



# FORMER NESTLE FACTORY, HAYES

HEALTH IMPACT ASSESSMENT

MAY 2017

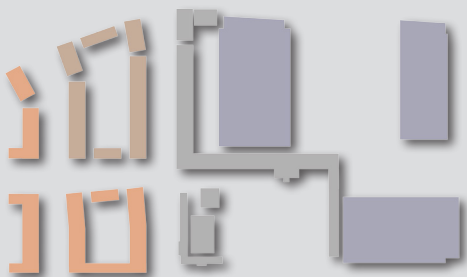
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This document sets out the findings of an assessment of the potential health effects of the proposed development.



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# Former Nestlé Factory, Hayes

## Health Impact Assessment

May 2017

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### Health Impact Assessment

Prepared on behalf of SEGRO PLC and  
BDW Trading Limited (Barratt London)

Project Ref:	24552/A5/HIA	
Status:	Draft	Final
Issue/Rev:	01	02
Date:	February 2017	May 2017
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## 1 EXECUTIVE SUMMARY

- 1.1 The importance of healthy communities is a theme running through National, London and local planning policy. The requirement for a Health Impact Assessment (HIA) to accompany the planning application for the proposed redevelopment of the Former Nestlé Factory in Hayes, West London, comes from the London Plan<sup>i</sup>.
- 1.2 The proposed redevelopment comprises a full planning application for demolition of some buildings on the site, and construction of 1,381 residential dwellings, office, retail, community and leisure uses, 22,663sqm (GEA) of commercial floorspace, as well associated works including access, parking, landscaping and public realm.
- 1.3 The assessment has been undertaken using the London Health Urban Development Unit (HUDU) Healthy Urban Planning Checklist<sup>ii</sup> and the HUDU Rapid Health Impact Assessment Tool<sup>iii</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.
- 1.4 As shown in the assessment in Chapter 4, the proposed development was found to have a positive health effect in relation to the majority of the key health themes. The proposed development has been designed to provide a high quality, attractive and healthy environment for future residents and users.
- 1.5 As part of the design of the scheme particular attention has been given to creating a balanced, mixed-use community which meets local housing need and provides employment opportunities. In addition, the development promotes active and sustainable travel, including attractive and safe cycling and pedestrian facilities that connect to the wider area. The proposals also include large areas of open space and a 'Trim Trail', and the design team have incorporated multi-use open space throughout the public and private areas which will provide a range of beneficial health effects.

## 2 INTRODUCTION

- 2.1 This HIA has been prepared on behalf of Barratt London and SEGRO (the 'Applicants') to accompany a planning application to the London Borough of Hillingdon (LBH) for a mixed used development on land at the Former Nestlé Factory in Hayes.
- 2.2 The HIA seeks to identify and assess the potential health effects of the proposed development and provide recommendations that maximise health gains and remove or mitigate potential adverse impacts on health.
- 2.3 The structure of the HIA is set out in the table below.

Chapter	Content
Chapter 1	Executive Summary.
Chapter 2	Summary of the site & development, the requirement for HIA and a summary of relevant planning policy.
Chapter 3	Outlines the assessment methodology.
Chapter 4	Health Impact Assessment
Chapter 5	Provides the conclusions of the HIA and sets out recommendations to enhance the beneficial effects and reduce any potential adverse health effects identified.

### Site Description

- 2.4 The site is located in the south east of the LBH, approximately 4.13km to the north east of Heathrow Airport. As shown in Appendix 1, North Hyde Gardens and Nestles Avenue, form the eastern and southern boundaries while the Grand Union Canal forms the northern boundary of the site along with the Great Western Railway Line. Industrial buildings are located to the north, east and west of site and residential areas are located to the south. The topography of the site is generally flat, between 25-35m Above Ordnance Datum (AOD).
- 2.5 The A312 (North Hyde Road) is located approximately 140m to the south of the site and the M4 motorway is approximately 1km to the south of the site (closest to Junction 3). Hayes town centre is located approximately 1km to the north. A small river (the River Crane) is situated approximately 200m to the east of the site and flows north to south, ultimately discharging into the River Thames located 10km to the southwest of the site at its closest point.

## Proposed Development

2.6 The proposals are shown on the masterplan in Appendix 2 and comprise:

*Full planning permission for the part-demolition of existing factory buildings, associated structures and redevelopment to provide 1,381 dwellings (Use Class C3), office, retail, community and leisure uses (Use Classes A1/A3/A4/B1/B8/D1/D2) 22,663 sqm (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis), amenity and playspace, allotments, landscaping, access, service yards, associated car parking and other engineering works.*

2.7 A decentralised energy centre is proposed within the residential part of the development, and the maximum building height will be up to ground floor plus 10 storeys.

## Requirement for HIA

2.8 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<sup>iv</sup>. A summary of the relevant planning policy relating to health is set out below.

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

2.9 The NPPF identifies key principles in relation to health that local planning authorities should consider. In particular Chapter 8 of the NPPF 'Promoting Healthy Communities' states that:

- *Development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital;*
- *the healthcare infrastructure implications of any relevant proposed local development have been considered;*
- *opportunities for healthy lifestyles have been considered (e.g. planning for an environment*
- *that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces, green infrastructure and opportunities for play, sport and recreation);*
- *potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals; and*
- *access to the whole community by all sections of the community, whether able-bodied or disabled, has been promoted.*



### London Plan<sup>vi</sup>

- 2.10 Policy 3.2 of the London Plan 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 proposed development exceeds these thresholds.

