

September 2020

# SYON GARDENS

## HOMEBASE BRENTFORD SITE, TW7 5QE

### HEALTH IMPACT ASSESSMENT

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Consultant: Barton Willmore



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# Homebase, Brentford

## Health Impact Assessment

September 2020

## Homebase, Brentford

### Health Impact Assessment

#### St Edward Homes Limited

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## EXECUTIVE SUMMARY

### Introduction

The importance of healthy communities is a theme running through national and local planning policy. A Health Impact Assessment (HIA) has been prepared to accompany the planning application for the proposed redevelopment of the former Homebase, Syon Lane (the 'Site') in accordance with the requirements of Hounslow Council's Local Plan<sup>1</sup> and the London Plan<sup>2</sup>. The Site is located within the administrative boundary of the London Borough of Hounslow (LBH).

### The Development

The Development comprises demolition of the existing buildings on the Site and construction of 473 residential units, 10,550 square metres (sqm) gross internal area (GIA) of commercial floorspace, community space of 200 sqm and 135 sqm (GIA) of flexible commercial, business and service space floorspace (the 'Development').

The Site is located within the Osterley and Spring Grove Ward. The Site extends to approximately 1.4 hectares (ha) and is currently occupied by a Homebase superstore that provides 4,180 sqm of retail floorspace, with 295 surface parking spaces and an undercroft car park.

### The Assessment

The assessment has been undertaken using the London Health Urban Development Unit (HUDU) Healthy Urban Planning Checklist<sup>3</sup> and the HUDU Rapid Health Impact Assessment Tool<sup>4</sup>. The assessment has reviewed the potential health effects of the Proposed Development and provided recommendations to seek to maximise health gains and remove or mitigate potential adverse impacts on health.

As shown in the assessment in Chapter 3, the Development was found to have a positive health effect in relation to the majority of the key health themes. The Development has been designed to provide a high quality and healthy environment for future users, building upon local green-infrastructure and providing enhancement of biodiversity and recreation where possible.

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<sup>1</sup> Hounslow Council (September 2015) *Hounslow Council Local Plan 2015 to 2030*

<sup>2</sup> Greater London Authority (2016); *The London Plan: The Spatial Development Strategy for London Consolidated with Alterations Since 2011*

<sup>3</sup> London Health Urban Development Unit (April 2017) *Healthy Urban Planning Checklist Third Edition*.

<sup>4</sup> London Health Urban Development Unit (April 2019) *Rapid Health Impact Assessment Tool Fourth Edition*.

Assessment of the Development against policy demonstrated strong accordance with the local and national policy. The Development demonstrates that robust justification exists for the reuse of a large area of poor quality previously developed land, to provide new high-quality employment and housing development. This will make a meaningful contribution to addressing the shortfall of employment in the area whilst also addressing the acute housing demand. Overall, the Development provides a safe and healthy environment for employment that will integrate with local transport and promote sustainable alternatives without negative impact to existing social and health infrastructure in the area.

The assessment provided in Chapter 5 of the HIA has assessed the performance of the Development against the 11 key health themes identified within the HUDU Health Urban Planning Checklist. The assessment identified that the redevelopment of Homebase, Syon Lane will have positive health effects for the following 11 of 11 key health themes:

1. Housing quality and affordability;
2. Access to healthcare services and other social infrastructure;
3. Access to open space and nature;
4. Air quality, noise and neighbored amenity;
5. Accessibility and active travel;
6. Crime reduction and community safety;
7. Access to healthy food;
8. Access to work and training;
9. Social cohesion and lifetime neighbourhoods;
10. Minimising the use of resources; and
11. Climate change.

### Mitigation or Enhancement Action

Table 0 below sets out potential mitigation and enhancements measures that have been identified within the HIA:

**Table 0: Recommended mitigation or enhancement action for the Development**

Health Theme	Recommended Mitigation or Enhancement Action
Housing quality and design	<ul style="list-style-type: none"> <li>• No mitigation or enhancement measures considered necessary.</li> </ul>
Access to healthcare services and other social infrastructure	<ul style="list-style-type: none"> <li>• S106 contributions for primary healthcare and primary education facilities.</li> </ul>
Access to open space and nature	<ul style="list-style-type: none"> <li>• A Lighting Strategy for the sensitive areas of the Site for both the construction and operational phases.</li> </ul>

Health Theme	Recommended Mitigation or Enhancement Action
	<ul style="list-style-type: none"> <li>A Landscape Strategy Plan will be submitted in support of the planning application and a dedicated estate management company will be employed.</li> </ul>
Air quality, noise and neighboured amenity	<ul style="list-style-type: none"> <li>Provision of a Cycle and Pedestrian Strategy to be secured by a planning condition, including;               <ul style="list-style-type: none"> <li>-Upgrades to existing routes</li> <li>-Provision of cycle training</li> <li>-Provision of information</li> </ul> </li> </ul>
Accessibility and active travel	<ul style="list-style-type: none"> <li>Provision of a Public Transport Strategy to be secured by a planning condition.</li> <li>Provision of a Cycle and Pedestrian Strategy to be secured by a planning condition.</li> </ul>
Crime reduction and community safety	<ul style="list-style-type: none"> <li>A Lighting Strategy for the sensitive areas of the Site for both the construction and operational phases.</li> </ul>
Access to healthy food	<ul style="list-style-type: none"> <li>Provide residents with a welcome pack that includes details of health / sustainable food shops in the local area.</li> </ul>
Access to work and training	<ul style="list-style-type: none"> <li>Commit to sourcing construction workforce from the local area where possible.</li> <li>Provision of apprenticeship positions</li> </ul>
Social cohesion and inclusive design	<ul style="list-style-type: none"> <li>N/A</li> </ul>
Minimising the use of resources and	<ul style="list-style-type: none"> <li>Site Waste Management Plan (SWMP) to be secured by a planning condition and implemented throughout the construction phase.</li> </ul>
Climate change.	<ul style="list-style-type: none"> <li>Habitat Management Plan to be secured by a planning condition.</li> </ul>

## Conclusion

As part of the design of the Development, attention has been given to create a sympathetic, integrated community which meets local housing need and provides additional flexible commercial floorspace for the benefit of the occupants and of the local public. The Development provides a safe and healthy environment for housing and employment that will integrate with local transport and promote sustainable alternatives without having a negative impact to existing social and health infrastructure. To meet community needs and local targets, a mix of apartment sizes and tenures will be implemented as part of the Development. The Development has been designed to provide a high quality and healthy environment for future users, building upon local pedestrian and cycling infrastructure and providing enhancement of landscaping and recreation where possible.

# 1 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared on behalf of St Edward Homes Limited (the "Applicant") to accompany a detailed planning application to the London Borough of Hounslow (LBH) for the demolition of the existing buildings and construction of 473 residential units, 10,550 square metres (sqm) gross internal area (GIA) of commercial floorspace, community space of 200 sqm and 135 sqm (GIA) of flexible commercial, business and service space floorspace (the 'Development') at Homebase Syon Lane, in Brentford, Greater London (the "Site").
- 1.2 The HIA seeks to identify and assess the potential health effects of the Development and provide recommendations that maximise health gains and remove or mitigate potential adverse impacts on health.
- 1.3 The structure of the HIA is set out in table 1.1 below.

**Table 1.1: HIA Structure**

Chapter	Content
Executive Summary	Summary of the HIA.
Chapter 1	Describes the Site context, Site description and the Development.
Chapter 2	Provides the planning policy context at national, regional and local level and the requirement for a HIA.
Chapter 3	Outlines the assessment methodology.
Chapter 4	Describes the baseline conditions of health within LBH and Osterley and Spring Grove.
Chapter 5	Rapid HIA.
Chapter 6	Provides the conclusions of the HIA and sets out recommendations to enhance the beneficial effects and reduce any potential adverse health effects identified.

## Site Context

- 1.4 The Site is situated within the Osterley and Spring Grove Ward. To the north, the Site is bordered by the A4 Great West Road, and to the west, by Syon Lane. The eastern Site boundary is shared with a Skoda car dealership. The south of the Site is bound by an access road, beyond which is a railway line.
- 1.5 The land use in the immediate vicinity of the Site is predominantly residential, commercial and industrial in nature. To the north of the Site, beyond of the A4 Great West Road, and to the east of the Site is a mix of industrial sites, office uses, large scale retail and residential use. Residential use is located to the south and west of the site, beyond Syon Lane.
- 1.6 Syon Lane station is located approximately 250m to the south of the Site. This provides



railway services into Central London to Waterloo and Vauxhall station as well as services to Weybridge.

- 1.7 The River Thames is located approximately 1.6km to the south-east of the Site. In addition, the Royal Botanic Gardens Kew, designated as a World Heritage Site and Grade I registered park and garden, is located approximately 1.5km southeast of the Site. Syon Park, designated as a Grade I Registered Park and Garden, is located approximately 500m south-east of the Site.

### Site Description

- 1.8 The Site has a total area of approximately 1.4 hectares (ha). It is locally known as the 'Homebase Brentford site', as it is currently occupied by a Homebase superstore that provides 4,180m<sup>2</sup> of retail floorspace and 295 associated surface parking spaces and an under-croft car park. The Homebase building was designed by architect Sir Nicholas Grimshaw in 1987 and consists of a large industrial style shed with metal cladding.
- 1.9 The Site has some planting within the north of the site along the Great West Road and to the west of the site along Syon Lane. However, this is of a low quality and is poorly maintained.
- 1.10 In terms of topography, the Site slopes from the Great West Road to the north, down towards the Site's southern boundary towards the railway line. There is an approximate 4m level drop from the north-west corner of the Site to the south of the site.
- 1.11 The primary vehicle access is from a wide junction halfway down Syon Lane to the west of the Site. It currently provides access to the Homebase store car park and delivery area, as well as to the deck of car parking close to the railway. Pedestrian access is also available on to Syon Lane at the same point as the vehicular access, and at a number of locations along the Great West Road site frontage.

### The Development

- 1.12 The Applicant intends to submit a detailed planning application for the demolition of the existing Homebase store on the Site and the construction of a new residential led mixed use development comprising 473 residential units, and 10,550 square metres (sqm) gross internal area (GIA) of commercial floorspace which will comprise of a Tesco Extra store, community space of 200 sqm and 135 sqm (GIA) of flexible commercial, business and service space floorspace.

1.13 The Development's Tesco Extra store will be located at ground floor level, with the customer car parking split across two parking levels above the store. Residential parking will also be provided above the Tesco Extra store.

1.14 The formal description of the Development is:

*"Full planning application for the demolition of existing building and car park and erection of buildings to provide residential units, a replacement retail foodstore, with additional commercial, business and service space, and a flexible community space, and ancillary plant, access, servicing and car parking, landscaping and associated works".*

### Residential

1.15 The Development will provide up to 473 residential dwellings. Dwellings will be provided in a variety of sizes and tenures and the mix is shown in Table 1.2 below.

1.16 In total, 38% housing (164 units) would be delivered as part of the Development as Affordable Housing, as summarised in the table below.

**Table 1.2 Residential Unit Mix**

Residential Unit Size	Market				Affordable London Rent			
	Units	%	Hab Rooms	%	Units	%	Hab Rooms	%
1 bedroom	136	44	237	31	63	38	122	26
2 bedroom	153	50	459	59	56	34	168	35
3 bedroom	20	6	80	10	40	24	160	34
4 bedroom	0	0	0	0	5	3	25	5
<b>Total</b>	<b>309</b>		<b>776</b>		<b>164</b>		<b>476</b>	

### Non-residential

1.17 General land use for the Development will be to the following spatial extents. Commercial land use will be primarily through Tesco Extra (10,550 sqm GIA), with an additional 135 sqm (GIA) of flexible commercial, business and service space floorspace. Residential and commercial parking, including cycle parking, will extend to 21,086 sqm GEA. Additional provisions to the Site such as plant, refuse, residential facilities and community facilities extend to 3,086 sqm (GEA). Total Land uses are summarised in Table 1.3.

**Table 1.3: Land Use**

Land Use	Maximum GIA Floorspace (sqm)
Commercial - Tesco	10,550
Residential area	42,218
Flexible commercial, business and service space	135
Residential Parking	3,496
Commercial Parking	16,103
Residential Facilities	569
Plant	1,975
Refuse	898
Cycle Parking	1,499
Community	200
Total	77,643

### Building Heights and Massing

- 1.18 The maximum height of the Development would be up to 78.55 metres (17 Storeys) Above Ordnance Datum (mAOD).

### Green Infrastructure

- 1.19 The Development will include an extensive provision of open space, comprising public realm (2,716sqm), communal residential amenity space (4,928sqm) and private residential amenity space (226sqm).
- 1.20 Key components of the public realm include:
- A new public plaza within the south-west of the Development, including new tree planting and amphitheatre seating steps;
  - Provision of wide footways facilitating pedestrian and cycle movements to Site, and connections to areas beyond the Site;
  - A new pedestrian and cycle friendly 'clean air' route between Syon Lane Station and the Great West Road, via Syon Gate Way and Syon Gate Lane;
  - New planting and feature paving at key access points to the proposed buildings; and
  - New areas of tree, shrub planting and seating throughout the Development.
- 1.21 Key components of the communal residential amenity space and private residential amenity space:
- A podium lobby plaza and garden;
  - A footpath network linking the gardens to the residential buildings;
  - Seating areas and terraces;
  - Raised planters including trees and shrub planting;

- A garden area located between Buildings D and E with a variety of plant species and ecological features;
  - Mounded and terraced lawns; and
  - Private residential terraces, with raised planters and boundary hedge planting.
- 1.22 A total of 1,790 sqm of playspace areas will be provided as part of the communal residential amenity space. This will include 1,075 sqm of play space for the <5 years age category and 715 sqm for ages 5-11 years.

### Access

- 1.23 The main vehicular access to Development, including for the Tesco Extra foodstore is off Syon Lane, to the west of the Site (refer to Appendix 3.1). A separate vehicle access point to the basement level will be located to the south of the Site, off Syon Gate Way.
- 1.24 The customer entrance to the Tesco Extra foodstore will be located on the corner of Great West Road and Syon Lane, to the northwest of the Development. Tesco staff will access the store via a dedicated entrance along Syon Gate Way. Access to the flexible commercial use will be between buildings C and D.
- 1.25 Residential access will be via a communal residents' lobby located on the corner of Syon Lane and Syon Gate Way, within the southwest of the Development. Residents will access via the residents' lobby and go up to podium level where they will access their particular building crossing through the residents' gardens. There will also be secondary access and exit points at street level to each residential building.
- 1.26 The Development will include a new pedestrian and cycle friendly 'clean air' route between Syon Lane Station and the Great West Road via Syon Gate Way and a new street to the east of the Site, Syon Gate Lane.
- 1.27 Access for Servicing vehicles will be along Syon Gate Way.

### Vehicle and Cycle Parking

- 1.28 Car parking will be provided for the Development on the lower ground floor shown on Figure 3.2. The proposed car park will provide 400 spaces for the Tesco Extra site, with 100 car parking spaces for the residential units, 3 residential visitor car parking spaces and 2 car club spaces.

- 1.29 A total of 1,100 cycle parking spaces will be provided as part of the Development. The Development will include 896 cycle parking spaces for the residential use, including 42 oversized cycle parking spaces and 854 standard cycle parking spaces. 204 cycle parking spaces will be provided for the commercial use, including 116 short stay cycle parking spaces and 88 long stay spaces cycle parking spaces.

