Centre, but it is in close proximity to local communities such as Teddington (20-minute walk), Kingston, and Richmond which offer an array of amenities, events, and greenery. It also situated just west of the river Thames which provides further leisure and recreation opportunities.
- 2.10 The site has good access to a range of public transport services within walking distance, including Strawberry Hill train station, only 10 minutes away from the site. This service provides connections to Twickenham, Teddington, Richmond and quick links to Central London. Furthermore, there is a bus stop a 6-minute walk away from Building R as well as several bus stops on the surrounding residential streets.

2.11 The site has a number of shops and services within relatively close proximity:

- Everydays Convenience store, 1 Wellesley Parade (10-minute walk)
- Bills Food and Wine, 150 Waldegrave Road (6-minute walk)
- Riverside Supermarket, 1A Strawberry Vale (11-minute walk)
- Strawberry Hill Café, 72 Tower Road (10-minute walk)
- Teddington town centre which includes a number of Highstreet supermarkets such as Sainsburys, M&s, Tesco, and local shops. There are also several other amenities and services such as cafés, GP's, bookstores, and chemists.

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

- St Mary's Sport and Health Services – injury clinic (adjacent to the site)
- The University sports centre which was built for the 2012 London Olympics (adjacent to the site)
- Berne Hall Tennis Centre (adjacent to the site)
- Strawberry Hill House and Garden (0.4 miles)
- Newland House School (0.4 miles)
- Strawberry Hill Golf Club (0.5 miles)
- Alexander Pope Hotel (0.6 miles)
- Saint Catherine School (0.7 miles)
- Travelodge London Teddington (0.8 miles)

2.13 In addition to spaces across the university campus itself, in immediate proximity to the site, there are also public open spaces nearby as follows:

- St Mary's University Park (0.2 miles)
 - Radnor Gardens (0.6 miles)
 - Twickenham Green (0.8 miles)
 - Ham Lands local Nature Reserve located across the Teddington Lock Footbridge (1.3 miles)
- Udney Park Playing Fields (1.3 miles)

Proposed development

2.14 The proposed development comprises of:

“Demolition of existing R Block and the erection of a replacement teaching block (Use Class F1) comprising 1419 sq m of floorspace to provide facilities appropriate for the operation of a new School of Medicine at the Strawberry Hill Campus, with associated landscaping.”

- 2.15 The proposed development includes the following:
- The existing R Block will be replaced due to its outdated areas, poor internal layouts, and the impracticality of internal reconfiguration. Currently, it has oversized WCs, changing rooms, large internal corridors, and other inefficient spaces meaning it is not being fully utilised, and is in urgent need of upgrade.
 - The new building will offer 1,424 sqm of space, including new teaching facilities over two storeys.
 - The principal aim is to create flexible teaching spaces, typically for groups of 30, but accommodating larger groups when needed.
 - The proposed works are aiming to achieve a BREEAM score of Excellent.
 - The facility will provide:
 - Classrooms
 - A Lecture Theatre
 - Seminar rooms
 - Clinical Teaching Spaces
 - Anatomage Teaching Space
 - A Clinical ward
 - Offices
 - Meeting spaces.
- 2.16 The building will have a smaller footprint than the existing one, creating more external space among surrounding trees and neighbouring buildings while maximizing usable floor area. With the benefit of the full retention of the existing trees, preserving biodiversity and providing shade, reducing overheating.
- 2.17 Internally, most main medical classrooms will be on the ground floor for easy access, with general teaching areas above. Rooms requiring darkness are strategically placed to ensure natural light in other teaching spaces throughout the day.
- 2.18 The building will feature white brick cladding, corrugated metal panels, and chamfer details, reflecting the campus's heritage architecture. The entrance will have a distinct glazed façade for easy wayfinding, located on the left to maintain access to the adjacent sports centre.
- 2.19 An external seating and garden area is included in the proposed development, enhancing the site's attractiveness and biodiversity. This can be seen in the architectural drawings submitted as part of this application.