### LBH Local Plan Part 1<sup>vii</sup>

- 2.11 The LBH Local Plan Part 1, which sets out the strategic policies for the borough, was adopted in November 2012 and health is a core theme running through the plan. Paragraph 1.2 of the Introduction to the local plan states that:

*"The Hillingdon Local Plan ... focuses on three key components that together make up Hillingdon now and in the future: People, Place and Prosperity. Emerging from these three components are the six priority themes of the Sustainable Community Strategy, i.e. improving health and wellbeing; strong and active communities; protecting and enhancing the environment; making Hillingdon safer; a thriving economy; and improving aspiration through education and learning"*

### 3 ASSESSMENT METHODOLOGY

- 3.1 The assessment has been based on the London Health Urban Development Unit (HUDU) Healthy Urban Planning Checklist<sup>viii</sup> which has been used to screen the health impacts of the proposed development. The HUDU Rapid Health Impact Assessment Tool<sup>ix</sup> has then been used to undertake the main assessment of health effects.
- 3.2 Consultation to seek to agree the scope of the assessment with LBH has been undertaken (letter dated 18<sup>th</sup> January 2017 and attached at Appendix 3). No response was received and as the assessment has been undertaken in accordance with best practice guidance it is reasonable to assume that LBH will agree with the approach followed.
- 3.3 A preliminary assessment was undertaken during preparation of the planning application documents. Initial conclusions and recommendations for enhancing positive health outcomes and minimising adverse health effects were communicated to the client and design team. The assessment was then finalised upon receipt of the final Design and Access Statement to be submitted in support of the planning application.

#### HUDU Healthy Urban Planning Checklist

- 3.4 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 has been created with input from the six east London Growth Boroughs (Barking and Dagenham, Greenwich, Hackney, Newham, Tower Hamlets and Waltham Forest). In this assessment, the checklist has been used as a desktop assessment to screen the health impacts of the proposed development.
- 3.5 The HUDU checklist is divided into four main themes:
1. Healthy housing;
  2. Active travel;
  3. Healthy environment; and
  4. Vibrant neighbourhoods.
- 3.6 Each theme contains a number of questions focused on a planning issue and a number of related health and wellbeing issues as set out in the table below. The checklist has been used as a screening exercise to inform the more detailed Rapid Health Impact Assessment and is included at Appendix 4. To avoid repetition, full details on how the development responds to

the themes in the checklist is provided in Chapter 4 as part of the Rapid Health Impact Assessment.

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

3.7 The checklist (see Appendix 4) and the Rapid HIA have been completed using professional judgement and information from the following planning application documents:

- Arboricultural Assessment;
- Acoustics and Vibration Reports;
- Affordable Housing Statement and Viability Assessment;

- Air Quality Assessment;
- Archaeological Desk Based Assessment;
- Aviation Report;
- Construction Management Plans;
- Daylight and Sunlight Assessment;
- Demolition Reports;
- Design and Access Statement;
- Ecological Reports;
- Economic Statement;
- Equalities Impact Assessment;
- Energy Statements;
- Flood Risk/Drainage Assessments;
- Health Impact Assessment;
- Heritage Assessment;
- Land Contamination Assessments;
- Lighting & CCTV Reports;
- Site Waste Management Plan;
- Statement of Community Involvement;
- Sustainability Statements (including Overheating Reports);
- Structural Survey and Conditions Report;
- Townscape and Visual Impact Assessment;
- Transport Assessment;
- Travel Plans;
- Utilities Assessments;
- Ventilation & Extraction Report; and
- Wind Assessment.

### The HUDU Rapid Health Impact Assessment Tool

- 3.8 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 4.
- 3.9 The assessment matrix (see Chapter 4) identifies eleven topics of broad determinants:
- Housing quality and design;
  - Access to healthcare 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 lifetime neighbourhoods;
- Minimising the use of resources; and
- Climate change.

3.10 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 proposed development. Where an impact has been identified recommendations to mitigate an adverse impact or enhance a beneficial impact are included where possible. Chapter 5 includes a high-level summary of effects and identified mitigation and enhancement measures.

#### Health and Wellbeing in Homes

3.11 In addition to the use of the HUDU checklist and impact assessment tool, a review of the UK Green Building Council Health and Wellbeing in Homes<sup>x</sup> document has been undertaken. The document provides advice in relation to building and neighbourhood design features which can enhance the health and wellbeing of residents and recognises that design and quality of a home and neighbourhoods is a key contributor to the health and wellbeing. The document highlights that it is vital to consider all three aspects of health and wellbeing equally – mental, social and physical. The key findings of the report have helped to inform the consideration of the potential health effects of the proposed development.

## 4 RAPID HIA

4.1 The tables below set out the potential health and wellbeing impacts associated with the proposed development during the construction and operational phases. As set out in the Assessment Methodology section in Chapter 3, the tables have been adapted from the HUDU Rapid Health Impact Assessment Tool<sup>(xi)</sup>.

### 1. Housing Quality and Design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes ✓ No N/A	The development has been designed to make the former factory site into a neighbourhood of exceptional quality and unique identity. In light of this the proposal seeks to meet Building Regulations Requirement M4 (2).	Positive ✓ 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?	Yes ✓ No N/A	The objective of the redevelopment proposals is to create a new community with an appropriate and successful mix of uses and therefore has sought, from the outset to ensure the delivery of homes for the needs of the whole community including providing 139 wheelchair accessible units.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes ✓ No N/A	Yes, as above, the design of the development has sought to create an inclusive development and 1,242 of the residential units have been designed to be adaptable.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes ✓ No N/A	The historical use of the site as a former chocolate and coffee factory which contains locally listed buildings and key areas of green space, such as Wallis Gardens, has been a key consideration in the design of the development. The orientation of the new residential and industrial buildings has been designed to meet appropriate standards while the retained buildings will be restored appropriately.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes ✓ No N/A	Yes, the apartments will range in size from 1 to 3 bedrooms and will include affordable housing.  An appropriate range and mix of residential accommodation is proposed in light of the location, high-density, and tenure mix of the proposals.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes ✓ No N/A	The new build elements of the development will be highly energy efficient. The refurbished retained buildings will also include energy efficiency measures as appropriate.  The energy efficient measures to be included in the development comprise, among others: <ul style="list-style-type: none"> <li>• Insulation in walls, floors and roofs;</li> <li>• All common area lighting will have automatic controls with occupancy and daylight sensors;</li> <li>• Any white goods that are supplied (fridges, freezers, washer dryers and dishwashers) will be models that are "best practice" for energy consumption; and</li> <li>• Mechanical ventilation systems with heat recovery will be installed in every apartment and the systems used will exceed Energy Savings Trust "best practice" guidelines.</li> </ul>	Positive ✓ Negative Neutral Uncertain	N/A