#### Energy, Sustainability and Climate Change

- 1.30 An Energy and Sustainability Statement has been submitted in support of the planning application. Through careful detailed design and use of appropriate technology, the Development will offer an appropriate and effective response to climate change issues. All such measures will be agreed with LBH at the appropriate time and thereafter regulated through a combination of planning conditions, and planning obligations.

## 2 PLANNING POLICY CONTEXT

### Requirement for HIA

- 2.1 The importance of healthy communities is a theme running through National, London and local planning policy. The requirement for HIA in this case specifically comes from the London Plan and local policy. A summary of the relevant planning policy relating to health is set out below.
- 2.2 Building on best practice and national policy, the Applicant has considered the impact of the Development on health at the request of LBH. The relevant planning policy relating to health is summarised hereafter.

### Consultation

- 2.3 Consultation took place between October 2019 and July 2020, beginning first on raising awareness of the Development, before focusing on gaining an understanding of the views and aspirations of the local community. Key stakeholders were identified and then invited to form part of an initial Community Liaison Group. In total, four public exhibition event days were held with information publicising these events distributed to over 6,000 local residents at least 10 days prior. In total, the public exhibitions were attended by more than 250 local residents. Feedback from the community was fed directly to the design team to help inform the Development.

### National Planning Policy Framework (NPPF)<sup>5</sup>

- 2.4 The revised NPPF published in February 2019 identifies the key principles in relation to health that local planning authorities should consider. In particular Chapter 8 (paragraph 91) of the NPPF 'Promoting healthy and safe communities' states that decisions should aim to achieve the following key features to a healthy and safe community:

- a) "Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use development, strong neighbourhood centre, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes,*

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<sup>5</sup> CLG (February 2019) *National Planning Policy Framework*

*and high quality public space, which encourage the active and continual use of public areas; and  
c) Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

### The London Plan (2016)<sup>6</sup>

- 2.5 The London Plan acts as the spatial development strategy for all 32 London boroughs, inclusive of LBB, and therefore LBB local development documents have to be 'in general conformity' with the London Plan.
- 2.6 The overall strategic sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years, including:
- the document that brings together the geographic and locational (although not site specific) aspects of the London Mayor's other strategies – including those dealing with:
    - Transport;
    - Economic Development;
    - Housing;
    - Culture;
    - A range of social issues such as children and young people, health inequalities and food; and
    - A range of environmental issues such as climate change (adaptation and mitigation), air quality, noise and waste.
- 2.7 Policy 3.2 'Improving Health and Addressing Health Inequalities' accounts for the account of the potential impact of development proposals on health and health inequalities within London. The Mayor will promote London as a healthy place for all, "*from homes to neighbourhoods and across the city as a whole*", by:
- coordinating investment in physical improvements in areas of London that are deprived, physically run-down, and not conducive to good health;
  - coordinating planning and action on the environment, climate change and public health to maximise benefits and engage a wider range of partners in action; and

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<sup>6</sup> Greater London Authority (March, 2016): The London Plan; The Spatial Development Strategy For London Consolidated With Alterations Since 2011. Available online at:

[https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2016\\_jan\\_2017\\_fix.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf)

- promoting a strong and diverse economy providing opportunities for all.

2.8 “*The impacts of major development proposals on the health and wellbeing of communities should be considered, for example through the use of Health Impact Assessments (HIA)*”. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities. Policy 3.2 states that the impacts of major development proposals on the health and wellbeing of communities should be considered, for example through the use of HIA. For the purposes of HIA, a ‘major development’ comprises ‘10 or more residential units (or a site of 0.5 ha or more), or 1,000 square metres or more of non-residential floorspace (or a site area of 1.0 ha or more)’. The Development exceeds these thresholds.

2.9 Policy 3.2 therefore concludes that Boroughs should:

- work with key partners to identify and address significant health issues facing their area and monitor policies and interventions for their impact on reducing health inequalities;
- promote the effective management of places that are safe, accessible and encourage social cohesion;
- integrate planning, transport, housing, environmental and health policies to promote the health and wellbeing of communities; and
- ensure that the health inequalities impact of development is taken into account in light of the Mayor’s Best Practice Guidance on Health issues in Planning.

2.10 Other policies in this chapter encourage the provision of a range of community facilities in order to ensure people are able to enjoy a good quality of life. This includes elements such as children’s play space (Policy 3.6), mixed and balanced communities (Policy 3.9), social infrastructure (Policy 3.16), health and social care facilities (Policy 3.17), education facilities (Policy 3.18), and sports facilities (Policy 3.19).

#### [Hounslow Council Local Plan \(2015\)](#)

2.11 The Local Plan for Hounslow is a local development plan document that sets out the council’s proposals for the future development of the borough over the next 10 years through a suite of new planning policies.

2.12 The Local Plan sets out eleven key policies, of which the following eight are relatable to HIA:

- Promoting Economic Growth and Inward Investment;
- Delivering Sustainable Mixed Communities;



- Reinforcing Local Character and Context;
- Maximising the benefits of Green and Blue Infrastructure;
- Delivering Community Infrastructure;
- Ensuring Environmental Quality; and
- Enhancing Connectivity.

- 2.13 **Policy SC8 - Specialist and Supported Housing:** the council will work in an integrated way with health partners and in collaboration with developers to increase the quantity of high quality supported housing stock and adapted housing in the borough, in order to meet the supported housing demand forecasting based on local demographics and which supports the continuum of care for an individual. Consistent with the Plan's support for development that facilitates assisted living in the local community, the Plan supports the design of buildings and healthy place to support health and wellbeing and Lifetime Neighbourhoods objectives.
- 2.14 **Policy GB2 – Open Space;** Despite there being a good overall level of open space, the quantity, quality and access varies substantially across the borough, with areas of deficiency that new development and other projects should help to tackle. It is recognised open spaces make an important contribution to the health and wellbeing of borough residents, providing space for sport, physical activity and play, as well as tranquil spaces for quiet recreation.
- 2.15 **Policy GB4 - The Green Infrastructure Network;** The borough's green infrastructure (GI) network includes its open spaces and nature conservation areas, as well as residential gardens which play an important role in connecting green spaces across urban areas. It provides multiple benefits for people and wildlife including: flood management; urban cooling; improving physical and mental health; green transport links (walking and cycling routes); ecological connectivity; and food growing. Green and open spaces of all sizes can be part of green infrastructure provided they contribute to the functioning of the network as a whole.
- 2.16 **Policy CI3 – Health Facilities and Healthy Places;** LBH will facilitate development of a network of health facilities which caters for the increased population and the changing health needs of the borough, while making the borough an environment which encourages healthy living. Where required, use the outcomes of a Health Impact Assessment (HIA) to mitigate negative impacts and health risks arising from the scheme. Where a HIA is carried out the council will expect the scheme to address broader health and wellbeing impacts of the development through the mitigation of health-related problems. This policy sets out the council's approach to improving health care.
- 2.17 **Policy EQ4 - Air Quality;** Air quality issues in the borough are well known. The council's Air Quality Action Plan (AQAP) designates the whole borough as an Air Quality Management Area (AQMA), and identifies road transport as the major source of air pollution, giving rise to

nitrogen dioxide and particulate matter which can cause respiratory illnesses and other adverse health effects.

- 2.18 **Policy EQ6 – Lighting;** notes lighting can provide opportunities for evening and night-time activities, increase perceptions of safety and security, and add vitality to streetscapes by highlighting landmarks. However, excessive light can have a negative impact on health and well-being, as well as biodiversity and the environment. The Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and the Building Research Establishment (BRE) Obtrusive Light from Developments DG: 529 set out control measures to prevent obtrusive light.
- 2.19 **Policy EC2 - Developing a Sustainable Local Transport Network;** LBH will secure a more sustainable local travel network that maximises opportunities for walking, cycling and using public transport, reduces congestion, improves the public realm and improves health and well-being. LBH expect development proposals to (f) *Demonstrate they are located appropriately with regard to public transport accessibility and capacity, road capacity and access to good quality walking and cycling networks. Developments should provide a minimum number of cycle parking spaces and an appropriate maximum number of car parking spaces consistent with the standards in the London Plan* and (j) *incorporate design measures and facilities to promote cycling, in line with the London Plan.*

### 3 ASSESSMENT METHODOLOGY

3.1 As mentioned within Chapter 2, the requirement of a HIA for the redevelopment of the Homebase located on Syon Lane is stated within the draft London Plan (policy 3.2) and LBH's Local Plan (Policy CI3). In addition to the policy requirements, *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)*<sup>7</sup> ("2017 EIA Regulations") that came into force in May 2017 (with amendments in force in October 2018) requires the consideration of human health within the EIA where a development would give rise to likely significant effects. An Environmental Statement (ES) has been prepared in support of the planning application. This HIA is a stand-alone document but utilises information from the Population and Human Health ES Chapter which assesses socio-economic and wider health effects, as agreed with LBH through the EIA Scoping process.

#### Baseline Conditions

- 3.2 This HIA includes a high-level assessment of the baseline conditions within LBH and specifically the ward of Osterley and Spring Grove.
- 3.3 Chapter 4 of this HIA considers the baseline conditions at the borough level and ward level. Public Health England (PHE) produce an annual report on the health profile for each local authority, which provides borough wide information on health levels. Utilising the information from PHE's latest report for LBH (March 2020) (Appendix 3), Chapter 4 provides a summary of the latest health profile at borough level.
- 3.4 The baseline conditions of health are also identified for the local area using the English Indices of Deprivation (EID) at small areas (or neighbourhoods) which are also known as lower super output areas (LSOAs) which on average contain around 1,500 people. The most recent statistics note there are 32,844 of these neighbourhoods across England as a whole. The Site is located within an LSOA named 'Hounslow 009C', listed amongst the 40% least deprived neighbourhoods in the country. The EID are compared against LBH's and England's average.
- 3.5 The Site is located within the Osterley and Spring Grove ward of LBH therefore Chapter 4 of this HIA will also provide a summary of health statistics in LBH. The PHE Local Health combines a range of sources used for the health indicators, which include:
- National Child Measurement Programme (2013-2016);

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<sup>7</sup> SI 2017/571, as amended by SI 2018/695 and SI 2020/505

- ONS Census (2011); and
- Department of Energy and Climate Change (2014).

### Facilities Audit

- 3.6 An audit of existing healthcare infrastructure and the capacity that is available within the existing healthcare facilities within the surrounding area of the Site is provided within Chapter 4 of this HIA, which has been taken from Chapter 6 'Population and Human Health' of the Environmental Statement (ES) submitted in support of the planning application. The levels of under- or over-provision of GPs are determined through reference to the National Health Service (NHS) General and Personal Medical Services statistics<sup>8</sup> which provide total patient list size for individual GP practices and the number of full time equivalent (FTE) GPs at each practice as at December 2019. The location data relating to each practice has been sourced from NHS Business Services<sup>9</sup>. To determine whether existing GP provision is under or over-capacity, GP to patient ratios of local practices are compared to the average for England of 1 GP for every 2,043 people. The ratio of 1 GP per 2,043 people is derived from GP workforce numbers published by NHS Digital<sup>ii</sup> as at June 2018 and 2018 MYPE (also as at June 2018).
- 3.7 Dental practice provision has also been identified within the Study Area through reference to the NHS Digital database of General Dental Practices as at 30th November 2018<sup>iii</sup>. It is not possible to determine the precise number of patient places available as no central census of dentists is conducted and no definitive ratio of patients per dentist exists. However, a telephone survey has been undertaken with each of the identified practices on 17th September 2019 to identify whether they are accepting new patients.
- 3.8 An audit of educational and community facilities and open space provision is provided within Chapter 6 of the ES. Chapter 6 of the ES has also assessed the effect the Development will have upon the existing educational facilities. Therefore, this HIA draws upon the findings provided within Chapter 6 of the ES and considers the effects identified in terms of wider health effects.

### Health Impact Assessment

- 3.9 The assessment has been based on the London HUDU Healthy Urban Planning Checklist<sup>10</sup> which has been used to screen the health impacts of the Development. The HUDU Rapid HIA Tool<sup>11</sup> has then been used to undertake the main assessment of health effects.

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<sup>8</sup> NHS Digital (30th May 2019) GP Workforce Statistics as at 31st March 2019

<sup>9</sup> NHS Digital (31st May 2019) GP and GP practice related data

<sup>10</sup> London Health Urban Development Unit (April 2017) Healthy Urban Planning Checklist Third Edition.

<sup>11</sup> London Health Urban Development Unit (April 2019) Rapid Health Impact Assessment Tool Fourth Edition

3.10 A preliminary assessment was undertaken during preparation of the planning application documents. The assessment was then finalised upon receipt of the final Design and Access Statement submitted in support of the planning application.

#### HUDU Healthy Urban Planning Checklist

3.11 The HUDU Healthy Urban Planning Checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. The checklist was originally created by with input from the six London Olympic and Paralympic Host Boroughs (Barking and Dagenham, Greenwich, Hackney, Newham, Tower Hamlets and Waltham Forest), the local NHS, the NHS London HUDU, Greater London Authority and Groundwork London. The latest version of the HUDU Healthy Urban Planning Checklist was updated in April 2017 to be consistent with the adopted London Plan (March 2016). In this assessment, the checklist has been used to screen the health impacts of the Development. The use of the Checklist is considered as the best practice solution to undertaking a HIA, as HUDU encompasses a wide array of determinants of health impacts, as well as being reflective of updated scientific guidance on health.

3.12 The HUDU checklist is divided into four main themes:

1. Healthy housing;
2. Active travel;
3. Healthy environment; and
4. Vibrant neighbourhoods.

3.13 Each theme contains a number of questions focused on a planning issue and a number of related health and wellbeing issues as set out in Table 1. The checklist has been used as a screening exercise to inform the more detailed Rapid HIA and is included at Appendix 2. To avoid repetition, full details on how the Development responds to the themes in the checklist is provided in Chapter 4 as part of the Rapid HIA.

**Table 1: Themes within the HUDU Healthy Urban Planning Checklist**

Theme	Planning Issue	Health and Wellbeing Issue
Healthy Housing	<ul style="list-style-type: none"> <li>• Housing design</li> <li>• Accessible housing</li> <li>• Healthy living</li> <li>• Housing mix and affordability</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of living space – overcrowding</li> <li>• Unhealthy living environment – daylight, ventilation, noise</li> <li>• Excess deaths due to cold / overheating</li> <li>• Injuries in the home</li> <li>• Mental illness from social isolation and</li> </ul>

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

3.14 The checklist (see Appendix 2) and the Rapid HIA have been completed using professional judgement and information from the following planning application documents:

- Planning Application Form (incl. Certificates of Ownership);
- Planning Statement;
- Design and Access Statement;
- Environmental Statement;
- Statement of Community Involvement;
- Flood Risk Assessment;
- Sustainability Statement;
- Energy and Sustainability Statement;
- Transport Assessment; and
- Noise and Vibration Assessment.