3.0 PURPOSE OF THE HEALTH IMPACT ASSESSMENT

3.1 A HIA aims to promote healthy urban planning by ensuring that the health and wellbeing implications of major planning applications are consistently considered.

3.2 The planning process can help to promote the health and wellbeing of residents, workers, students and visitors in the Borough through its role in shaping the built and natural environment. This can influence people's ability to follow healthy behaviours and can have positive impacts on reducing inequalities.

Planning Policy

3.3 The National Planning Policy Framework (NPPF) promotes the role of planning to create healthy and safe communities by supporting local strategies to improve health, social and cultural wellbeing for all. It encourages applicants to engage with both non-statutory and statutory consultees in pre-application consultation to resolve issues, such as affordable housing and infrastructure and to secure good design. There is an increased focus on the quality of design of developments which includes the buildings and the spaces to create places that are safe, inclusive and accessible and which promote health and well-being. The supporting online Planning Practice Guidance refers to the use of health impact assessment as a useful tool to assess the impacts of development proposals.

3.4 The London Plan (2021) policy GG3 (Creating a Healthy City) seeks to improve Londoners' health and to reduce health inequalities. It requires that development must "assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments."

3.5 Richmond's Local Plan Policy LP 30 (Health and Wellbeing) states that planning has a crucial role in creating environments that enhance and improve an individual's health and wellbeing. The policy continues to promote healthy and active lifestyles and measures to reduce health inequalities.

3.6 Richmond Council's published validation checklist confirms that a HIA must be submitted alongside all major development proposals. It states that the submitted HIA should: be proportionate to the scale of the development proposal in question; identify and support positive elements of the proposals, such as active design, play space and adaptability for instance; and use other technical documents to draw specialist information from, such as the Environmental Statement or Design and Access Statement, for example.

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

Rapid Health Impact Assessment Matrix

3.8 The NHS London Healthy Urban Development Unit advises that the assessment matrix is designed to rapidly assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications. The matrix does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions.

- 3.9 The assessment matrix identifies eleven topics or broad determinants. Under each topic, Section 2 of the tool identifies examples of planning issues which are likely to influence health and wellbeing, and the section also provides supporting information and references.
- 3.10 Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. This should be indicated in the details / evidence section. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

4.0 HEALTH DETERMINANTS, PATHWAYS AND OUTCOMES

- 4.1 The Rapid HIA Matrix sets out 11 health determinants. These are factors that can influence health outcomes. These may be personal, social, cultural, economic and environmental. These are:
1. Housing design and affordability
 2. Access to health and social care services and other social infrastructure
 3. Access to open space and nature
 4. Air quality, noise and neighbourhood amenity
 5. Accessibility and active travel
 6. Crime reduction and community safety
 7. Access to healthy food
 8. Access to work and training
 9. Social cohesion and inclusive design
 10. Minimising the use of resources; and
 11. Climate change.
- 4.2 Health pathways are the factors that lead to a change in a determinant which affects health outcomes. Health outcomes reflect the range of medical and general well-being factors of a population.
- 4.3 For this assessment, health impacts are considered as potential changes in health outcomes arising from the Proposed Development. The potential impacts that may be relevant to the scheme are set out below. These are taken from the NHS London Healthy Urban Development Unit Rapid Health Impact Assessment Tool (Fourth Edition, October 2019):

Determinant	Potential Impact
Housing design and affordability	<p>Issues to consider</p> <ul style="list-style-type: none"> • Accessible and adaptable dwellings • Internal space standards, orientation and layout • Affordable housing and dwelling mix • Energy efficiency <p>Potential health impacts</p> <p>Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has impact on community welfare, cohesion and mental wellbeing.</p>
Access to health and social care services and other social infrastructure	<p>Issues to consider</p> <ul style="list-style-type: none"> • Health and social care needs and demand for services • Capacity of existing facilities and services • Timing, location and accessibility and developer contributions • Reconfiguring health and social care services • Multipurpose buildings and co-location of services