## 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 No N/A ✓	The site comprises redundant factory buildings and after the closure of the factory there has been no public access or social use of the site. The redevelopment will open up the site and provide, housing, employment opportunities, community space, and open spaces.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal assess the impact on healthcare services?	Yes No ✓ N/A	Any effects on healthcare would be mitigated through payment of Community Infrastructure Levy (CIL)	Positive Negative ✓ Neutral Uncertain	<b>Recommended Enhancement Action:</b> Applicant to liaise with LBH to ensure that LBH use any CIL receipts to provide the necessary health care facilities pursuant to its Regulation 123 Infrastructure List <sup>1</sup> .
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes No ✓ N/A	As set out above. No healthcare facilities will be lost as a result of the proposed development. Any effects on healthcare would be mitigated through payment of CIL.	Positive Negative ✓ Neutral Uncertain	See above.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Yes No ✓ N/A	Any effects on education and other facilities would be mitigated through the payment of CIL.  Community facilities such as a nursery and workshop space will be provided as part of the development within the restored Canteen building.  There was no public access or public social use of the site during the operation of factory, and following its closure the factory and grounds have been fenced off to prevent any public access.	Positive Negative ✓ Neutral Uncertain	<b>Recommended Enhancement Action:</b> Applicant to liaise with LBH to ensure that LBH use any CIL receipts to provide the necessary health care facilities pursuant to its Regulation 123 Infrastructure List.

<sup>1</sup> Regulation 123 is the requirement for a published list of infrastructure projects or types of infrastructure that the Local Planning Authority intends will be, or may be, wholly or partly funded by CIL, those infrastructure projects or types of infrastructure.



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal explore opportunities for shared community use and co-location of services?	Yes ✓ No N/A	A key aim of the Greater London Authority's masterplan for the site identified that the development should create a mixed use scheme which would play a role in the emerging regeneration of the local area in terms of community. As part of that plan the development has evolved to include community uses that will benefit the new and existing communities including nursery, gym, allotments, play spaces, and community workspace.	Positive ✓ Negative Neutral Uncertain	N/A

### 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?	Yes ✓ No N/A	There was no previous public access or social use of the site. The new development provides: <b>Wallis Gardens:</b> a trophy public space retained as part of the redevelopment; <b>Canal Frontage,</b> the Canal edge which will be transformed into an active and accessible public space, including landscaping and seating, linked to the other public spaces of the masterplan by the 'Trim Trail'; also with the possibility of new moorings; <b>Canal Square,</b> at the North end of Canal St, Canal Square forms a new destination public space on the Canal; linking to a series of public spaces along the Canal and the railway; <b>Coffee Park</b> - The railway edge is a linear green space connecting the two new streets of the development to Canal Square. It contains allotments and a 200m running track as part of the 'Trim Trail'.	Positive ✓ Negative Neutral Uncertain	N/A
In areas of deficiency, does the proposal provide new	Yes ✓ No	In total, over 3 hectares of open space will be provided within the development. In addition to the open spaces set out above the development includes green roofs, balconies, podium spaces, Sandow	Positive ✓ Negative	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
open or natural space, or improve access to existing spaces?	N/A	Square, and street trees. The development also provides a 'Trim Trail' which goes around the entire site.	Neutral Uncertain	
Does the proposal provide a range of play spaces for children and young people?	Yes ✓ No N/A	Play areas have been integrated into development and include Sandow Square (which will be a new public space with a variety of functions and uses such as markets and pop-up events) Milk Street Garden, Wallis Gardens, and Coffee Park.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide links between open and natural spaces and the public realm?	Yes ✓ No N/A	Yes. The proposals have been designed around a generous public realm provision and in total more than 3 hectares of green spaces are provided.	Positive ✓ Negative Neutral Uncertain	N/A
Are the open and natural spaces welcoming and safe and accessible for all?	Yes ✓ No N/A	The public spaces at ground levels are accessible for all including the 'Trim Trail'. The communal garden at podium level, will be accessible to future residents of the development.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal set out how new open space will be managed and maintained?	Yes ✓ No N/A	A dedicated management team will be charged with maintenance, landscaping and security of the estate.	Positive ✓ Negative Neutral Uncertain	N/A

#### 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	Assessments of air quality and noise and vibration have been submitted with the planning application within which measures to mitigate the effects of construction on the local environment for existing residents have been identified. These measures include the preparation of a Construction Management Plan (CMP) which include measures to control dust and noise. The CMP will stipulate working hours. In addition, it is anticipated that the contractor will join the	Positive ✓ Negative Neutral Uncertain	<u>Mitigation Measure:</u> CMP 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
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes ✓ No N/A	<p>Considerate Constructors Scheme which commits contractors to good practice above the legal minimum requirements.</p> <p>LBH has declared an Air Quality Management Area (AQMA) which covers the entire Borough and has been declared for exceedances of standards for nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>).</p> <p>An Air Quality Assessment has been undertaken and submitted within the Environmental Statement accompanying the planning application. The assessment has identified the potential impact of traffic and the proposed CHP as well as air quality effects during the construction phase.</p> <p>During the construction phase, a number of mitigation measures are proposed to reduce effects on air quality (mainly from dust) to negligible.</p> <p>The assessment has found that CHP and traffic emissions are not considered to be significant.</p>	<p>Positive ✓ Negative Neutral Uncertain</p>	<p><u>Mitigation Measure:</u> CMP to be secured by a planning condition and implemented throughout the construction phase.</p>
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes ✓ No N/A	<p>A noise impact assessment has been undertaken in order to understand the effects the proposed development may have on the local noise environment.</p> <p>An assessment of road and train traffic noise from the development identified that noise levels for existing residents will not require specific mitigation measures.</p> <p>Activities from the service yards of the proposed industrial units are not expected to give rise to a significant impact at existing residences.</p>	<p>Positive ✓ Negative Neutral Uncertain</p>	<p><u>Mitigation Measure:</u> Appropriate conditions will be attached to the planning permission to ensure suitable noise levels from plant associated with the commercial / industrial buildings.</p>