### The HUDU Rapid Health Impact Assessment Tool

- 3.15 The rapid assessment tool is designed to assess the likely health impacts of development plans and proposals. The scope of assessment has been informed by the completed HUDU checklist at Appendix 2.
- 3.16 The assessment matrix (see Chapter 5) identifies eleven topics of broad determinants:
- Housing design and affordability;
  - Access to health and social care services and other social infrastructure;
  - Access to open space and nature;
  - Air quality, noise and neighbourhood amenity;
  - Accessibility and active travel;
  - Crime reduction and community safety;
  - Access to healthy food;
  - Access to work and training;
  - Social cohesion and inclusive design;
  - Minimising the use of resources; and
  - Climate change.
- 3.17 Under each topic, planning issues which are likely to influence health and wellbeing are identified. The Rapid Assessment Tool provides assessment criteria and these have been tailored where possible to the Development. Where an impact has been identified, recommendations to mitigate an adverse impact or enhance a beneficial impact are included where possible.

## 4 BASELINE CONDITIONS

- 4.1 This chapter of the HIA provides a high-level overview of the baseline health conditions within LBH and the ward of Osterley and Spring Grove, which the Site is located within.

### Health conditions in LBH

- 4.2 Public Health England publish annual health profiles for Local Authorities across England. The latest for LBH was published in March 2020 (Appendix 3).
- 4.3 The health of people in Hounslow is varied compared with the England average. 13.8% (7,610) of children live in low income families. Life expectancy for women is higher than the England average.

### Child Health

- 4.4 In Year 6, 24.3% (809) of children are classified as obese, worse than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 18\*. This represents 12 admissions per year. Levels of teenage pregnancy, GCSE attainment (average attainment 8 score) and smoking in pregnancy are better than the England average.

### Adult Health

- 4.5 The rate for alcohol-related harm hospital admissions is 707<sup>12</sup>, worse than the average for England. This represents 1,619 admissions per year. The rate for self-harm hospital admissions is 113<sup>12</sup>, better than the average for England. This represents 305 admissions per year. Estimated levels of smoking prevalence (in routine and manual occupations) are better than the England average. The rate of hip fractures in older people (aged 65+) is better than the England average. The rates of new sexually transmitted infections and new cases of tuberculosis are worse than the England average. The rates of statutory homelessness, excess winter deaths and under 75 mortality rate from cancer are better than the England average. The rates of violent crime (hospital admissions for violence) and under 75 mortality rate from cardiovascular diseases are worse than the England average.

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<sup>12</sup> rate per 100,000 population



## Deprivation Levels

- 4.6 The Site is located within the LSOA Code 'Hounslow 009C', which is ranked 22,657<sup>th</sup> out of 32,844 LSOAs in England respectively, on the 2019 IMD; where 1 is the most deprived LSOA. Table 2 below details how the LSOA is ranked, both overall and by each deprivation domain, against all the boroughs within England.

**Table 2: IMD deprivation ranking for Hounslow 009C (where the Site is located)**

Domain of Deprivation (Rank out of 32,844 where 1 is the most deprived)	Hounslow 009C
Overall IMD Rank	22,657
IMD % Decile	7
Income Rank	19,862
Income % Decile	7
Employment Rank	23,311
Employment % Decile	8
Education, Skills and Training Rank	29,365
Education % Decile	9
Health, Deprivation and Disability Rank	32,503
Health % Decile	10
Crime Rank	7,366
Crime % Decile	3
Barriers to Housing and Services Rank	12,644
Housing % Decile	4
Living Environment Rank	13,884
Environment % Decile	5

- 4.7 As shown by Table 2, LSOA 009C has multiple domains of deprivation which are at least in the seventh decile (i.e. The least deprived 30% in the country). This includes income; employment; education; and health. However, it is notable that for crime, the LSOA 009C scores in the worst 30% of the country, with also barriers to housing performing below the country average.

## Health Conditions in Hounslow

- 4.8 As part of the Population and Human Health Chapter (Chapter Six) of the ES submitted as part of this application, a review of the Health Profile for the LBH, available from Public Health England<sup>13</sup>, has been undertaken as part of the assessment. The Health profile includes information on various health features and provides a comparison with data for London and England. This is shown on Table 3 below.

<sup>13</sup> <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e09000018.html?area-name=hounslow>

**Table 3: Summary of the Health Profile for LBH.**

Recorded Health Features for LBH	Comparison to Benchmark (London)	Comparison to Benchmark (England)	Recent Trend
Employment rate (aged 16-64)	Similar		Getting worse
Average Attainment 8 score	Similar	Better	Not calculated
TB incidence (three-year average)	Worse		Not calculated
Smoking status at time of delivery	Worse	Better	Getting better
New Sexually transmitted infections diagnoses / 100,000	Better	Worse	No significant change
Under 18 conceptions / 1,000	Similar	Better	Getting better
Children in low income families (under 16s)	Better		Getting Better
Percentage of adults (aged 18+) classified as overweight or obese	Similar		No significant change
Emergency Hospital Admissions for Intentional Self-Harm	Worse	Better	Not calculated
Admission episodes for alcohol-related conditions	Worse	Similar	Not calculated
Admission episodes for alcohol-specific conditions (Under 18s)	Worse	Similar	Not calculated
Hip fractures in older people (aged 65+)	Similar		Not calculated
Infant mortality rate	Similar		Not calculated
Killed and seriously injured casualties on roads	Similar	Better	Not calculated
Under 75 mortality rate: cardiovascular	Worse		Not calculated
Under 75 mortality rate: cancer	Better	Better	Not calculated
Under 75 mortality rate: all causes	Similar		Not calculated
Suicide rate	Similar		Not calculated
Cancer diagnosed at early stage	Not Compared		Not calculated
Excess winter deaths index	Similar		Not calculated
Life expectancy at birth: male	Worse	Similar	Not calculated
Life expectancy at birth: female	Similar	Better	Not calculated
Dementia diagnoses (aged 65+)	Similar		Not calculated
Physically active adults (aged 19+)	Worse	Similar	Not calculated
Smoking prevalence in adults (aged 18+)	Similar		Not calculated
Smoking prevalence: routine and manual occupations (aged 18-64)	Similar	Better	Not calculated
Violent crime	Not Compared		Increasing

- 4.15 The review identifies that the health features of LBH are generally better or similar to those recorded for London or England with the exception of TB Incidence and Under 75 mortality rate: cardiovascular, which is worse against both the London and England benchmarks.

## Healthcare Infrastructure Audit

- 4.16 Chapter 6 of the ES has undertaken a review of existing healthcare infrastructure in the area surrounding the site. The review identified that there are currently six GP Practices within a 2km radius of the Site.

**Table 4: Existing Healthcare Provision**

No	Health Centre	Practice	GP (FTE)	Patients	Ratio (patients per 1 GP)	Surplus/deficit places
1	Brentford Health Centre	The Albany Practice	2.9	6,996	2,385	-1,002
1	Brentford Health Centre	Brentford Group Practice	4.7	8,976	1,929	531
1	Brentford Health Centre	Brentford Family Practice	2.1	4,149	1,937	226
2	Thornbury Road Centre For Health	Thornbury Road Centre	3.9	8,703	2,260	-834
2	Thornbury Road Centre For Health	Spring Grove Medical Practice	4.0	7,425	1,836	837
3	Isleworth Health Centre	Argyle Health-Isleworth Practice	4.6	11,224	2,450	-1,863

Source: NHS, Annual GP Census / Patient Lists, March 2019

- 4.17 The baseline evidence has identified that there are six GP Practices operating within 2km of the Site, three of which are operating below the average for England of 1 GP for every 2,043 people. On this basis, collectively these three GP Practices have a capacity to take on an additional 1,594 patients. The Development has been assessed as likely to generate a population of 1,267, the majority of whom are assumed to be new to the area and not therefore already registered with a local healthcare practice. The available capacity is therefore slightly more than the likely total population of the Development, and as such the effect on GP service provision is expected to be negligible at the local level.
- 4.18 A total of six Dental Practices have also been identified within 2km of the Site, all of whom are accepting new NHS and Private patients, albeit with some current, short wait lists applicable.

## 5 RAPID HIA

5.1 The tables below set out the potential health and wellbeing impacts associated with the Development during the demolition and construction and operational phases. As set out in the Assessment Methodology section in Chapter 2, the tables have been adapted from the HUDU Rapid Health Impact Assessment Tool.

### 1. Housing Quality and Affordability

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<b>Yes</b> ✓ No N/A	<p>A Design and Access Statement has been submitted with the Planning application. The Development has been designed to a high-quality providing a good standard of amenity for all. All dwellings will be Part M compliant and will make reasonable provision for people to access the dwelling, with an allowance to adapt the property if required to meet the changing needs of occupants over time.</p> <p>Requirement M4(2) is an 'optional requirement' as defined in the Building Regulations. An optional requirement only applies where a condition that one or more dwellings should meet the relevant optional requirement is imposed on new developments as part of the process of granting planning permission. Where no condition is imposed, dwellings only need to meet requirements M4(1).</p> <p>The design will ensure a minimum of 10% of all units are compliant with M4(3) with the remaining developments compliant with M4(2).</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<b>Yes</b> ✓ No N/A	<p>Design proposals have been carefully thought out to allow for everyone, including disabled people, older people and very young children, to use the building and its environment.; as mentioned above, a minimum of 90% of the residential dwellings to be provided on the Site will be compliant with Building Regulation requirement M4(2). Furthermore, 10% of all units are to be compliant with M4(3).</p> <p>Therefore, reasonable provision is made for most people, including wheelchair users, to approach, access and exit the dwelling and</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		access habitable rooms and sanitary facilities on the entrance storey safely. Visitors can access and use the habitable rooms and a WC within the entrance storey of the dwelling, which will also be step free.		
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<b>Yes</b> ✓ No N/A	The scheme has been developed to consider the needs of a wide range of people including those who are disabled. Residents, visitors and employees of the industrial units are considered in the approach that has been adopted to accessing the built environment ensuring integration for all regardless of ability.  At least 10% of all homes across all tenures will be provided as wheelchair accessible homes, or easily adaptable homes.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<b>Yes</b> ✓ No N/A	The Development promotes good design through layout and orientation. The Development has been through a process of consultation to inform the design process to ensure all requirements are met, including internal space standards. Minimum spaces standards are met across the entire Development.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<b>Yes</b> ✓ No N/A	The Development includes a range of dwelling sizes, including affordable housing. The Development will deliver 38% affordable homes by habitable rooms, including private, social rent, affordable rent and shared ownership. Dwelling sizes range from 1 to 3 bed properties. The mix of residential tenures and unit sizes will help create a diverse new community, as well as including a tenure blind design. This provision of affordable housing will assist in increasing the accessibility of homes, which the LSOA in which the Site is located, is ranked as below the average for England.  The Development will provide up to 473 residential dwellings across the Site to be provided in a range of house types and sizes.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	<b>Yes</b> ✓ No N/A	An Energy and Sustainability Statement has been submitted in support of the planning application. The Development has been designed to comply with the objectives of the energy hierarchy: Be Lean, Be Clean, Be Green. Utilising this hierarchy and taking a fabric first approach, this has resulted in an overall 12% reduction in CO <sub>2</sub> emissions over Part L across the residential areas of the Site, with	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Recommendation:</u>  N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>a reduction of 23% for non-residential areas. The combination of energy efficiency and heat network measures results in an estimated Regulated CO2 emissions reduction of 36% over the Part L 2013 baseline across the entirety of the Site. This meets the energy requirements of the Intend to Publish London Plan Policy SI2 and the LBH Local Plan Policy.</p> <p>A full BREEAM Pre-Assessment has been conducted and can be found in detail in the Energy and Sustainability Statement submitted in support of this planning application. The Development achieved a rating of 'Very Good' which represents sustainable design and construction.</p> <p>The following measures will be included within the Development to maximise its energy efficiency and reduce energy demand:</p> <ul style="list-style-type: none"> <li>• All dwellings will be fitted with an efficient Mechanical Ventilation with Heat Recovery (MVHR) systems;</li> <li>• to ensure overheating risk is reduced the proposed strategy includes window openings and other passive mitigation measures; Energy efficient lighting will be installed in 100% of internal fittings in homes. External lighting will also be low energy lighting and controlled through PIR sensors, daylight cut-off devices or time switches where possible;</li> <li>• The Tesco unit is proposed to have high efficiency LED lighting throughout.</li> </ul>		

## 2. Access to Healthcare Services and Other Social Infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	Yes <b>No</b> ✓ N/A	The Development does not inhibit existing social infrastructure; there is no requirement to retain or make provision for the replacement of lost infrastructure. Instead the Development will provide a new clean air route along Syon Gate Way and Syon Gate Lane, community space and areas of public realm that will be accessed by existing residents in the local vicinity, resulting in a net benefit for the community.	<b>Positive</b> ✓ Negative Neutral 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?	<b>Yes</b> ✓ No N/A	Chapter 6, Population and Human Health, of the ES assesses the impact of the Development on existing healthcare services identified that there are six GP Practices operating within proximity of the Site, three of which are operating below the average for England of 1 GP for every 2,043 people. On this basis, collectively these three GP Practices have a capacity to take on an additional 1,594 patients. The Development has been assessed as likely to generate a population of 1,267, the majority of whom are likely to be new to the area and not therefore already registered with a local healthcare practice. The available capacity is therefore slightly more than the likely total population of the Development, and as such the effect on GP service provision is expected to be negligible.  Overall, the assessment concluded a negligible effect on primary healthcare despite a resultant increase in population. Consequently, mitigation was deemed to be unnecessary and has not been provided. Furthermore, local NHS organisations have not been contacted regarding existing and planned healthcare capacity. The statistics have come from government-managed sources as referenced.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes <b>No</b> ✓ N/A	The Development is a new residential development and does not include the provision or replacement of a healthcare facility. The assessment of the impact upon healthcare services concluded the Development, once completed, would have a negligible effect on primary healthcare services in the local area. Consequently, mitigation was deemed to be unnecessary and has not been provided.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools,	<b>Yes</b> ✓ No N/A	ES Chapter 6, Population and Human Health assesses the capacity, location and accessibility of other social infrastructure within the surrounding area.	<b>Positive</b> ✓ Negative Neutral Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
social care and community facilities?		<p>The Development is anticipated to generate up to 1,267 residents.</p> <p>Pupil yield multipliers indicate that the Development is expected to generate in the region of 43 primary aged pupils and 20 secondary and sixth form aged pupils, totalling 63 pupils, by 2026.</p> <p>Baseline evidence has identified an existing surplus of 156 primary school pupil places within the Brentford planning area. Data published by the DfE (i.e. School Place Planning tables), forecasts that in the Brentford planning area in 2022/2023 there will be a deficit of 196 primary places.</p> <p>At secondary phase, a surplus of 3,380 pupil places currently exists but DfE forecasts suggest that this will have reduced to a surplus of 625 places by 2025/26.</p> <p>On the basis that the Development will be completed by 2026 and is likely to generate a total of 20 pupils between the ages of 12 and 17, it is likely that the Development will have a negligible effect on secondary education at the borough level.</p>		
Does the proposal explore opportunities for shared community use and co-location of services?	<p><b>Yes</b> ✓ No N/A</p>	<p>The Development will accommodate three main non-residential uses. The proposed scheme will provide a flexible and multi-purpose community room on first floor. This community offering can be used by both the new and existing communities.</p>	<p><b>Positive</b> ✓ Negative Neutral Uncertain</p>	<p>N/A</p>