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

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

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

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

	demonstrates that meeting this target requires effective spatial planning at a range of scales.
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5.0 COMMUNITY PROFILE

- 5.1 Data from the Office of National Statistics (ONS) website, which compares the 2011 and 2021 Census, advises that:
- The Richmond upon Thames population size has increased by 4.4%, from around 187,000 in 2011 to 195,200 in 2021. This is lower than the overall increase for England (6.6%) and London (7.7%).
 - As of 2021, Richmond upon Thames is the fifth least densely populated of London's 33 local authority areas.
 - Between the 2011 and 2021 Census, there has been an increase of 24.9% in people aged 65 years and over, a decrease of 0.2% in people aged 15 to 64 years, and an increase of 6.1% in children aged under 15 years.
- 5.2 The ONS advises that for the year January to December 2020, Richmond upon Thames had a working age population of 128,700. Of these 81.4% are economically active (104,700 people). This exceeds the London wide percentage of economically active working age population, which is 79.9%. When considering the differences between males and females that are economically active, in Richmond upon Thames, 88.2% of males of working age are economically active, compared to 75.1% of women.
- 5.3 The Joint Strategic Needs Assessment Infographic Summary 2021 is provided on the Council's website. The JSNA is an assessment of the health, care and wellbeing needs of the community and it is used to inform strategic priorities, as well as future service planning and commissioning. Summarised below are some of the key statistics included in the infographic:
- By 2029, the Borough's population will rise to 213,000, with the biggest increase seen within the 80+ year old age group.
 - 1 in 6 people are from minority ethnic groups.
 - Population increase is as a result of more births than deaths, international migration and internal migration.
 - 1 in 4 residents (23%) are under 18 years old. There were 44,489 children and young people aged 0-17 years in 2021.
 - 175 children in Year 6 (11%) are obese and 345 children in Year 6 (22%) are overweight or obese. For adults, 81,000 adults (51.9%) are obese or overweight.
- 5.4 There will be no increase in student numbers as a result of the proposed development.
- 5.5 St Mary's University currently has around 6,000 enrolled students.

6.0 HEALTH IMPACT ASSESSMENT

- 6.1 This section considers the potential impacts in further detail, together with the mitigation and enhancement measures.
- 6.2 The following terms have been used to define the significance of the impacts identified:
- Major impact: where the Proposed Development could be expected to have a significant impact (either positive or negative) on the identified priority groups or the general population in health terms.
 - Moderate impact: where the Proposed Development could be expected to have a noticeable impact (either positive or negative) on the identified priority groups or the general population in health terms.
 - Minor impact: where the Proposed Development could be expected to result in a barely noticeable impact (either positive or negative) on the priority groups or the general population in health terms.
 - Negligible: where no discernible impact is expected as a result of the Proposed Development on the priority groups or the general population in health terms.

Determinant	Potential Impact	Overall Health Impact	Mitigation and Enhancement Measures
Housing design and affordability	No housing is proposed as part of the development.	Negligible	No housing is proposed as part of the development.
Access to health and social care services and other infrastructure	The proposed development will provide a new medical school creating enhanced attraction to the University and providing existing and future students greater opportunities to learn and practice clinic skills. Moreover, the enhanced landscape space will enhance student's wellbeing and social opportunities.	Minor positive –	
Access to open space and nature	The development is situated on the borders of Metropolitan Open Land (MOL). This is land that has been designated as open space in urban areas and is protected the same as Green Belt. The development will purposefully avoid intrusion into this land which can be seen in the proposed site design.	Major positive –	The protection of MOL and provision of improved usable landscaped green space, provisions of the green roof, and retention of the mature trees will enhance the area and provide further health benefits to users and the natural environment.