## 5. Accessibility and Active Travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes ✓ No N/A	Ensuring accessibility throughout the development was considered within the design evolution and has been reflected in the scheme layout. The careful consideration of the parking proposals has maximized permeability. In addition, a 'Trim Trail' wraps around the entire site and is of a length guaranteed to provide a good workout and encourage healthy living.	Positive ✓ Negative Neutral Uncertain	Recommended <u>Enhancement Action:</u>  Travel Plans have been prepared for the commercial and residential elements of the development The residential Travel Plan welcome pack could include a section on safe walking routes to local parks and green spaces to encourage physical and mental wellbeing.
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes ✓ No N/A	The development includes approximately 2,000 cycle parking spaces and cycle links to surrounding country parks have been considered as part of the proposals.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes ✓ No N/A	As above, cycle links to surrounding country parks have been considered as part of the proposals.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes ✓ No N/A	Traffic calming is included in two routes that cross Sandow Square and the parking plan limits the visual impact of vehicular traffic on the streetscape. The majority of parking is concealed at ground level.	Positive Negative Neutral ✓ Uncertain	N/A
Is the proposal well connected to public transport, local services and facilities?	Yes ✓ No N/A	Yes, the site has a Public Transport Accessibility Level (PTAL) of 3 (good), which allows easy access to a range of local services and facilities. The site is situated approximately 600m	Positive ✓ Negative Neutral	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		from Hayes and Harlington station (currently being upgraded in association with Crossrail which is due to be completed by 2018). On completion of the Crossrail works the site will have a PTAL range up to 4, on the cusp of 5. There are also a number of bus stops with closest being 500m away on North Hyde Road. Framework Travel Plans have been prepared to accompany the planning application, which aims to create sustainable travel choices for users of the proposed development.	Uncertain	
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes ✓ No N/A	Travel Plans have been prepared for the residential and commercial aspects of the development with the primary aim of minimising single occupancy car travel. The proposed measures to achieve this include providing information to future users and residents of the development about alternative means of travel, ensuring sufficient cycle parking, and providing clear and convenient cycle and pedestrian access to the site.	Positive ✓ Negative Neutral Uncertain	<u>Mitigation Measure:</u> The success of the Travel Plans should be monitored against clearly defined targets.  If the targets are not being met then measures will be reviewed and amended to step up the effectiveness of the measures. Such measures would need to be agreed with LBH's Travel Plan Officer.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes ✓ No N/A	An Access Statement has been prepared to accompany the planning application which explains how the development has taken into account inclusive design principles for residents, staff and visitors. The key access provisions included comprise: <ul style="list-style-type: none"> <li>• Accessible routes to all connections with local pedestrian routes and public transport;</li> <li>• Inclusion of accessible vehicle, mobility scooter and cycle parking;</li> </ul>	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<ul style="list-style-type: none"> <li>Access to all parts of the buildings; 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 London plan policy and to meet Building Regulation requirements for wheelchair user dwellings.</li> </ul> <p>In addition, the development includes 138 adaptable parking spaces and 26 Blue Badge spaces.</p>		

## 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?	Yes ✓ 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 estate can move freely without risk of injury.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes ✓ No N/A	Consideration has also been given to the design of public areas to ensure that: <ul style="list-style-type: none"> <li>they are overlooked by occupied premises;</li> <li>the layout removes the risks posed by concealed entrances;</li> <li>the development is secured;</li> <li>comprehensive management measures are installed to ensure road and public routes are carefully monitored; and</li> <li>highway design and the layout of footpaths ensure that the risk to injury to road users is reduced to a minimum.</li> </ul>	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include attractive, multi-use public spaces and buildings?	Yes ✓ No N/A	Sandow Square will be a public multi use space and is expected to include play spaces and a Trim Trail. Further to this, Wallis Gardens will be a key open space with directly adjacent uses including a café, gym, trim trail, nursery, and workspaces. Within the buildings, the Canteen Block will	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Has engagement and consultation been carried out with the local community?	Yes ✓ No N/A	include community workspace.  The planning application follows a number of workshops discussions with the LBH, the Greater London Authority, Historic England and public consultations. The consultation events comprised: <ul style="list-style-type: none"> <li>• Community Open Day 18<sup>th</sup> Jun 2016;</li> <li>• Workshop Canal &amp; Public Realm 1<sup>st</sup> Sep 2016;</li> <li>• Public Exhibition 24<sup>th</sup> Nov 2016; and</li> <li>• Public Exhibition 29<sup>th</sup> and 30<sup>th</sup> Dec 2016.</li> </ul>	Positive ✓ Negative Neutral Uncertain	N/A

## 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 ✓ No N/A	The proposed development includes allotments within Coffee Park.  Sandow Square has the flexibility to accommodate events such as pop-up markets.	Positive ✓ Negative Neutral Uncertain	<u>Recommended Mitigation Action:</u>  Provide residents with a welcome pack that includes details of local Farmers' Markets. The welcome pack could also include details on applying for an allotment.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes ✓ No N/A	Yes, space for a range of commercial uses (Use Classes A1/A3/A4/B1/B1c/B2/B8/D1/D2) will be provided as part of the proposed development.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local	Yes ✓ No N/A	The proposed development will provide a range of commercial uses however hot food takeaway (A5) is not currently proposed.	Positive Negative Neutral ✓ Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
area?				

### 8. Access to Work and Training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes ✓ No N/A	According to the Economics Benefit Statement prepared to accompany the planning application the proposed development could sustain an average of 347 jobs per month over a seven-year construction phase.  Employment opportunities will also be provided at the operational phase from the proposed range of commercial uses and proposed job numbers could range from 490 to 664, depending on the final scheme mix.	Positive ✓ Negative Neutral Uncertain	<u>N/A</u>
Does the proposal provide childcare facilities?	Yes ✓ No N/A	A new nursery is to be provided in the restored Canteen building.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include managed and affordable workspace for local businesses?	Yes ✓ No N/A	The proposed development includes commercial floorspace for a range of uses. Community workspaces are proposed in the restored canteen building which will be available for rent to local enterprises encouraging entrepreneurship among existing and future residents.	Positive ✓ Negative Neutral Uncertain	<u>N/A</u>
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes ✓ No N/A	At this stage the nature of any future uses of the commercial spaces is unknown and opportunities for local people cannot be guaranteed however it would be expected that there would be some local employment as a result of the development.	Positive Negative Neutral Uncertain ✓	<u>N/A</u>