### 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?	<b>Yes</b> ✓ No N/A	<p>The Development has sought to maximise open space and recreational opportunities for existing and future residents. The Development includes areas of green infrastructure. The landscape proposals recognise the importance of providing adequate and high quality, accessible open space for residents, super-market customers and other users of the Site.</p> <p>The architectural massing has been developed to facilitate the creation of expansive landscaped podium gardens above the supermarket and associated car parking. The gardens will be accessible to all residents and without segregation between occupancy types.</p> <p>The open space provision proposed is greater than open space requirements.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes No <b>N/A</b> ✓	The landscape proposals for the Development identify the provision for public. As noted, the Development will provide additional green space and retain/enhance others. Therefore, the development does provide new open space for future residents as well as promoting healthy living and sustainable transport.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal provide a range of play spaces for children and young people?	<b>Yes</b> ✓ No N/A	<p>The play strategy for the development has been developed following guidance provided in the GLA's 'Shaping Neighbourhoods: Play and Information Recreation SPG (2012)' of 10 sqm per child and the estimated child population yield of the Development using the GLA Population Yield Calculator (Version 3.2).</p> <p>Play space for age categories 1-5yrs and 5-11yrs will be provided throughout the podium gardens. This will include a variety of nature inspired play elements, including timber logs, hollow trunks, boulders, grass mounding and stepping-stones.</p> <p>The child play space for age categories for 5-11 will include; table-tennis tables, amenity lawns for informal play and seating for reading and social interaction.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Play for the 12yr+ age category would be catered for by new or enhancements to existing play provision in four open spaces located within 800mm of the site.		
Does the proposal provide links between open and natural spaces and the public realm?	<b>Yes</b> ✓ No N/A	<p>The public realm proposals for the Development includes proposals for a landmark development at the prominent junction of two major roads, Great West Road and Syon Lane and the important role of the Site and adjacent streetscape in facilitating wider connectivity and linkages.</p> <p>The design will maximise the potential enhancements of the public realm along Syon Lane and the Great West Road in order to improve the pedestrian experience along this route to and from the station.</p> <p>The creation of key spaces will assist wayfinding and access to the main supermarket entrance and principal residential cores. Improvements to movement around and to the wider context of the Site will include facilitating wide, uncluttered pedestrian and cycle friendly routes. The provision of a new pedestrian and cycle friendly clean air route, via Syon Gateway and the new eastern street (Syon Gate Lane) will designed as envisaged in the Great West Road Masterplan. Additional public realm improvements outside of the Site including enhancements to the existing subway, new paving to footways, street tree re-planting and a new off-road cycleway to Great West Road.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Are the open and natural spaces welcoming and safe and accessible for all?	<b>Yes</b> ✓ No N/A	<p>A design review with MET Police took place on 14th January 2020. As a result, a series of recommendations were given to the design team on how to ensure that the design creates a safe environment for residents and the wider community. This is particularly important for 'designing out' crime, especially considering that the LSOA area is in the 3<sup>rd</sup> worst decile for crime in England.</p> <p>Street lighting will incorporate best practice and ensure that anti-social behaviour will be discouraged and provide a safe environment for all. To prevent adverse effects on ecological and human environments, the noise and lighting design will include measures and specification to limit any adverse pollution.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Mitigation:</u>  A Lighting Strategy for the sensitive areas of the Site for both the construction and operational phases.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		The layout design of the ground floor aims to create a safe and inclusive environment at ground by: <ul style="list-style-type: none"> <li>• Maximising active frontages, either commercial or residential;</li> <li>• Creating legible routes and entrances to buildings;</li> <li>• Delivering step-free access to commercial and residential buildings; and</li> <li>• Responding to the site levels creating ramped accessible pathways where necessary.</li> </ul>		
Does the proposal set out how new open space will be managed and maintained?	Yes <b>No</b> ✓ N/A	A Landscape Strategy Plan is to be submitted to show how the Applicant will seek to manage and maintain the landscape proposals for the open space over the long-term for the consented scheme to an agreed standard. The Landscape Strategy Plan will set out the following objectives, among others: <ul style="list-style-type: none"> <li>• Monitoring, maintenance and safeguard against invasive weeds;</li> <li>• Monitoring, maintenance for paving/hardstanding; and</li> <li>• Maintenance and management of public landscaping.</li> </ul>	Positive Negative Neutral <b>Uncertain</b> ✓	<u>Recommendation:</u> Landscape Strategy Plan will be submitted in support of the planning application and a dedicated estate management company will be employed.

#### 4. Air Quality, Noise and Neighbourhood Amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes ✓ No N/A	<p>The Development has sought to minimise adverse construction impacts, including those such as dust, noise, vibration and odours where possible. The technical chapters of the ES submitted in support of the application each considered effects of the construction phase on the local area.</p> <p>The Noise and Vibration (Chapter 10) and Air Quality (Chapter 11) of the ES, identified the potential primary effects during construction. The Development was not considered to have a material impact on either noise or air quality once best practice procedures are put in place to mitigate adverse effects arising as a result of as a result of construction. A CLP will be adopted to mitigate construction impacts and will be agreed with the Local Planning Authority prior to undertaking works. The significance of likely impacts on local receptors following the implementation of the CLP is considered negligible.</p> <p>Adverse noise effects will be mitigated as far as possible by the use of Best Practicable Means in line with the recommendations set out in Section 8 of BS5228-1. The residual effects of construction noise at the nearest noise sensitive receptors assuming implementation of proposed mitigation are considered to be a temporary moderate adverse effect on residents at Syon Lane and Cherry Crescent/ Brambles Close during the main build.</p> <p>Due to the size of the Development and proximity to local residential units, during the construction phase there is the potential for temporary major adverse impacts. Best practice mitigation measures for controlling dust and emissions during construction have been presented; ensuring these measures are in place throughout construction will lead to a negligible (insignificant) residual effect during the construction phase.</p>	Positive <b>Negative</b> ✓ Neutral Uncertain	<p><u>Mitigation Measure:</u></p> <p>.</p> <p>Planning conditions to be attached to the permission to ensure:</p> <ul style="list-style-type: none"> <li>• The layout and orientation of buildings is considered as the masterplan progresses so as to ensure gaps between dwellings are reduced such that no garden area has a direct line-of-sight/ overlooks the roads; and</li> <li>• External amenity area boundary treatments in the form of acoustic barriers may also be implemented to help reduce noise levels for those areas adjacent the B1008.</li> </ul>
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes ✓ No N/A	Chapter 11, Air Quality, of the ES identified primary effects of the Development, as a result of traffic, during both construction and operation. Predicted concentrations of emissions during construction were described as 'negligible' following	Positive ✓ Negative Neutral	<u>Recommendation:</u>

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>implementation of best practice mitigation measures for controlling dust/ emissions during construction.</p> <p>The Development will include the provision of a new pedestrian and cycle friendly route, via Syon Gateway and the new eastern street (Syon Gate Lane) as envisaged in the Great West Road Masterplan.</p> <p>The Development is expected to lead to a net reduction of traffic on the local road network; this is due to the change of use and limited parking provision proposed. Once the Development is operational, traffic flows, and in turn traffic emissions will decrease in proximity to the Site which will lead to a marginal improvement in air quality with the Development in place. No significant impacts are predicted at existing receptor locations as a result of the construction traffic or operation of the Development.</p> <p>The Development will be supported by Residential and Commercial Travel Plans, which have been submitted in support of the planning application. The Travel Plans set out a long-term strategy for reducing dependence on travel by private car to reduce private car mileage in favour of more sustainable modes of travel. The Travel Plans refer to the introduction of a Car Club that will be accessible by Site residents and by members of the adjacent community.</p> <p>No additional traffic mitigation is therefore proposed though the sustainable ethos of the Development (i.e. enhanced connectivity and provision of local amenities in walking and cycling distance) will support the reduction in emissions during operation.</p> <p>In addition, the Development includes significant green areas, open space, trees and hedges around all the edges of the Site. planting in raised planters throughout the gardens, including multi-stem trees and shrub planting, will provide an attractive green environment as well as minimising effects on air pollution.</p>	Uncertain	
Does the proposal minimise	<b>Yes</b> ✓	Chapter 10, Noise, of the ES considers the change in ambient	Positive	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
noise pollution caused by traffic and commercial uses?	No N/A	noise levels as a result of changes in traffic flows between the potential future traffic flows with and without the Development. It concludes that the impact of road traffic noise during construction on sensitive receptors identified is below the proposed standard criteria and therefore deemed to be 'negligible'. With the Development in place, the impact on all existing noise sensitive receptors within the local area around the Site remains below the proposed Lowest Observed Adverse Effect Level (LOAEL) criteria and are deemed negligible, therefore no mitigation measures are required.	Negative <b>Neutral</b> ✓ Uncertain	

## 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?	<b>Yes</b> ✓ No N/A	<p>The Development seeks to address the ten Healthy Streets indicators. The overarching indicators of a Healthy Street are that people choose to walk, cycle and use public transport, with pedestrians from 'all walks of life'.</p> <p>The Development will be permeable to pedestrians and cyclists, with pavements and walkways provided to promote the connectivity of the Site. Diversity and choice within housing will be promoted through a range of housing typologies.</p> <p>As outlined previously, all new open spaces that constitute the public realm are aligned with the sustainable transport strategy of the Site so that sustainable travel is prioritised and promoted.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal prioritise and encourage walking (such as through shared spaces?)	<b>Yes</b> ✓ No N/A	<p>The Development will be permeable to pedestrians and cyclists, with internal roads, pavements and walkways provided. Driven by the principles of the wider regeneration strategy and guided by TfL's Healthy Streets indicators, Syonhill Gardens is designed to create an environment that is accessible on foot as well as by mobility scooter or wheelchair.</p> <p>The Development is surrounded on four sides by a public pedestrian pavement. The design of the street network and presence of demarcated footpaths will ensure a legible environment for pedestrians. There are a series of existing crossings which will take people into the site from the other side of Syon Lane and the Great West Road. An underpass is located on the north end of the Site to cross towards the Gillette Corner.</p> <p>The Development will be supported by Residential and Commercial Travel Plans, which have been submitted in support of the planning application. The Travel Plans set out a long-term strategy for reducing dependence on travel by private car in favour of more sustainable modes of travel, including walking. The Development also includes a new clear air route, along Syon Gate Way and Syon Gate Lane.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Recommended Enhancement Action:</u>



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	<b>Yes</b> ✓ No N/A	<p>The Development will encourage cycling by providing residential cycle parking in compliance with the Draft New London Plan (Policy T5). Cycle parking has been provided for residents in line with Draft New London Plan:</p> <ul style="list-style-type: none"> <li>• 1.5 spaces per 2 person 1 bedroom dwelling;</li> <li>• 2 spaces for all other dwellings;</li> <li>• Visitor short-stay parking: 1 space per 40 units.</li> </ul> <p>Cycle stores will be located on levels mezzanine to third. All cycle stores are to be served by a cycle lift, which will be accessible from street level along Syon Gate Way.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	<p><u>Mitigation Measure:</u></p> <p>Provision of a Cycle and Pedestrian Strategy to be secured by a planning condition, including;</p> <ul style="list-style-type: none"> <li>• Upgrades to existing routes</li> <li>• Provision of cycle training</li> <li>• Provision of information</li> </ul>
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<b>Yes</b> ✓ No N/A	<p>The Development includes provisions for footways and cycle ways within the Site, including convenient crossing points throughout.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	<p><u>Mitigation Measure:</u></p> <p>Provision of a Cycle and Pedestrian Strategy to be secured by a planning condition, including;</p> <ul style="list-style-type: none"> <li>• Upgrades to existing routes</li> <li>• Provision of cycle training</li> <li>• Provision of information</li> </ul>
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<b>Yes</b> ✓ No N/A	<p>The accident assessment, undertaken as part of Chapter 9 of the ES, confirmed that in the past five years, there have been 171 slight accidents, 16 serious accidents and 2 fatal accidents on the roads surrounding the Site.</p> <p>During construction, the increase in traffic flows is likely to result in a temporary minor adverse effect with a residual 'negligible' effect upon implementation of a CLP.</p> <p>During operation, it is considered that the magnitude of effect would be minor for accident rates and it is therefore concluded</p>	Positive Negative <b>Neutral</b> ✓ Uncertain	<p><u>Mitigation Measure:</u></p> <p>Provision of a Public Transport Strategy to be secured by a planning condition.</p>

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		that there would be an effect of negligible significance.		
Is the proposal well connected to public transport, local services and facilities?	<b>Yes</b> ✓ No N/A	<p>The Development will provide a public transport strategy, which will provide a local benefit.</p> <p>The Public Transport Accessibility (PTAL) rating of the Site varies from two on the northern edge to three on the southern edge. The Site is connected to Central London via railway, underground and bus: Syon Lane station is a two-minute walk from the Site. It offers railway connection with a travel time of 35 minutes to London Waterloo and 45 minutes to Weybridge. Trains run every 10-15 minutes. Boston Manor Station, which is a 20 minute bus ride or 30 minute walk from the Site, is served by the Piccadilly Line connecting to Heathrow, Piccadilly Circus, Leicester Square, Covent Garden and Kings Cross.</p> <p>Several bus routes serve the Site and its context. The closest bus stop is on Syon Lane on the South-West edge of the Site.</p> <p>The Site is by the Great West Road, one of the main road arteries of West London. It connects the Site directly to Heathrow and the M4.</p> <p>The proposals will include for footways and cycle ways within the Development, convenient crossing points throughout and in particular at desire lines.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	<p><u>Mitigation Measure:</u></p> <p>Provision of a Public Transport Strategy to be secured by a planning condition.</p> <p>Provision of a Cycle and Pedestrian Strategy.</p>
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	<b>Yes</b> ✓ No N/A	<p>The Transport Assessment submitted with the planning application has assessed the impact the Development could have on the local highways network. The total provision of car parking on the Site will ensure that the Development does not generate any parking overspill.</p> <p>The Development will be supported by Residential and Commercial Travel Plans, which have been submitted in support of the planning application. The Travel Plans set out a long-term strategy for reducing dependence on travel by private car to reduce private car mileage in favour of more sustainable modes of travel. The Travel Plans refer to the introduction of a Car Club that will be accessible by Site residents and by</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		members of the adjacent community.		
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<b>Yes</b> ✓ No N/A	The Design and Access Statement sets out the details of the design to ensure that the entirety of the Site is accessible to all. These provisions include: <ul style="list-style-type: none"> <li>• Accessible routes to all connections with local pedestrian routes and public transport;</li> <li>• Inclusion of accessible car parking provision;</li> <li>• Level access across the Site and access to all the flat blocks complying with M4(2); and</li> <li>• 10% of the dwellings will be designed to be easily adaptable to meet the needs of a wheelchair user, as required by Plan Policy and to meet Building Regulation requirements for wheelchair user dwellings.</li> </ul>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A