	<p>There is a vast area of green space to the north of Building R including sports pitches, an athletics track, and St Mary’s University Park which is unaffected by the development. Moreover, there are two mature trees in front of the building which have been considered in the design process and the setback of the proposed development will allow room for the trees to grow without restriction as well as providing a distance from the MOL boundary.</p> <p>The development also proposes outdoor, green space as part of the medical school and a green roof therefore, there will be increased access to green space, enhancing wellbeing and improving the landscaping of the area.</p>		
<p>Air quality, noise and neighbourhood amenity</p>	<p>There will be no impacts on air quality due to the replacement being a modern-build and sustainable parameters being reached.</p> <p>There will be limited noise from plant. Furthermore, the development is away from main roads and any other noise-producing buildings. Moreover, the building was previously used as a student learning space and the proposed development is the same use.</p> <p>It is considered that the proposal will not risk impacting neighbourhood amenities.</p> <p>There are significant distances retained to the nearest properties. The building is replacing an existing facility and there will be no intensification of use on the site as a result of the application scheme.</p>	<p>Negligible</p>	

<p>Accessibility and active travel</p>	<p>The development will be fully accessible internally and externally.</p> <p>In terms of parking, it highlights that three spaces will be removed from the front of the site to facilitate the landscaping improvements, but these are to be re-provided to the east, meaning that there is no loss of parking provision overall. A disabled parking space is an integral part of the ground floor layout</p> <p>Furthermore, the site is walkable and there are an array of amenities and services within walking distance, encouraging active travel. Cycle storage is also provided in line with standards.</p>	<p>Minor positive –</p>	
<p>Crime reduction and community safety</p>	<p>The proposed development is the replacement of an already existing building so it should have positive effects on the area's safety. The old building is in disrepair so could cause harm to users whereas the new build will be secure and safe for users and those walking through the campus.</p> <p>The building will only be accessible via the University student card or fob. Therefore, it is completely secure and controlled by the University itself.</p> <p>The development will be built in accordance with fire safety regulations and a fire statement is provided with this application.</p>	<p>Minor positive –</p>	
<p>Access to healthy food</p>	<p>Background data from the Access to Health Assets and Hazards (AHAH) index suggests Richmond ranks within the bottom 10% of local authorities for retail environment (proximity to fast food outlets, gambling outlets, pubs/bars/nightclubs, off-licences, tobacconists). The campus provides a number of spaces for eating and drinking.</p>	<p>Minor positive –</p>	<p>Ensure all students are aware of the outdoor seating areas to eat food/socialise.</p>

	<p>The proposals do not include the provision of any land use classes that would allow for the establishment of premises suitable for the sale of food and drink and as such will ensure there is no potential for additional sources of unhealthy food.</p> <p>The proposed development will ensure students have access to outdoor open space and will benefit from the outdoor seating to eat.</p>		
Access to work and training	<p>The development will provide a new purpose-built space for the School of Medicine at St Mary's University, Twickenham. This will provide more opportunities for training and learning for students at the University. Moreover, the new clinic will provide practical training and advanced education.</p>	Minor positive	-
Social cohesion and inclusive design	<p>The proposals have been developed in consultation with staff at St Mary's University. In addition, there has been engagement with the existing residents on surrounding streets to the site.</p> <p>The proposals have been designed to ensure improvements to accessibility and inclusion. Please refer to design and access statement for more details on inclusive design.</p>	Major positive	-
Minimising the use of resources	<p>Building R is on a brownfield site, so the proposed development is putting the land to better use.</p> <p>Waste management is linked in with the existing operations across the established campus and appropriate storage is included in the plans for the scheme.</p> <p>There are no potential hazards.</p>	Minor positive	-

	<p>The development is in line with BREEAM Excellent standards, so it is a sustainable use of land.</p>		
<p>Climate change</p>	<p>Currently Local Plan Policy states that all new build developments over 500sqm should seek to achieve BREEAM Excellent. Emerging Local Plan Policy 6 suggests that the bar will be raised to Outstanding.</p> <p>BREEAM consultants are engaged and are tracking and advising all team members on maximising credits. The realistic and feasible outcome will be BREEAM Excellent.</p> <p>Full details are provided in the specialist report provided of progress, tracking, and targets and net zero carbon objectives within Local and London Plan policy are detailed in the application.</p> <p>Ecology and tree surveys have been undertaken and the application is supported by appropriate material. Importantly, the design has been carefully considered above and below ground, to ensure the retention of existing trees surrounding the building.</p> <p>Furthermore, it is important to note that the development has been set-back from the MOL, protecting the green space in the area.</p>	<p>Major positive –</p>	