### 9. Social Cohesion and Lifetime Neighbourhoods

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?	Yes ✓ No N/A	The objective of the development was to create an appropriate and successful mix of uses within a combination of old and new built form; making strong connections with the surrounding community, both physically and in with its history and identity.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include a mix of uses and a range of community facilities?	Yes ✓ No N/A	The proposed development includes circa 2,700 square metres (sqm) of space for commercial/community uses which could include a potential nursery, community centre, gym, café, etc.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide opportunities for the voluntary and community sectors?	Yes ✓ No N/A	As above, the proposed development includes circa 2,700 sqm of space for commercial/community uses which could include a potential nursery, community centre, gym, café, etc.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal address the six key components of Lifetime Neighbourhoods?	Yes No ✓ N/A	The development does not specifically address the six key lifetime neighbourhood requirements however as the proposals are of high quality design it is expected that these components will be addressed.	Positive 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?	Yes ✓ No N/A	Yes, the proposed development is located on previously developed land.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal encourage	Yes ✓	A Site Waste Management Plan (SWMP) has been prepared and	Positive ✓	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
recycling (including building materials)?	No N/A	will be submitted with the planning application. In terms of waste, the priority in the SWMP is waste prevention, followed by reuse on-site, efficient recycling, recovery and disposal as a last resort. Recycling facilities will be provided as part of the development in line with LBH requirements.	Negative Neutral Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	Yes ✓ No N/A	A Sustainable Design and Construction Statement has been prepared and will be submitted with the planning application. The Statement sets out how the proposed development meets the planning policy requirements related to sustainable development.	Positive ✓ Negative Neutral Uncertain	N/A

## 11. Climate Change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes ✓ No N/A	The design of the development has taken into account the Mayor of London's Climate Change Adaptation and Climate Change Mitigation and Energy strategies; and an Energy Statement has been prepared for the development. The Energy Statement identified that a wide range of efficiency measures plus the community heating system with substantial CHP unit that have been incorporated within the design of the development will achieve significant reductions in emissions compared to the regulatory baseline. It has also been established that, on a scheme such as this, the only feasible renewable energy systems would be roof mounted photovoltaic panels.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and	Yes ✓ No N/A	The Energy Statement includes an assessment of the development with regard to temperatures and ventilation. Specifically: <ul style="list-style-type: none"> <li>The windows within the development will be designed to have operable areas which will ensure that for dwellings without</li> </ul>	Positive Negative Neutral ✓ Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
landscaping?		<p>cross ventilation the natural ventilation rate will be at least 4 air changes per hour (ach), and for dwellings with cross ventilation the rate will be 6ach. This natural ventilation will provide the principal summer cooling mechanism.</p> <ul style="list-style-type: none"> <li>The development, by adopting biodiverse roofs on all the apartment buildings, and providing extensive undercroft parking, will serve to locally reduce the urban heat island effect compared to the existing site which has conventional roofs and extensive hard-standings; and</li> <li>In the case of the proposed development there is limited scope for achieving any benefit through orientation as the building locations and alignments are defined by the site and the retained façades, but the careful design of the new façades and the optimal window sizes, recessed balconies and deep reveals provide a worthwhile degree of external shading over the windows.</li> </ul>		
Does the proposal maintain or enhance biodiversity?	Yes ✓ No N/A	<p>The site is dominated by buildings and hardstanding along with areas of grassland and amenity planting, there are also mature and semi-mature trees across the site. The grass and amenity planting is considered be of low ecological value and the trees, which will be retained are of moderate value. The development has sought to improve the currently limited biodiversity of this site by the provision of open spaces, green roofs, tree planting, and bat roosting opportunities.</p> <p>The landscape strategy includes a series of existing open spaces such as Wallis Gardens but also creates new open spaces stitched together with a series of trails. The site is dominated by an open and accessible to all public realm made of gardens, streets, canal-side walks as well as courts and squares linked by strong tree planting avenues and animated playable landscapes.</p>	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal incorporate sustainable urban drainage techniques?	Yes ✓ No N/A	<p>The surface water drainage strategy has been designed in accordance with London Plan Policy 5.13 (Sustainable Drainage). It is proposed to retain the existing broad drainage strategy for the site, effectively splitting the drainage catchment, with the northern half of the site draining to the</p>	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Grand Union Canal and the southern half to the existing Thames Water surface water sewer system. Sustainable Drainage Solutions have been considered in the design process and the following measures have been included: permeable paving (with a tanked system) as infiltration is not possible, and green roofs within the new build areas.		

## 5 CONCLUSIONS

- 5.1 An assessment of the potential health effects of the proposed development has been undertaken. The HUDU Healthy Urban Planning Checklist has been completed (see Appendix 4) which has helped focus the assessment of effects (set out in Chapter 4) using the HUDU Rapid Health Impact Assessment Tool.
- 5.2 The performance of the proposed development has been assessed against 11 key health themes:
- Housing quality and design;
  - 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 lifetime neighbourhoods;
  - Minimising the use of resources; and
  - Climate change.
- 5.3 As shown in the assessment in Chapter 4, the proposed development was found to have a positive health effect in relation to the majority of the key health themes. The proposed development has been designed to provide a high quality, attractive and healthy environment for future residents and users.
- 5.4 As part of the design of the scheme particular attention has been given to creating a balanced, mixed-use community which meets local housing need and provides employment opportunities. In addition, the development promotes active and sustainable travel, including attractive and safe cycling and pedestrian facilities that connect to the wider area. The proposals also include large areas of open space and the design team have incorporated multi-use open space throughout the public and private areas which will provide a range of beneficial health effects.
- 5.5 The table below sets out potential mitigation and enhancements measures that have been identified.