## 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?	<b>Yes</b> ✓ No N/A	The design of the Development includes consideration of personal safety. This relates not only to ensuring that the layout of the Development does not create an environment conducive to crime, but also to how occupiers and visitors to the Site can move freely without the risk of injury.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<b>Yes</b> ✓ No N/A	The Development has incorporated careful and appropriate design techniques to the open space to help people feel secure and avoid the creation of gated communities. These measures include: <ul style="list-style-type: none"> <li>• Highway design and the layout of footpaths to ensure that the risk to injury to road users is reduced to a minimum;</li> <li>• Comprehensive management measures are installed to ensure road and public routes are carefully monitored;</li> <li>• Routes are designed to be direct and overlooked by adjacent development to ensure they feel safe and minimise the opportunities for crime; and</li> <li>• A carefully designed Lighting Strategy will be delivered on Site to discourage anti-social behaviour.</li> </ul>	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Mitigation Measure:</u>  A Lighting Strategy for the sensitive areas of the Site for both the construction and operational phases.
Does the proposal include attractive, multi-use public spaces and buildings?	<b>Yes</b> ✓ No N/A	The design of the Development has been informed by a detailed appraisal of the Site, particularly landscape, access, circulation and green infrastructure. As identified in the submitted technical reports, the Site will include several landscape features and the key landscape elements will be retained wherever possible (except where access requirements are necessary). The proposal includes open space, trees and hedges around all the edges of the Site. This enhances ecology opportunities, whilst providing an attractive setting for the new housing. Extensive planting in raised planters throughout the gardens, including multi-stem trees and shrub planting, will provide an attractive green environment. Plant species will be selected for seasonal and year-round interest and benefits to wildlife.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Has engagement and consultation been carried out with the local community?	<b>Yes</b> ✓ No N/A	A meaningful consultation strategy has been key to informing the Development. Understanding the views of local residents, stakeholders, the local authority and statutory bodies has been a fundamental part of the design process. This included	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>consultation events open to the general public were held in October and November 2019. The public consultation was held in conjunction with the design team for the Tesco Osterley site.</p> <p>As a key stakeholder, LBH have been closely involved in the development of design proposals since the inception of the project.</p> <p>A design review with MET Police took place on 14th January 2020. As a result, a series of recommendations were given to the design team on how to ensure that the design creates a safe environment for residents and the wider community.</p> <p>A Statement of Community Involvement has been submitted in support of the planning application which details the entire community engagement that has been undertaken for the Development.</p>		

## 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, i.e. allotments, community farms and farmers' markets?	Yes <b>No</b> ✓ N/A	The Development does not include the provision of allotments on the Site. It is anticipated that operators of the Tesco supermarket will consider ethically sourcing local produce where possible. The provision of a welcome pack will assist residents by informing them of how and where they can source local produce and support local business, encouraging healthy and sustainable lifestyles	Positive Negative <b>Neutral</b> ✓ Uncertain ✓	<u>Recommended Mitigation Action:</u>  Provide residents with a welcome pack that includes details of health / sustainable food shops in the local area.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<b>Yes</b> ✓ No N/A	The Site is within a 10 minute walk from local amenities such as Tesco superstore, Osterley Park, Syon Park or Boston Manor Park. The Site is served by health centres, libraries, community centres, sport centres and ATM's.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes <b>No</b> ✓ N/A	The Development does not comprise spaces for food takeaways.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A

## 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?	<b>Yes</b> ✓ No N/A	ES Chapter 6 Population and Human Health assesses the impact of the Development on local employment. The assessment identified that the construction phase of the Development is likely to directly generate approximately 491 full-time employment jobs over a period of ten years per month. In addition to construction job, the Development will contribute indirectly to the local economy as a result of the spin-off and multiplier effects such as procurement, accommodation and welfare.  The Development will also indirectly support roles for maintenance of public open spaces and landscaping as well as highways, utilities and other service provisions.	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Recommended Enhancement Action:</u>  Commit to sourcing construction workforce from the local area where possible.  Consider whether any apprenticeship positions could be provided.
Does the proposal provide childcare facilities?	Yes <b>No</b> ✓ N/A	No.	Positive <b>Negative</b> ✓ Neutral Uncertain	N/A
Does the proposal include managed and affordable workspace for local businesses?	Yes No <b>N/A</b> ✓	The proposals will make provision new commercial use, including a new Tesco supermarket as well as 135 sqm (GIA) of flexible commercial, business and service space floorspace.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	<b>Yes</b> ✓ No N/A	As outlined above, the Development will assist in providing employment during both its construction and operational phases. During the construction phase, it is estimated that the Development will generate approximately 491 full-time employment jobs over a period of seven years. In addition to construction job, the Development will contribute indirectly to the local economy as a result of the spin-off and multiplier effects such as procurement, accommodation and welfare.  Following completion of the Development, under operational circumstances it is anticipated the Development could generate in the region of 297-301 permanent jobs as a direct result of providing the associated commercial and retail facilities. The	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Recommended Enhancement Action:</u>  Commit to sourcing construction workforce from the local area where possible.  Consider whether any apprenticeship positions could be provided.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>expectation is that when the Tesco Osterley store closes, the 290 employees of this store will relocate to the new store on Site. In addition, the flexible commercial floorspace is expected to support between 7 and 11 jobs.</p> <p>In addition, a dedicated estate management company will be employed to maintain the grounds of the Site. This will include staff such as cleaners and gardeners. This additional employment has not been included within this assessment, however will create additional jobs.</p>		



## 9. Social Cohesion and Inclusive Design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
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?	<b>Yes</b> ✓ No N/A	The Development has been designed to have free, unrestricted movement across the Site. The Design and Access Statement details the philosophy and approach to inclusive and accessible design which has been integrated into the design process and reflected in the public realm, parking arrangements, entrances, horizontal and vertical circulation arrangements and individual residential apartments.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal include a mix of uses and a range of community facilities?	<b>Yes</b> ✓ No N/A	As previously detailed, the Development comprises a mix of residential dwellings, community facilities and commercial floorspace.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal provide opportunities for the voluntary and community sectors?	<b>Yes</b> ✓ No N/A	The Development does not directly provide opportunities for the voluntary and community sectors, however opportunities may arise with regards to landscaping and maintenance of local habitats and recreation and local community organisations (e.g. neighbourhood watch).	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes <b>No</b> ✓ N/A	Vehicular, pedestrian and cycle access have all been provided to ensure the Site is permeable and accessible to all. The Development seeks to provide an attractive built and natural environment across the Site whilst providing a range of attractive open spaces and distinctive character areas.  The Development also seeks to ensure that future residents and users of the Site have a healthy well-being by including sustainable measures such as attractive open spaces, promoting walking and cycling and the provision of a range of services that promote health living. Furthermore, a mixture of housing typologies will be provided to accommodate for the differing needs of potential occupiers and promote diversity within the community.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A

## 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?	<b>Yes</b> ✓ No N/A	The Development incorporates residential units which will help meet local housing targets and provide a new community in the area. The needs for this in the local area has been outlined previously. The Development further seeks to enhance educational facilities in the local area and provide additional community infrastructure and access to green infrastructure. During construction, the Development will also sustain full-time employment opportunities.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A
Does the proposal encourage recycling (including building materials)?	<b>Yes</b> ✓ No N/A	The application will be supported by a Site Waste Management Plan (SWMP), which will include the details for the recycling of waste resulting from demolition and construction works during the construction phase of the Development.  Each of the residential blocks have been designed to include access to adequate bin stores provision, with a refuse store located on level four of each core with easy access from residential units. These areas have been located specifically to allow easy collection by refuse vehicles on collection days and will be emptied daily. All units will be provided with individual compost bins for both food and garden waste, with communal composting facilities to be provided within the Development.	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Mitigation Measure:</u>  SWMP to be secured by a planning condition and implemented throughout the construction phase.  Provision of a Waste Strategy.
Does the proposal incorporate sustainable design and construction techniques?	<b>Yes</b> ✓ No N/A	A full BREEAM Pre-Assessment has been conducted and can be found in detail in the Sustainability Statement submitted in support of this planning application. The Development scored 71.60%, achieving a rating of 'Excellent'.  Housing design will comply with the current Building Regulations, NHBC Standards and appropriate Building Standards and good building practice. All homes will be designed in accordance with the National Described Space Standards and provide the minimum required dimensions for each room and storage.  An Energy and Sustainability Statement has been submitted in support of the planning application, which sets out the Sustainability Design measures to be included in the	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Mitigation Measure:</u>  Construction Method Statement to be secured by a planning condition and implemented throughout the construction phase.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>Development.</p> <p>Utilising the Be Lean, Be Clean Be Green Hierarchy and taking a fabric first approach, this has resulted in an overall 12% reduction in CO<sub>2</sub> emissions over Part L across the residential areas of the Site, with a reduction of 23% for non-residential areas. The combination of energy efficiency and heat network measures results in an estimated Regulated CO<sub>2</sub> emissions reduction of 36% over the Part L 2013 baseline across the entirety of the site. This meets the energy requirements of the Intend to Publish London Plan Policy SI2 and the LBH Local Plan Policy.</p>		

### 11. Climate Change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes No <b>N/A</b> ✓	<p>An Energy Statement has been submitted in support of the planning application which sets out the measures to be included in the Development.</p> <p>As detailed above, the Development is to utilise the Be Lean, Be Clean Be Green Hierarchy and taking a fabric first approach, this has resulted in an overall 12% reduction in CO<sub>2</sub> emissions over Part L across the residential areas of the Site, with a reduction of 23% for non-residential areas. The combination of energy efficiency and heat network measures results in an estimated Regulated CO<sub>2</sub> emissions reduction of 36% over the Part L 2013 baseline across the entirety of the site. This meets the energy requirements of the Intend to Publish London Plan Policy SI2 and the LBH Local Plan Policy.</p> <p>Renewable energy is not considered further as part of the Development as requirements can be met through other measures, however, it is considered this Site can demonstrate its wider and more broad sustainability merits under adopted and emerging policy.</p>	Positive Negative Neutral <b>Uncertain</b> ✓	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes No <b>N/A</b> ✓	<p>The design recognises and incorporates adaptation measures to ensure continued thermal comfort for residents and to address climate change risks, such as overheating, flooding and water shortages. Landscaping measures propose to enhance and protect all features of ecological value on the site as well as delivering a net biodiversity gain.</p>	Positive Negative Neutral <b>Uncertain</b> ✓	N/A
Does the proposal maintain or enhance biodiversity?	<b>Yes</b> ✓ No N/A	<p>The Applicant has made a commitment to develop and apply an approach which ensures that all new developments create a net biodiversity gain. The Development includes proposes habitats which might contribute to in combination effects with other developments are anticipated. Gardens will be designed to promote and generate an interest in biodiversity, nature and produce. Plant species selected for value to wildlife, meadow lawn areas and integrated ecological features (e.g. 'Bug Hotels') will provide opportunity for residents to engage with nature on</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>N/A</u>

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>their doorstep. Green/ brown roofs are also provided to an extent of 4,537m<sup>2</sup> at the Development, which will provide ecological habitats for fauna and flora, as well as providing subsequent benefits of sustainable urban drainage techniques.</p>		
<p>Does the proposal incorporate sustainable urban drainage techniques?</p>	<p><b>Yes</b> ✓ No N/A</p>	<p>The Development has been supported by a Flood Risk Assessment and Surface Water Drainage Strategy. The Sustainable Drainage Systems (SuDS) measures set out in this drainage strategy have been developed with due consideration of technical and environmental constraints and in line with planning policy.</p> <p>Based on the hierarchy, the preferred method for disposal of surface water from the new development is via infiltration, i.e. removal of part of the clay plug to the reservoir to enable treated flows to permeate through and into the sands and gravels. Infiltration rates will be assisted via attenuation through oversized pipes and green/ brown roofs which will help to intercept and retain precipitation.</p> <p>The Surface Water Drainage Strategy has been developed based on agreement that water can be discharged into the artificial waterbody. It is considered a viable option to discharge surface water runoff into the existing reservoir in the eastern area of the Site. The existing waterbody has adequate volume to accommodate post development flows, for all events up to and including the 1 in 100 year rainfall event, including climate change allowance. Discussions with the Environment Agency have taken place to ensure that this is a viable option.</p>	<p><b>Positive</b> ✓ Negative Neutral Uncertain</p>	<p>N/A</p>

## 7 CONCLUSION

- 7.1 An assessment of the potential health effects of the Development has been undertaken. The HUDU Healthy Urban Planning Checklist has been completed (see Appendix 2) which has helped focus the assessment of effects (set out in Chapter 5) using the HUDU Rapid Health Impact Assessment Tool.
- 7.2 A review of the baseline conditions of the Site and the surrounding area has been provided within Chapter 4. The performance of the Development has been assessed against 11 key health themes:
- Housing quality and affordability;
  - Access to healthcare services and other social infrastructure;
  - Access to open space and nature;
  - Air quality, noise and neighboured amenity;
  - Accessibility and active travel;
  - Crime reduction and community safety;
  - Access to healthy food;
  - Access to work and training;
  - Social cohesion and inclusive design;
  - Minimising the use of resources; and
  - Climate change.
- 7.3 As shown in the assessment, the Development was found to have an overall positive health effect in relation to the key health themes. The Development has been designed to provide a high quality, attractive and healthy environment for future users.
- 7.4 As part of the Development, attention has been given to create a sympathetic, new community which meets local housing need whilst provide both construction and operational employment opportunities, for the benefit of the occupants and of the local public. The Development provides a safe and healthy environment for housing and employment that will integrate with local transport and promote sustainable alternatives without having a negative impact to exiting social and health infrastructure. To meet community needs and local targets, a mix of apartment sizes and tenures will be implemented as part of the Development. The Development has been designed to provide a high quality and healthy environment for future users, building upon local pedestrian and cycling infrastructure and providing enhancement of landscaping and recreation where possible.

7.5 Table 5 below sets out potential mitigation and enhancements measures that have been identified within the HIA.

**Table 5: Recommended mitigation or enhancement action for the Development**

Health Theme	Recommended Mitigation or Enhancement Action
Housing quality and design	<ul style="list-style-type: none"> <li>No mitigation or enhancement measures considered necessary.</li> </ul>
Access to healthcare services and other social infrastructure	<ul style="list-style-type: none"> <li>S106 contributions for primary healthcare and primary education facilities.</li> </ul>
Access to open space and nature	<ul style="list-style-type: none"> <li>A Lighting Strategy for the sensitive areas of the Site for both the construction and operational phases. A Landscape Strategy Plan will be submitted in support of the planning application and a dedicated estate management company will be employed.</li> </ul>
Air quality, noise and neighbored amenity	<ul style="list-style-type: none"> <li>Provision of a Cycle and Pedestrian Strategy to be secured by a planning condition, including;               <ul style="list-style-type: none"> <li>-Upgrades to existing routes</li> <li>-Provision of cycle training</li> <li>-Provision of information</li> </ul> </li> </ul>
Accessibility and active travel	<ul style="list-style-type: none"> <li>Provision of a Public Transport Strategy to be secured by a planning condition.</li> <li>Provision of a Cycle and Pedestrian Strategy to be secured by a planning condition.</li> </ul>
Crime reduction and community safety	<ul style="list-style-type: none"> <li>A Lighting Strategy for the sensitive areas of the Site for both the construction and operational phases.</li> </ul>
Access to healthy food	<ul style="list-style-type: none"> <li>Provide residents with a welcome pack that includes details of health / sustainable food shops in the local area.</li> </ul>
Access to work and training	<ul style="list-style-type: none"> <li>Commit to sourcing construction workforce from the local area where possible.</li> <li>Provision of apprenticeship positions</li> </ul>
Social cohesion and inclusive design	<ul style="list-style-type: none"> <li>N/A</li> </ul>
Minimising the use of resources and	<ul style="list-style-type: none"> <li>Site Waste Management Plan (SWMP) to be secured by a planning condition and implemented throughout the construction phase.</li> </ul>
Climate change.	<ul style="list-style-type: none"> <li>Habitat Management Plan to be secured by a planning condition.</li> </ul>

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ii NHS Digital, General and Personal Medical Services, England June 2018, published 21<sup>st</sup> November 2017

iii NHS Digital, General Dental Practices as at 30<sup>th</sup> November 2018 from  
<https://digital.nhs.uk/services/organisation-data-service/data-downloads/miscellaneous>



**APPENDIX 1:**  
**SITE LOCATION PLAN**

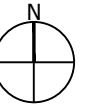


The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

**LEGEND**

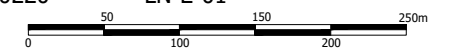
 Site Boundary



**FIGURE 1.1**

Project  
**Syon Lane,  
 Brentford**  
 Drawing Title  
**Site Location plan**

Date 09.12.2019	Scale 1:5,000 @ A3	Drawn by MN/GS	Check by NP
Project No 30220	Drawing No LN-E-01	Revision -	



Planning • Master Planning & Urban Design • Architecture •  
 Landscape Planning & Design • Environmental Planning • Graphic  
 Communication • Public Engagement • Development Economics

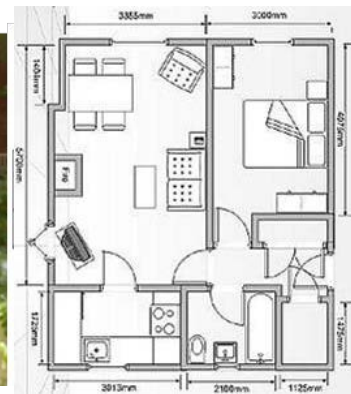
bartonwillmore.co.uk



**APPENDIX 2:**  
**HUDU HEALTHY URBAN PLANNING CHECKLIST**

## HUDU Planning for Health

# Healthy Urban Planning Checklist



Third Edition  
May 2017

## **Purpose of the checklist**

The checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. By bringing together planning policy requirements and standards that influence health and wellbeing the checklist seeks to mainstream health into the planning system.