7.0 SUMMARY

- 7.1 The proposed development comprises of the “demolition of existing R Block and the erection of a replacement teaching block (Use Class F1) comprising 1419 sq m of floorspace to provide facilities appropriate for the operation of a new School of Medicine at the Strawberry Hill Campus, with associated landscaping.”
- 7.2 This HIA has been prepared to identify, assess and present any potential impacts on the health of the pupils and staff who will be based at the Proposed Development, as well as the potential impacts on the existing local community. The HIA identifies links between new development and health using determinants, pathways and outcomes to assess potential impacts on health.
- 7.3 The Proposed Development is likely to provide a range of socio-economic and regeneration outcomes for the University and wider impact areas, which will directly impact on the health and well-being of the existing students and staff as well as those who enrol in the future.
- 7.4 The impacts have been assessed to be negligible to major positive. Overall, the Proposed Development is expected to have a minor positive impact on the health of students and staff at the University, as well as the local population and community. The key positive health impacts being:
- **Access to health and social care services and other infrastructure** - The proposed development will provide a new medical school creating enhanced attraction to the University and providing existing and future students greater opportunities to learn and practice clinic skills. Moreover, the enhanced landscape space will enhance student’s wellbeing and social opportunities.
 - **Access to open space and nature** - The development is situated on the borders of Metropolitan Open Land (MOL). This is land that has been designated as open space in urban areas and is protected the same as Green Belt. The development will purposefully avoid intrusion into this land which can be seen in the proposed site design. There is a vast area of green space to the north of Building R including sports pitches, an athletics track, and St Mary’s University Park which is unaffected by the development. Moreover, there are two mature trees in front of the building which have been considered in the design process and the setback of the proposed development will allow room for the trees to grow without restriction as well as providing a distance from the MOL boundary. The development also proposes outdoor, green space as part of the medical school and a green roof therefore, there will be increased access to green space, enhancing wellbeing and improving the landscaping of the area.
 - **Accessibility and active travel** - The development will be fully accessible internally and externally. In terms of parking, it highlights that three spaces will be removed from the front of the site to facilitate the landscaping improvements, but these are to be re-provided to the east, meaning that there is no loss of parking provision overall. A disabled parking space is an integral part of the ground floor layout. Furthermore, the site is walkable and there are an array of amenities and services within walking distance, encouraging active travel. Cycle storage is also provided in line with standards.
 - **Access to work and training** - The development will provide a new purpose-built space for the School of Medicine at St Mary’s University, Twickenham. This will provide more opportunities for

training and learning for students at the University. Moreover, the new clinic will provide practical training and advanced education.

- **Social cohesion and inclusive design** - The proposals have been developed in consultation with staff at St Mary's University. In addition, there has been engagement with the existing residents on surrounding streets to the site. The proposals have been designed to ensure improvements to accessibility and inclusion. Please refer to design and access statement for more details on inclusive design.
- **Climate change** - Currently Local Plan Policy states that all new build developments over 500sqm should seek to achieve BREEAM Excellent. Emerging Local Plan Policy 6 suggests that the bar will be raised to Outstanding. BREEAM consultants are engaged and are tracking and advising all team members on maximising credits. The realistic and feasible outcome will be BREEAM Excellent. Full details are provided in the specialist report provided of progress, tracking, and targets and net zero carbon objectives within Local and London Plan policy are detailed in the application. Ecology and tree surveys have been undertaken and the application is supported by appropriate material. Importantly, the design has been carefully considered above and below ground, to ensure the retention of existing trees surrounding the building. Furthermore, it is important to note that the development has been set-back from the MOL, protecting the green space in the area.

7.5 The Health Impact Assessment, and other associated reports submitted with this proposal, has identified a number of mitigation measures which should be considered.