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>In relation to potential effects of the proposed development on education, health and other community facilities, LBH to ensure that CIL receipts are used to provide the necessary community facilities pursuant to its Regulation 123 Infrastructure List.</li> </ul>
Access to open space and nature	<ul style="list-style-type: none"> <li>No mitigation or enhancement measures considered necessary.</li> </ul>
Air quality, noise and neighboured amenity	<ul style="list-style-type: none"> <li>Construction Management Plan to be secured by condition to ensure effective control of noise and air quality emissions during the construction stage;</li> <li>Planning conditions to be attached to the permission to ensure plant such as heating and cooling units operate to acceptable standards, on completion of the development.</li> </ul>
Accessibility and active travel	<ul style="list-style-type: none"> <li>In relation to encouraging active travel, The Travel Plans or Residents' Welcome Pack could also include a section on safe walking routes to local parks and green spaces to encourage physical and mental wellbeing;</li> <li>Monitoring of the Travel Plans to ensure its effectiveness and where measures are not proving successful, review of the proposals.</li> </ul>
Crime reduction and community safety	<ul style="list-style-type: none"> <li>No mitigation or enhancement measures considered necessary.</li> </ul>
Access to healthy food	<ul style="list-style-type: none"> <li>In relation to access to healthy foods, the Residents' Welcome Pack could include details of local Farmers Markets. The welcome pack could also include details on applying for an allotment.</li> </ul>
Access to work and training	Commit to sourcing construction work force from the local area where possible.
Social cohesion and lifetime neighbourhoods	<ul style="list-style-type: none"> <li>No mitigation or enhancement measures considered necessary.</li> </ul>
Minimising the use of resources and	<ul style="list-style-type: none"> <li>No mitigation or enhancement measures considered necessary.</li> </ul>
Climate change.	<ul style="list-style-type: none"> <li>No mitigation or enhancement measures considered necessary.</li> </ul>

## REFERENCES

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- <sup>i</sup> Greater London Authority, (2016); *The London Plan The Spatial Development Strategy for London Consolidated with Alterations Since 2011*
- <sup>ii</sup> London Health Urban Development Unit (June 2015) Healthy Urban Planning Checklist Second Edition.
- <sup>iii</sup> London Health Urban Development Unit (June 2015) Rapid Health Impact Assessment Tool Second Edition.
- <sup>iv</sup> Greater London Authority, (2016); *The London Plan The Spatial Development Strategy for London Consolidated with Alterations Since 2011*
- <sup>v</sup> CLG (March 2012) *National Planning Policy Framework*
- <sup>vi</sup> Greater London Authority (2016); *The London Plan The Spatial Development Strategy for London Consolidated with Alterations Since 2011*
- <sup>vii</sup> London Borough of Hillingdon, Local Plan Part 1 (November 2102) <https://www.hillingdon.gov.uk/article/24461/Local-Plan-Part-1---Strategic-policies>
- <sup>viii</sup> London Health Urban Development Unit (June 2015) Healthy Urban Planning Checklist Second Edition.
- <sup>ix</sup> London Health Urban Development Unit (June 2015) Rapid Health Impact Assessment Tool Second Edition.
- <sup>x</sup> UK Green Building Council (July 2016) Health and Wellbeing in Homes.
- <sup>xi</sup> London Health Urban Development Unit (June 2015) Rapid Health Impact Assessment Tool Second Edition.