The checklist was originally developed in 2012 by representatives from the six London Olympic and Paralympic Host Boroughs, the local NHS, the NHS London Healthy Urban Development Unit, Greater London Authority and Groundwork London. This third edition has been fully updated to be consistent with [The London Plan](#), the Spatial Development Strategy for London consolidated with alterations since 2011, published in March 2016. This will be referred to simply as the London Plan 2016. From this date, the formal alterations to the London Plan form part of the statutory development plans for London Boroughs.

## **Who is the checklist for?**

The [National Planning Policy Framework \(March 2012\)](#) promotes a collaborative approach to health and planning whereby local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population and the barriers to improving health and well-being (paragraph 171). 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.

The checklist supports this collaborative approach and encourages different stakeholders to work together to address the health impacts of plans and development proposals. As such, the checklist could be used by:

- Developers, to screen and scope the health impacts of development proposals;
- Planning officers, to help identify and address the health impacts of plans and development proposals;
- Public health and environmental health professionals, to comment and scrutinise plans and development proposals;
- Neighbourhood forums, community groups and housing associations to comment on major planning applications to help foster community engagement

To create and develop healthy and sustainable places and communities, the Marmot Review of Health Inequalities in England '[Fair Society Healthy Lives](#)' recommends that the planning system should be fully integrated with transport, housing, environmental and health policy.

Therefore, the checklist will also be of interest to environmental health officers concerned with environmental impacts and risks, transport planners concerned with promoting active travel and housing officers seeking to ensure that new housing is affordable and accessible.

## **What is healthy urban planning?**

Healthy urban planning aims to promote healthy, successful places for people to live and work in. This can be achieved by providing the homes, jobs and services that people need, reducing environmental risks and delivering well designed buildings and urban spaces which will create the conditions for healthy, active lifestyles. In addition to access to healthcare services, a number of other factors are known to influence a person's health status and lifestyle, including economic, environmental and social conditions. These factors are referred to as the wider or social determinants of health.

Healthy urban planning seeks to highlight and promote the role of planning to influence these social determinants of health. In many ways, planners already 'do' health, by promoting sustainable development and travel, enhancing green spaces, reducing pollution and protecting residential amenity. However, healthy urban planning goes further by explicitly recognising the role of planning and by using health issues as a way to promote good planning and design and raise standards. Poorly planned and designed buildings and spaces could deter healthy lifestyles and exacerbate poor physical and mental health. The principles of healthy urban planning apply to both new development and urban regeneration programmes such as housing estate renewal schemes.

Local authorities are responsible for a number of regulatory functions, which are separate from planning controls, such as building regulations, traffic regulations, environmental protection and a range of licensing regimes. The checklist refers only to planning controls, although other regulatory controls, particularly environmental protection, food premises licensing and traffic regulations are closely related and required in order to achieve a 'healthy' development.

## **Urban design and healthy urban planning**

Healthy urban planning means good planning and high quality urban design. Good design and good planning can help reduce health care costs over time by preventing ill-health from risks attributed to urban planning, including air pollution, road injuries, worklessness and poor housing. Good design also generates financial, social and environmental value. A well designed 'healthy' development will add economic value by increasing sales and lettings of residential units and producing higher returns on investment.

'Active Design' is a key element of healthy urban planning. Design has a crucial role to support activity in buildings and places in response to rising levels of obesity and related chronic diseases. New York City has produced [Active Design Guidelines](#), which provides guidance on creating healthier buildings, streets, and urban spaces. The Guidelines demonstrate that active design will help to reduce energy consumption, increase sustainability, and be cost effective. It is recognised that active design can also address mental health and wellbeing.

## **Bringing together policy requirements, standards and assessments**

The checklist aims to bring together key policy requirements and standards, which influence health and wellbeing to assist the decision-making process. A ‘healthy’ development can be achieved when these requirements and standards are met and exceeded.

The [London Plan 2016](#) provides a strong policy framework for integrating health and spatial planning. It seeks to improve health and address health inequalities by requiring new developments to be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities ([Policy 3.2](#)).

The checklist refers to London Plan policies and standards set out in Mayoral supplementary planning guidance, notably the quality and design standards in the [Housing Supplementary Planning Guidance \(2016\)](#). This guidance updates London housing standards to reflect the implementation of the Government’s new national technical standards. In addition to these standards the checklist also includes good practice standards which seek to ‘raise the bar’ and demonstrate that a development has fully considered health and wellbeing issues.

There are a range of national standards and assessments which when used together constitute healthy urban planning, such as the [Housing - Optional Technical Standards](#), [Lifetime Homes](#) and [Lifetime Neighbourhoods](#), [Building for Life](#) and [Secured by Design](#). These assessments are illustrated in Figure 1.

**Figure 1 – Assessments and standards**



Much of the information needed to complete the checklist will be contained in documents submitted with a planning application required to validate the application (see Table 1 below). The checklist seeks to bring together existing information and assessments to demonstrate that health, as a material planning consideration, has been addressed.

**Table 1 - Planning application information requirements**

	Air Quality assessment	Biodiversity and ecology report	Housing Optional Technical Stand's	Design and Access Statement	Flood risk assessment	Landscaping Strategy	Noise impact assessment	Open space assessment	Planning Statement	Regeneration statement	Retail impact assessment	Sustainability statement	Transport Assessment and Travel Plan
<b>Healthy homes</b>			✓	✓					✓	✓		✓	
<b>Active Travel</b>				✓					✓				✓
<b>Healthy environment</b>	✓	✓	✓		✓	✓	✓	✓	✓			✓	
<b>Vibrant neighbourhoods</b>				✓		✓			✓	✓	✓		

The Growth and Infrastructure Act 2013 introduced measures to speed up the planning application process. The amount of information submitted with a planning application has been reduced to a 'reasonable' level and design and access statements are now only required for major applications.

### **When to use the checklist?**

The [Mayor of London's Social Infrastructure Supplementary Planning Guidance \(May 2015\)](#) describes three types of health impact assessment (HIA): a 'full' HIA involves comprehensive analysis of all potential health and wellbeing impacts; a 'rapid' HIA is a less resource intensive process, involving a more focused investigation of health impacts; and a 'desktop' assessment which draws on existing knowledge and evidence, often using published checklists. It suggests that the Healthy Urban Planning Checklist could be used as a 'desktop' assessment tool.

The checklist can be used to ensure that health and wellbeing issues are embedded into local plans, masterplans and major planning applications.

The checklist should be customised for local use to reflect local circumstances and priorities and could be used:



- as part of a Local Plan review to ensure that health and wellbeing issues are identified and addressed
- to screen possible health impacts as part of Health Impact Assessment, Integrated Impact Assessment or Environmental Impact Assessment processes
- to accompany a planning application, subject to local policy guidance and validation requirements
- by internal and external consultees to comment on and scrutinise major development proposals
- to help develop a neighbourhood plan and neighbourhood 'health' projects.

It is important that the use of the tool is monitored and evaluated. The checklist could be periodically reviewed by local health and wellbeing boards and recommendations could outline where further evidence is needed, using the Joint Strategic Needs Assessment or action supported by wider public health initiatives. The [Public Health Outcomes Framework](#) could be used to measure impacts and assess the effectiveness of the checklist. At a local level, the checklist should be updated by local authority planning departments to ensure that the national, regional and local policy and guidance references are up to date.

### **Neighbourhood planning**

Neighbourhood planning was introduced as part of the Localism Act 2011. In London, neighbourhood forums can draw up a neighbourhood development plan. A proportion of Community Infrastructure Levy (CIL) funding can be spent on local community priorities. Therefore, local communities have a greater opportunity to shape local policy and infrastructure priorities and influence development proposals. This checklist could be used to help develop a neighbourhood plan, including identifying possible neighbourhood CIL 'health' projects and as a resource to help community groups comment on a planning application.

### **The planning application process**

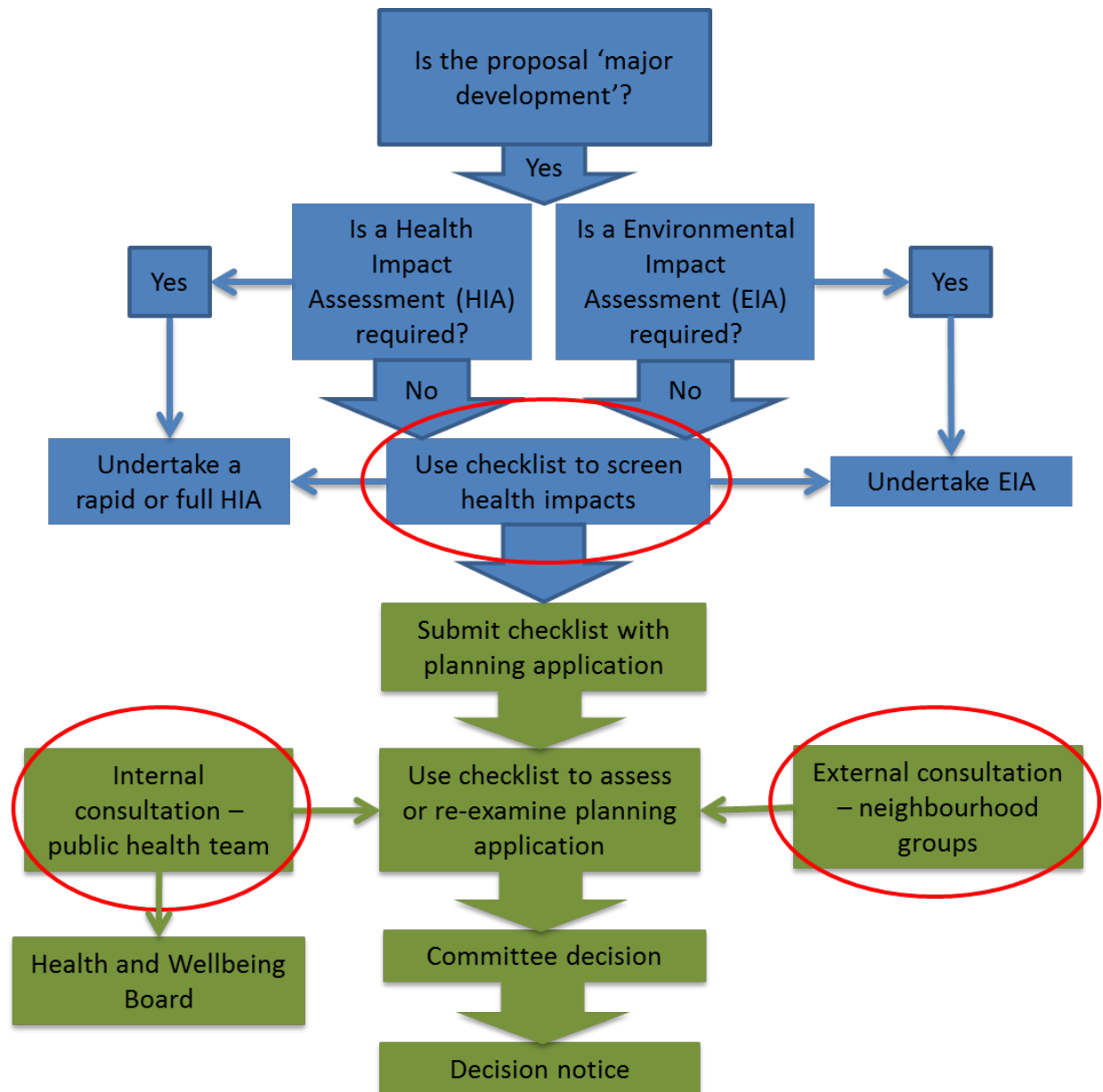
It is intended that the checklist should be applied to major development proposals comprising 10 or more residential units (or a site area of 0.5 hectares or more), or 1,000 square metres or more of non-residential floorspace (or a site area of 1.0 hectares or more). The checklist is most effective when used throughout the lifecycle of a development proposal from pre-application discussions to the determination of a planning application. At the pre-application stage, there is more scope to influence the design, layout and composition of a development proposal.

For large scale development proposals a Health Impact Assessment (HIA) may be required, with a full assessment providing information on health needs and priorities, including

community engagement, and setting out a detailed assessment of health impacts and proposed mitigation and enhancement measures. For large scale development proposals such as strategic planning applications referred to the Mayor of London, it is recommended that other assessment tools, such as the [HUDU Rapid HIA Tool](#) is used.

Figure 2 below illustrates how the checklist could be used as part of the planning application process. Three key areas where the checklist could be used are highlighted.

**Figure 2 - the planning application process**



## How to use the checklist

The checklist is divided into four themes. Each theme contains a number of questions focused on a planning issue. Under each theme there are a number of related health and wellbeing issues many of which are identified in local joint strategic needs assessments and health and wellbeing strategies, such as those related to:

- Obesity and diseases related to physical inactivity and poor diet
- Excess winter deaths
- Air and noise pollution
- Road safety
- Social isolation

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

Theme	Planning issue	Health and wellbeing issue
	workplaces <ul style="list-style-type: none"> <li>• Access to local food shops</li> <li>• Public buildings and spaces</li> </ul>	inactivity <ul style="list-style-type: none"> <li>• Ill health exacerbated through isolation, lack of social contact and fear of crime</li> </ul>

It may be the case that not all the issues and questions will be relevant to a specific plan or development proposal and the user should select and prioritise the issues accordingly. Some issues may be directly related to an individual development, others may be relevant at a neighbourhood level where the cumulative impact of development can contribute to a healthy neighbourhood.

Each section summarises the impact on health. Under each theme, key questions are asked linked to policy requirements and standards. The checklist identifies why each issue is important to health and wellbeing. An appendix providing general policy references and sources of evidence is provided. This should be supplemented with local information.

The checklist aims to ensure a development proposal is as ‘healthy’ as possible, by achieving as many ‘Yes’ ticks and avoiding ‘No’s. A ‘No’ gives a warning that an aspect of a development may need to be reconsidered. Local circumstances may justify why a scheme cannot meet the expected standard.

Where the response to a question is unclear or not known, more information may be required. The checklist can stimulate discussions and negotiations on planning applications, supported by internal and external consultation and supporting information, for example from public health officers.

**Note on Code for Sustainable Homes and Lifetime Homes Standards**

Following the technical housing standards review, the Government has withdrawn the Code for Sustainable Homes, aside from the management of legacy cases.

Legacy cases are those where residential developments are legally contracted to apply a code policy (e.g. affordable housing funded through the national Affordable Housing Programme 2015 to 2018, or earlier programme), or where planning permission has been granted subject to a condition stipulating discharge of a code level, and developers are not appealing the condition or seeking to have it removed or varied. In these instances, it is possible to continue to conduct code assessments.

Details of the new approach to the setting of technical housing standards in England were announced on 27 March 2015 and a new set of streamlined national technical standards were published. The Code for Sustainable Homes is now no longer Government policy and has been archived.

The Government has also withdrawn the Lifetime Homes concept. However, many local planning policies will continue to require Lifetime Homes standards in new developments. However, as of October 2015, the London Plan will no longer be linked to Lifetime Homes standards. In particular, the requirement in London Plan Policy 3.8 B(c) that ‘all new housing is built to The Lifetime Homes standard’ is replaced by ‘ninety percent of new housing meets Building Regulation requirement M4 (2) “accessible and adaptable dwellings”’. The Healthy Urban Planning Checklist has been updated to include the modified London Plan requirements.

## Theme 1: Healthy Housing

Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Healthy design	Does the proposal meet all the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?		<p><a href="#">London Plan Policy 5.2</a> Minimising carbon dioxide emissions and Housing SPG Standard 35: zero carbon residential buildings from 2016 and non-domestic buildings from 2019.</p> <p>Housing SPG Standard 29 on dual aspect and Standard 32 on daylight and sunlight.</p> <p>Housing SPG Standard 4 on communal open space, supported by <a href="#">London Plan Policy 2.18</a>, Standards 1 and 2 on defining good places, and Standard 3 on public open space.</p> <p>Housing SPG Standards 26 and 27 on minimum provision of private (amenity) open space.</p> <p><a href="#">London Plan Policy 3.8</a> Housing choice and Housing SPG Standard 11 on access require 90% of new homes meet Building Regulation M4(2) ‘accessible and adaptable dwellings’.</p> <p>Sound insulation and noise - <a href="#">London Plan Policy 7.15</a> and Housing SPG Standard 30 on noise.</p> <p>Housing SPG Standards 8 and 9 on entrance and approach.</p>	<p>Satisfying these standards can help meet carbon dioxide emissions targets.</p> <p>Good daylight can improve the quality of life and reduce the need for energy to light the home.</p> <p>The provision of an inclusive outdoor space, which is at least partially private, can improve the quality of life.</p> <p>Improved sound insulation can reduce noise disturbance and complaints from neighbours.</p>

## Theme 1: Healthy Housing

Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
<b>b. Accessible housing</b>	<p>Does the proposal provide accessible homes for older or disabled people?</p> <p>Does the proposal ensure that every non-ground floor dwelling is accessible by a lift that can accommodate an ambulance trolley?</p>		<p><a href="#">London Plan Policy 3.8</a> and Housing SPG Standard 11 on access require 10 per cent all new housing to be designed to be wheelchair accessible or easily adaptable such that they meet Building Regulation M4(3) 'wheelchair user dwellings'.</p> <p>Housing SPG Standards 15 and 16 relate to the provision of lifts. Good practice standard - the provision of an ISO standard 13 person lift in a configuration which can accommodate a trolley bed (see <a href="#">Department of Health Technical Memorandum 08-02: Lifts</a>).</p>	<p>Accessible and easily adaptable homes can meet the changing needs of current and future occupants.</p> <p>One of the main methods of transportation of immobile patients is by trolley bed. Non-ground floor dwellings should be accessible by a lift that can accommodate an ambulance trolley.</p>
<b>c. Healthy living</b>	<p>Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces?</p> <p>Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?</p>		<p><a href="#">London Plan Policy 3.5</a> (Table 3.3 - minimum space standards for new dwellings) and Housing SPG Standard 24 on dwelling space standards.</p> <p>Housing SPG Standard 25 - dwellings should accommodate the furniture, access and activity space requirements relating to the declared level of occupancy.</p> <p>Also, Housing SPG Standard 28 on privacy and Standard 31 on ceiling heights.</p> <p>Housing SPG Standards 12 to 16 relate to shared internal circulation, cores and lifts.</p>	<p>Sufficient space is needed to allow for the preparation and consumption of food away from the living room to avoid the 'TV dinner' effect.</p> <p>Rather than having lifts at the front and staircases at the back of buildings, it is preferable to have them located at the front to encourage people that can to use them.</p>

## Theme 1: Healthy Housing

Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Housing mix and affordability	Does the proposal provide affordable family sized homes?		<p><a href="#">London Plan Policy 3.8</a> Housing choice.</p> <p><a href="#">London Plan Policy 3.11</a> Affordable housing targets seeks to maximise affordable housing provision and to ensure an average of at least 17,000 more affordable homes per year in London over the term of the London Plan. 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale.</p> <p>The Mayor's <a href="#">Homes for Londoners: Affordable Homes Programme 2016-21</a> is a £3bn fund to help start building at least 90,000 affordable homes by 2021.</p>	<p>The provision of affordable housing can create mixed and socially inclusive communities. The provision of affordable family sized homes can have a positive impact on the physical and mental health of those living in overcrowded, unsuitable or temporary accommodation.</p> <p>Both affordable and private housing should be designed to a high standard ('tenure blind').</p>



## Theme 2: Active Travel

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Promoting walking and cycling	Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?		<a href="#">London Plan Policy 6.3</a> (C) Travel plans <a href="#">London Plan Policy 6.9</a> Cycling. <a href="#">London Plan Policy 6.10</a> Walking. <a href="#">London Plan - Parking Addendum to Chapter 6 on cycle parking</a> : Table 6.3 Cycle parking minimum standards. Housing SPG Standards 20 and 21 on cycle storage.	A travel plan can address the environmental and health impacts of development by promoting sustainable transport, including walking and cycling.  Cycle parking and storage in residential dwellings can encourage cycle participation.
b. Safety	Does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?		<a href="#">London Plan Policy 6.9</a> Cycling. <a href="#">London Plan Policy 6.10</a> Walking.	Traffic management and calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.
c. Connectivity	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?		London Plan Policy 6.9 Cycling - <a href="#">Map 6.2 Cycle superhighways</a> . London Plan Policy 6.10 Walking - <a href="#">Map 6.3 Walk London Network</a> . <a href="#">Green Infrastructure: The All London Green Grid SPG</a> (March 2012). <a href="#">Transport for London Legible London</a> . <a href="#">Transport for London Bus Service Planning Guidelines</a> .	Developments should prioritise the access needs of cyclists and pedestrians. Routes should be safe, direct and convenient and barriers and gated communities should be avoided. Developments should be accessible by public transport.

## Theme 2: Active Travel

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Minimising car use	Does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs?		<p><a href="#">London Plan Policy 6.13 Parking - Table 6.2 Car parking standards</a> (Parking addendum to chapter 6).</p> <p>Housing SPG Standards 17 to 19 on car parking provision.</p>	<p>Space for pedestrians and cyclists should be given priority over commercial and private vehicles. Maximum car parking levels allows for provision to be reduced as far as practicable.</p> <p>Car clubs can be effective in reducing car use and parking demand at new residential developments.</p>

### Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
<b>a. Construction</b>	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?		<p><a href="#">London Plan Policy 5.3</a> Sustainable design and construction.</p> <p><a href="#">London Plan Policy 5.18</a> Construction, excavation and demolition waste.</p> <p>The <a href="#">Control of Dust and Emissions During Construction and Demolition SPG</a> (July 2014).</p> <p>Housing SPG Standard 34 on environmental performance.</p>	<p>Construction sites can have a negative impact on an area and can be perceived to be unsafe. Construction activity can cause disturbance and stress, which can have an adverse effect on physical and mental health.</p> <p>Mechanisms should be put in place to control hours of construction, vehicle movements and pollution.</p> <p>Community engagement before and during construction can help alleviate fears and concerns.</p>
<b>b. Air quality</b>	Does the proposal minimise air pollution caused by traffic and energy facilities?		<p><a href="#">London Plan Policy 7.14</a> Improving air quality.</p> <p>At least 'air quality neutral' - Housing SPG Standard 33 on air quality.</p> <p><a href="#">London Plan Policy 5.10</a> Urban greening.</p> <p><a href="#">London Plan Policy 5.3</a> Sustainable design and construction.</p>	<p>The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.</p>

### Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
<b>c. Noise</b>	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?		<p><a href="#">London Plan Policy 7.15</a> Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.</p> <p>Limit the transmission of noise to sound sensitive rooms - Housing SPG Standard 30 on noise.</p>	Reducing noise pollution helps improve the quality of urban life.
<b>d. Open space</b>	<p>Does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing spaces?</p> <p>Does the proposal set out how new open space will be managed and maintained?</p>		<p><a href="#">London Plan Policy 7.1</a> Lifetime neighbourhoods.</p> <p><a href="#">London Plan Policy 7.18</a> Protecting open space and addressing deficiency, Table 7.2 Public open space categorisation.</p> <p><a href="#">London Plan Policy 7.19</a> Biodiversity and access to nature.</p> <p>Housing SPG Standards 3 and 4 on communal and public open space.</p>	<p>Access to open space has a positive impact on health and wellbeing. Living close to areas of green space, parks, woodland and other open space can improve physical and mental health regardless of social background.</p> <p>To maintain the quality and usability of open spaces an effective management and maintenance regime should be put in place.</p>

### Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
e. Play space	Does the proposal provide a range of play spaces for children and young people?		<p><a href="#">London Plan Policy 3.6</a> Children and young people’s play and informal recreation facilities.</p> <p><a href="#">Shaping Neighbourhoods: Play and Informal Recreation SPG</a> (Sept 2012) - quantity Benchmark Standard of a minimum of 10 square metres per child regardless of age (4.24) and accessibility to play space Benchmark Standard (Table 4.4).</p> <p>Housing SPG Standard 5 on play space.</p>	<p>Regular participation in physical activity among children and young people is vital for healthy growth and development.</p> <p>The location of play spaces should be accessible by walking and cycling routes that are suitable for children to use.</p>
f. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?		<p><a href="#">London Plan Policy 7.19</a> Biodiversity and access to nature. Table 7.3 - London regional Biodiversity Action Plan habitat targets for 2020.</p> <p>Housing SPG Standard 40 on ecology.</p>	<p>Access to nature and biodiversity contributes to mental health and wellbeing.</p> <p>New development can improve existing, or create new, habitats or use design solutions (green roofs, living walls) to enhance biodiversity.</p>
g. Local food growing	Does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?		<p><a href="#">London Plan Policy 5.10</a> Urban greening.</p> <p><a href="#">London Plan Policy 7.22</a> Land for food.</p> <p><a href="#">London Plan Policy 5.11</a> Green roofs and development site environs.</p>	<p>Providing space for local food growing helps promote more active lifestyles, better diets and social benefits.</p>

### Theme 3: Healthy Environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
<b>h. Flood risk</b>	Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?		<p><a href="#">London Plan Policy 5.3</a> Sustainable design and construction.</p> <p><a href="#">London Plan Policy 5.11</a> Green roofs and development site environs.</p> <p><a href="#">London Plan Policy 5.13</a> Sustainable drainage.</p> <p>Flooding and drainage - Housing SPG Standards 38 and 39.</p>	<p>Flooding can result in risks to physical and mental health. The stress of being flooded and cleaning up can have a significant impact on mental health and wellbeing.</p> <p>It is likely that increasing development densities and building coverage coupled with more frequent extreme weather events will increase urban flood risk.</p>
<b>i. Overheating</b>	Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?		<p><a href="#">London Plan Policy 5.3</a> Sustainable design and construction.</p> <p><a href="#">London Plan Policy 5.9</a> Overheating and cooling.</p> <p><a href="#">London Plan Policy 5.10</a> Urban greening.</p> <p><a href="#">London Plan Policy 5.11</a> Green roofs and development site environs.</p> <p>Overheating - Housing SPG Standards 36.</p>	<p>Climate change with higher average summer temperatures is likely to intensify the urban heat island effect and result in discomfort and excess summer deaths amongst vulnerable people.</p> <p>Urban greening - tree planting, green roofs and walls and soft landscaping can help prevent summer overheating.</p>

## Theme 4: Vibrant Neighbourhoods

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Health services	Has the impact on healthcare services been addressed?		<p><a href="#">London Plan Policy 3.17</a> Health and social care facilities.</p> <p><a href="#">NHS London Healthy Urban Development Unit Planning Contributions Tool</a> (the HUDU Model).</p> <p><a href="#">Social Infrastructure SPG</a> (2015).</p>	Poor access and quality of healthcare services exacerbates ill health, making effective treatment more difficult. The provision of support services and advice on healthy living can prevent ill health.
b. Education	Has the impact on primary, secondary and post-19 education been addressed?		<p><a href="#">London Plan Policy 3.18</a> Education facilities.</p>	Access to a range of primary, secondary and post-19 education improves self-esteem, job opportunities and earning capacity.
c. Access to social infrastructure	<p>Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?</p> <p>Have opportunities for multi-use and the co-location of services been explored?</p>		<p><a href="#">London Plan Policy 3.16</a> Protection and enhancement of social infrastructure.</p> <p><a href="#">London Plan Policy 7.1</a> Lifetime neighbourhoods.</p> <p><a href="#">Social Infrastructure SPG</a> (2015).</p>	<p>Good access to local services is a key element of a lifetime neighbourhood and additional services will be required to support new development. Not doing so will place pressure on existing services.</p> <p>Future social infrastructure requirements are set out in Borough infrastructure plans and developments will be expected to contribute towards additional services and facilities.</p>

## Theme 4: Vibrant Neighbourhoods

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Local employment and healthy workplaces	<p>Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?</p> <p>Does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?</p>		<p><a href="#">London Plan Policy 4.12</a> Improving opportunities for all and <a href="#">London Plan Policy 8.2</a> Planning obligations.</p> <p><a href="#">London Plan Policy 7.1</a> Lifetime neighbourhoods.</p> <p>Workplace environment - <a href="#">BREEAM health and wellbeing credits</a>.</p>	<p>Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Employment can aid recovery from physical and mental illnesses.</p> <p>Creating healthier workplaces can reduce ill health and employee sickness absence.</p>
e. Access to local food shops	<p>Does the proposal provide opportunities for local food shops?</p> <p>Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?</p>		<p><a href="#">London Plan Policy 4.7</a> Retail and town centre development.</p> <p><a href="#">London Plan Policy 4.8</a> Supporting a successful and diverse retail sector.</p> <p><a href="#">London Plan Policy 4.9</a> Small shops.</p> <p><a href="#">London Plan Policy 7.1</a> Lifetime neighbourhoods.</p>	<p>A proliferation of hot food takeaways and other outlets selling fast food can harm the vitality and viability of local centres and undermine attempts to promote the consumption of healthy food, particularly in areas close to schools.</p>



## Theme 4: Vibrant Neighbourhoods

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
f. Public realm	<p>Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?</p> <p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>		<p><a href="#">London Plan Policy 7.1</a> Lifetime neighbourhoods.</p> <p><a href="#">London Plan Policy 7.2</a> An inclusive environment.</p> <p><a href="#">London Plan Policy 7.5</a> Public realm.</p> <p><a href="#">Shaping Neighbourhoods. Accessible London: Achieving and Inclusive Environment SPG</a> (Oct 2014).</p> <p>Housing SPG Standard 10 on active frontages.</p>	<p>The public realm has an important role to play in promoting walking and cycling, activity and social interaction. It also affects people’s sense of place, security and belonging. It is a key component of a lifetime neighbourhood.</p> <p>Shelter, landscaping, street lighting and seating can make spaces attractive and inviting.</p> <p>Implementing inclusive design principles effectively creates an accessible environment, in particular for disabled and older people.</p>

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## **Glossary**

**Amenity** (or residential amenity) – is physical external space which is part of the private home and enjoyed by occupiers of the dwelling. The level of enjoyment is also dependent on a number of factors, including daylight/sunlight, air quality, noise and light pollution and visual quality.