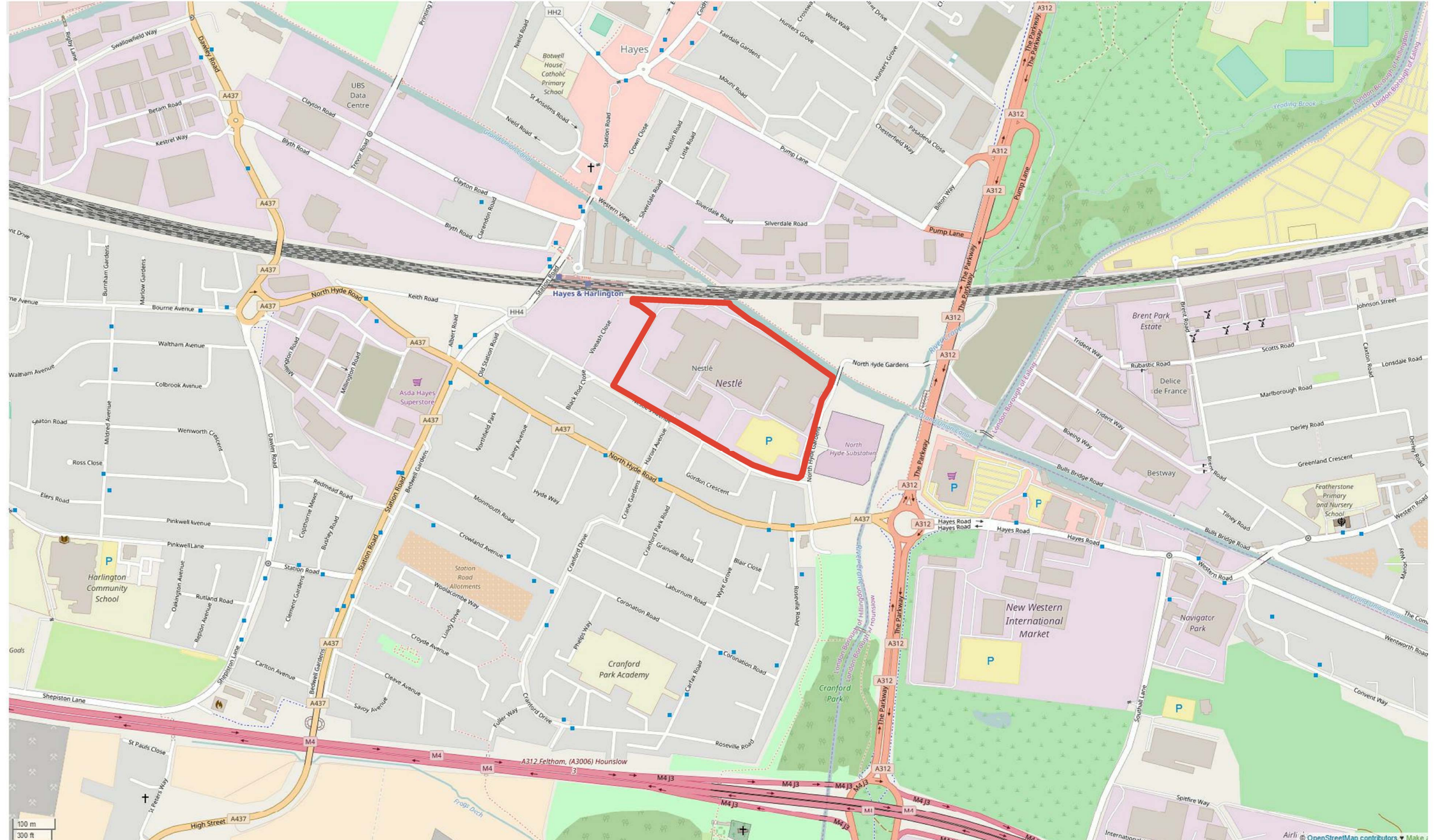
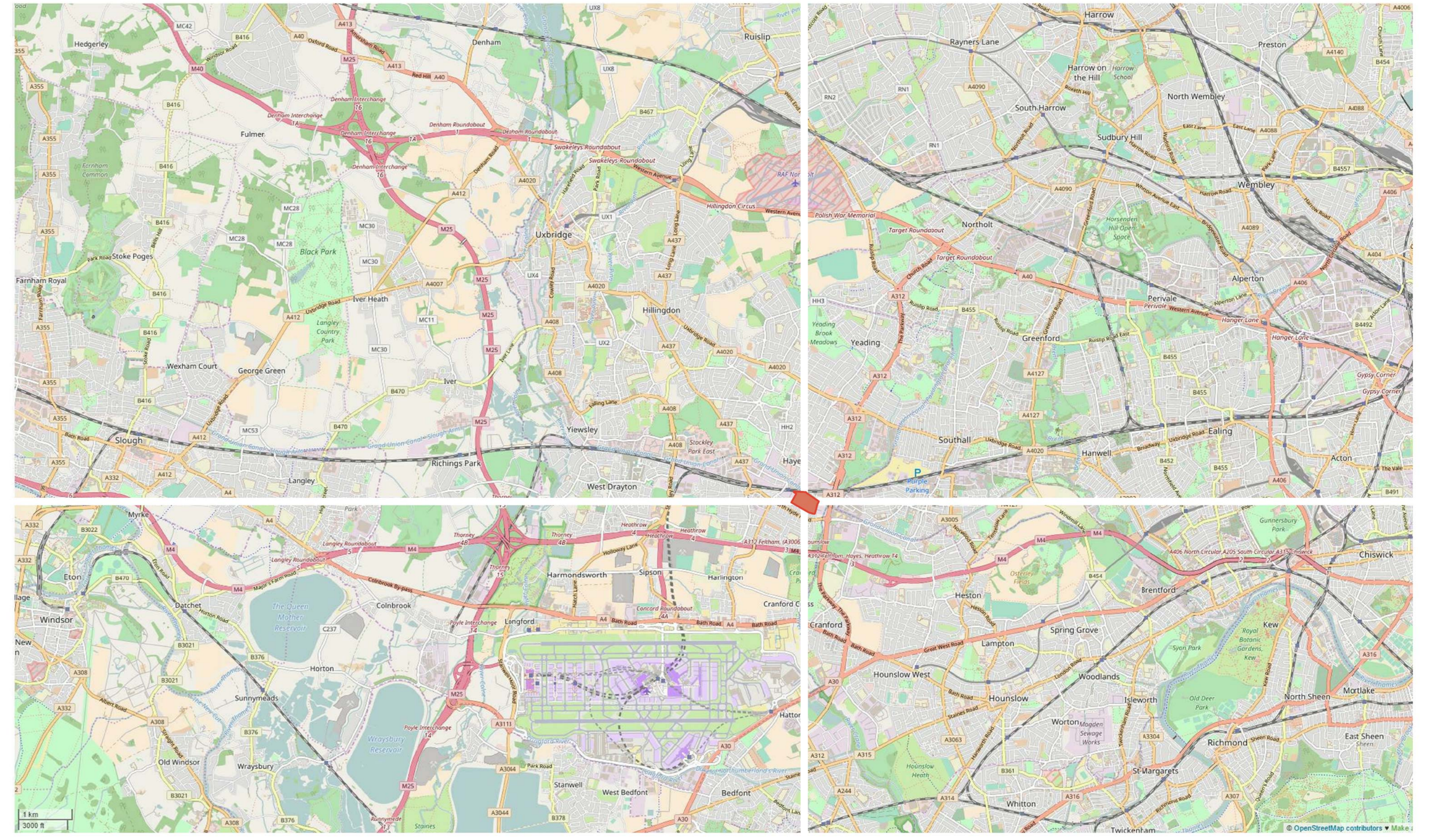
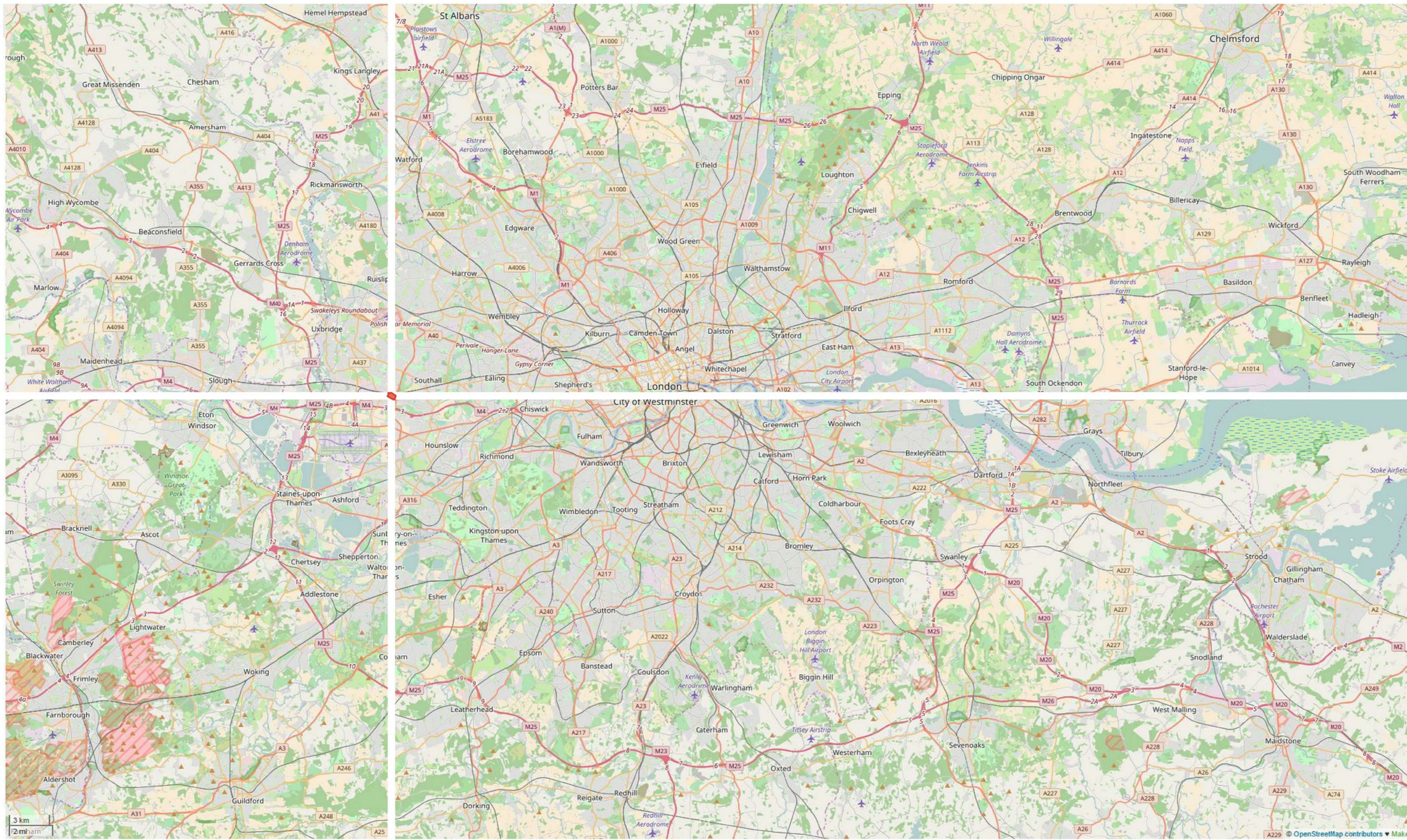