**Biodiversity** – refers to a diverse variety of life (species) in a habitat or ecosystem.

**BREEAM** - Building Research Establishment Environmental Assessment Methodology is a method of assessing, rating and certifying the sustainability of buildings developed by the Building Research Establishment.

**Building Regulations** – are standards that apply to most building work with approval required from Building Control Bodies - either the Local Authority or the private sector as an Approved Inspector.

**Community Infrastructure Levy (CIL)** – is a charge levied on development under the Planning Act 2008 by charging authorities (in London, the boroughs and the Mayor of London) to contribute towards a range of infrastructure, including physical, green and social infrastructure.

**Car club** - is a service that allows its members to hire a car for short-term use enabling members to have the option of using a car from time to time without having to own one.

**Environmental protection** - Unitary and district local authorities are responsible for inspections and enforcement duties under the Environmental Protection Act 1990 regarding pollution prevention and control, noise disturbance and contaminated land.

**Gated developments** - developments that are totally secured from non-residents through the use of controlled access gates.

**Green roof or wall** - a roof or wall that is intentionally covered with vegetation which can help reduce the causes and effects of climate change locally whilst promoting enhanced biodiversity.

**Licensing** - Unitary or district local authorities are responsible for a range of licensing regimes, including alcohol, entertainment and food premises under the Licensing Act 2003, gambling premises under the Gambling Act 2005 and houses in multiple occupation under the Housing Act 2004.

**Lifetime Neighbourhoods** – Lifetime neighbourhoods are places where people are able to live and work in safe, healthy, supportive and inclusive environments with which they are proud to identify. There are numerous design standards and checklists that cover elements of the lifetime neighbourhoods process, including WHO Age Friendly Cities checklist, BREEAM for Communities, and Building for Life.

**Pedestrian** - refers to a person walking on foot, but also includes those using wheelchairs and mobility scooters.

**Planning Obligations (also known as 'Developer Contributions' or 'Section 106 Agreements')** are private agreements made between local authorities and developers under section 106 of the Town and Country Planning Act 1990 (as amended). They can be attached to a planning permission to make development acceptable which would otherwise be unacceptable in planning terms. The land itself, rather than the person or organisation that develops the land, is bound by the agreement. Since the introduction of the Community Infrastructure Levy, agreements are focused on site-specific mitigation.

**Public realm** - the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

**Social exclusion/isolation** - is a term to describe the effect whereby individuals or entire communities of people are excluded or disadvantaged from access to housing, employment, healthcare and civic engagement.

**Sustainable Urban Drainage System (SUDS)** - used to describe the various approaches that can be used to manage surface water drainage in a way that mimics the natural environment.

**Tenure blind residential development** - used to promote integration of different tenures in a single development by designing houses for sale and houses built for affordable or social rent so that they are similar in design and appearance so as to mask the tenures. The conviction is that tenure blind design helps social integration without affecting property prices.

**Traffic calming** - self-enforcing measures designed to encourage driving at speeds appropriate to local conditions, improve the environment and reduce accidents.

**Traffic regulations and highway powers** - Unitary and county authorities are responsible for traffic regulations regarding parking, speed limits and crossings under the Road Traffic Regulation Act 1984 and powers under the Highways Act 1980 to maintain and ensure safe public use of local highways. Developer contributions towards highway improvements can be secured under section 278 of the Highways Act.

**Travel plan** - a plan to manage travel to and from a development site or occupied building, to reduce transport impacts and deliver sustainable transport on an on-going basis.

NHS London Healthy Urban Development Unit

[www.healthyurbandevelopment.nhs.uk](http://www.healthyurbandevelopment.nhs.uk)

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**APPENDIX 3:**  
**PUBLIC HEALTH ENGLAND: HOUNSLOW HEALTH PROFILE**  
**2019**



Public Health  
England



## Hounslow

Published on 03/03/2020

Area type: Unitary authority  
Region: London

# Local Authority Health Profile 2019

This profile gives a picture of people's health in Hounslow. It is designed to act as a 'conversation starter', to help local government and health services understand their community's needs, so that they can work together to improve people's health and reduce health inequalities.

Visit <https://fingertips.phe.org.uk/profile/health-profiles> for more area profiles, more information and interactive maps and tools.

## Health in summary

The health of people in Hounslow is varied compared with the England average. About 13.8% (7,610) children live in low income families. Life expectancy for women is higher than the England average.

## Health inequalities

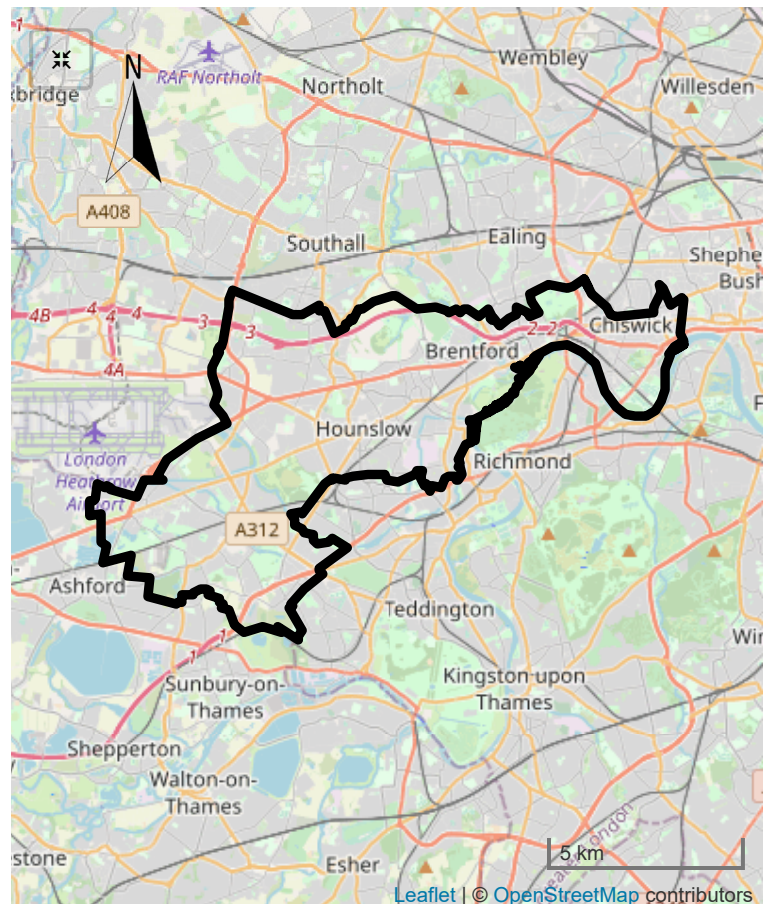
Life expectancy is 5.1 years lower for men and 5.7 years lower for women in the most deprived areas of Hounslow than in the least deprived areas.

## Child health

In Year 6, 24.3% (809) of children are classified as obese, worse than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 18\*, better than the average for England. This represents 12 admissions per year. Levels of teenage pregnancy, GCSE attainment (average attainment 8 score) and smoking in pregnancy are better than the England average.

## Adult health

The rate for alcohol-related harm hospital admissions is 707\*, worse than the average for England. This represents 1,619 admissions per year. The rate for self-harm hospital admissions is 113\*, better than the average for England. This represents 305 admissions per year. Estimated levels of smoking prevalence (in routine and manual occupations) are better than the England average. The rate of hip fractures in older people (aged 65+) is better than the England average. The rates of new sexually transmitted infections and new cases of tuberculosis are worse than the England average. The rates of statutory homelessness, excess



winter deaths and under 75 mortality rate from cancer are better than the England average. The rates of violent crime (hospital admissions for violence) and under 75 mortality rate from cardiovascular diseases are worse than the England average.

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Local authority displayed with full resolution clipped boundary

\* rate per 100,000 population

## Health summary for Hounslow

### Key

Significance compared to goal / England average:

Significantly worse	Significantly lower	↑ Increasing / Getting worse	↑ Increasing / Getting better
Not significantly different	Significantly higher	↓ Decreasing / Getting worse	↓ Decreasing / Getting better
Significantly better	Significance not tested	↑ Increasing	↓ Decreasing
		↑ Increasing (not significant)	↓ Decreasing (not significant)
		– Could not be calculated	→ No significant change

### Life expectancy and causes of death

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
1 Life expectancy at birth (male)	All ages	2016 - 18	n/a	80.0	80.7	79.6	↑
2 Life expectancy at birth (female)	All ages	2016 - 18	n/a	83.8	84.5	83.2	↓
3 Under 75 mortality rate from all causes	<75 yrs	2016 - 18	1754	318.7	303.3	330.5	↓
4 Mortality rate from all cardiovascular diseases	<75 yrs	2016 - 18	423	79.9	70.5	71.7	↓
5 Mortality rate from cancer	<75 yrs	2016 - 18	603	114.9	120.1	132.3	↑
6 Suicide rate	10+ yrs	2016 - 18	69	10.4	8.11	9.64	↓

### Injuries and ill health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
7 Killed and seriously injured (KSI) rate on England's roads	All ages	2016 - 18	314	38.9	39.5 \$	42.6 \$	–
8 Emergency hospital admission rate for intentional self-harm	All ages	2018/19	305	113.0	83.4	193.4	↓
9 Emergency hospital admission rate for hip fractures	65+ yrs	2018/19	145	473.2	485.3	558.4	↓
10 Percentage of cancer diagnosed at early stage	All ages	2017	349	52.6	52.7	52.2	↑
11 Estimated diabetes diagnosis rate	17+ yrs	2018	n/a	84.1	71.4	78.0	↑
12 Estimated dementia diagnosis rate	65+ yrs	2019	1364	70.0 *	72.6 *	68.7 *	↑

### Behavioural risk factors

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
13 Hospital admission rate for alcohol-specific conditions	<18 yrs	2016/17 - 18/19	35	18.2	16.5	31.6	↓
14 Hospital admission rate for alcohol-related conditions	All ages	2018/19	1619	706.9	556.5	663.7	↑
15 Smoking prevalence in adults	18+ yrs	2018	28680	13.9	13.9	14.4	↑
16 Percentage of physically active adults	19+ yrs	2017/18	n/a	63.0	66.4	66.3	↑
17 Percentage of adults classified as overweight or obese	18+ yrs	2017/18	n/a	60.4	55.9	62.0	↑

### Child health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
18 Teenage conception rate	<18 yrs	2017	54	13.3	16.4	17.8	↓
19 Percentage of smoking during pregnancy	All ages	2018/19	169	6.04	4.81 \$	10.6	↑
20 Percentage of breastfeeding initiation	All ages	2016/17	728	- ~	- ~	74.5	=
21 Infant mortality rate	<1 yr	2016 - 18	51	4.09	3.30	3.93	↓
22 Year 6: Prevalence of obesity (including severe obesity)	10-11 yrs	2018/19	809	24.3	23.2	20.2	↑

### Inequalities

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
23 Deprivation score (IMD 2015)	All ages	2015	n/a	22.5	-	21.8	=
24 Smoking prevalence in adults in routine and manual occupations	18-64 yrs	2018	n/a	14.4	23.6	25.4	↓

### Wider determinants of health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
25 Percentage of children in low income families	<16 yrs	2016	7610	13.8	18.8	17.0	↓
26 Average GCSE attainment (average attainment 8 score)	15-16 yrs	2018/19	131178	50.5	50.0	46.9	↑
27 Percentage of people in employment	16-64 yrs	2018/19	136000	74.8	74.2	75.6	↓
28 Statutory homelessness rate - eligible homeless people not in priority need	Not applicable	2017/18	14	0.13	0.98	0.79	↓
29 Violent crime - hospital admission rate for violence (including sexual violence)	All ages	2016/17 - 18/19	565	67.3	46.2	44.9	↑

### Health protection

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
30 Excess winter deaths index	All ages	Aug 2017 - Jul 2018	47	9.29	27.1	30.1	↓
31 New STI diagnoses rate (exc chlamydia aged <25)	15-64 yrs	2018	1707	939.4	1713	850.6	↑
32 TB incidence rate	All ages	2016 - 18	279	34.5	21.9	9.19	↓

For full details on each indicator, see the [definitions tab of the Local Authority Health Profiles online tool](#).

For a full list of profiles produced by Public Health England, see the fingertips website: <https://fingertips.phe.org.uk/>

### Indicator value types

1,2 Life expectancy - years 3,4,5 Directly age-standardised rate per 100,000 population aged under 75 6 Directly age-standardised rate per 100,000 population aged 10 and over 7 Crude rate per 100,000 population 8 Directly age-standardised rate per 100,000 population 9 Directly age-standardised rate per 100,000 population aged 65 and over 10 Proportion - % of cancers diagnosed at stage 1 or 2 11 Proportion - % recorded diagnosis of diabetes as a proportion of the estimated number with diabetes 12 Proportion - % recorded diagnosis of dementia as a proportion of the estimated number with dementia 13 Crude rate per 100,000 population aged under 18 14 Directly age-standardised rate per 100,000 population 15,16,17 Proportion 18 Crude rate per 1,000 females aged 15 to 17 19,20 Proportion 21 Crude rate per 1,000 live births 22 Proportion 23 Index of Multiple Deprivation (IMD) 2015 score 24 Proportion 25,26 Slope index of inequality 27 Proportion 28 Mean average across 8 qualifications 29 Proportion 30 Crude rate per 1,000 households 31 Directly age-standardised rate per 100,000 population 32 Ratio of excess winter deaths to average of non-winter deaths 33 Crude rate per 100,000 population aged 15 to 64 (excluding Chlamydia) 34 Crude rate per 100,000 population

*	Value compared to a goal (see below)
~	Value not published for data quality reasons
\$	Aggregated from all known lower geography values

### Thresholds for indicators that are compared against a goal

Indicator Name	Green	Amber	Red
12 Estimated dementia diagnosis rate (aged 65 and over)	>= 66.7% (significantly)	similar to 66.7%	< 66.7% (significantly)

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