## APPENDIX 1

### SITE LOCATION PLAN







## APPENDIX 2

### MASTERPLAN









## **APPENDIX 3**

### **SCOPING LETTER TO LBH**



Matt Kolaszewski  
Principal Planning Officer  
Planning Department  
London Borough of Hillingdon  
Civic Centre  
High Street  
Uxbridge  
Middlesex, UB8 1UW

Our Ref: 24552/A5/MM

19<sup>th</sup> January 2017

Dear Matt,

**FORMER NESTLE FACTORY, HAYES, HILLINGDON**

**PROPOSED HEALTH IMPACT ASSESSMENT**

We write to seek agreement with you on our proposed approach and scope for the preparation of a Health Impact Assessment (HIA) we are preparing on behalf of Barratt London and Segro Plc, to support the planning application for development at the Former Nestle Factory in Hayes.

We have reviewed the requirements set out in the London Plan (March 2015) and London Borough of Hillingdon (LBH) Local Plan Part 1 – Strategic Policies (2014)) and note that healthy communities is a theme running throughout planning policy.

For a mixed-use development of this nature (1,382 residential dwellings, retail and commercial uses, 22,600 square metres of commercial floorspace, community facilities, amenity and place space, landscape, access and parking) we consider a desk based assessment to be appropriate to satisfy the policy requirements. We propose to base the HIA on the London Healthy Urban Development Unit (HUDU) rapid HIA tool (June 2015). We would also draw on the Healthy Urban Planning Checklist (June 2015) which has been created by HUDU, along with the six east London Growth Boroughs (including LBH) and Groundwork London. We do not consider that consultation will be necessary as part of the HIA.

We will assume you are content with this approach unless you notify us otherwise. If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely



**Mary Mescall**  
Associate Environmental Planner



## APPENDIX 4

### HUDU HEALTHY URBAN PLANNING CHECKLIST



## Appendix 4: Healthy Urban Planning Checklist

The checklist has been used as a screening exercise to inform the more detailed 'Rapid Health Impact Assessment Tool'. Details on how the development responds to the key questions is provided in Chapter 4 of the main HIA report.

Issue	Key Questions
<b>Theme 1: Healthy Housing</b>	
A. Healthy Design	Does the proposal meet all the standards for daylight, sound, insulation, private space and accessible and adaptable dwellings?
B. Accessible Housing	Does the proposal provide accessible homes for older or disabled people?
C. Healthy Living	Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate living and kitchen spaces?
D. Housing mix and affordability	Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming? Does the proposal provide affordable, family sized homes?
<b>Theme 2: Active Travel</b>	
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?
B. Safety	Does the proposal include traffic management and calming measures and a safe and well- lit pedestrian and cycle crossing routes?
C. Connectivity	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?
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 developments and car clubs?
<b>Theme 3: Healthy Environment</b>	
A. Construction	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?
B. Air Quality	Does the proposal minimise air pollution cause by traffic and energy facilities?
C. Noise	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?
D. Open Space	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 space? Does the proposal set out how new open space will be managed and maintained?
E. Play Space	Does the proposal provide a range of play spaces for children and young people?
F. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?
G. Local Food Growing	Does the proposal provide opportunities for food growing, for example allotments, private and community gardens and green roofs?

Issue	Key Questions
H. Flood Risk	Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?
I. Overheating	Does the design of buildings and spaces avoid internal and external overheating, through the use of passive cooling techniques and urban greening?
<b>Theme 4: Vibrant Neighbourhoods</b>	
A. Health Services	Has the impact on healthcare services been addressed?
B. Education	Has the impact on primary, secondary and post-19 education been addressed?
C. Access to Social Infrastructure	Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?
	Have opportunities for multi-use and the co-location of services been explored?
D. Local Employment and Healthy Workplaces	Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?
	Does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?
E. Access to Local Food Shops	Does the proposal provide opportunities for local food shops?
	Does the proposal avoid an overconcentration or clustering of hot food takeaways in the local area?
F. Public Realm	Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?
	Does the proposal allow people with mobility problems or a disability to access buildings and places?





