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# Canteen Building and Block H, Former Nestlé Factory, Hayes

Health Impact Assessment

April 2023

**Canteen Building and Block H,  
Former Nestle Factory,  
Hayes**

**Health Impact Assessment**

**Prepared on behalf of BDW Trading Limited (Barratt London)**

Project Ref:	33302/A5/HIA	
Status:	Draft	Final
Issue/Rev:	01	02
Date:	May 2022	April 2023
Prepared by:	NS	NS
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## EXECUTIVE SUMMARY

### Introduction

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 residential-led development on the Canteen Building and Block H of the Former Nestlé Factory site in Hayes, West London, comes from the London Plan<sup>i</sup>. The Application Site is located within the administrative boundary of the London Borough of Hillingdon (LBH).

### The Proposed Development

The proposed development, of which this HIA will assess, comprises the Canteen Building and Block H of the Former Nestle Factory, in Hayes. It comprises the partial demolition and redevelopment of the former canteen building to provide a new healthcare facility (Class E(e)), nursery (Class E(f)) and residential buildings (Block H) (Class C3) with a commercial unit at ground floor (Class E), including associated landscaping, access, car parking and other engineering works. The proposed development provides 6 additional units to the 35 units already consented within Block H under the operational consent (planning ref: 1331/APP/2021/751).

### The Assessment

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.

The proposed development has been designed to provide a high quality, attractive and healthy environment for future residents and users. 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.

The proposed development responds to the wider regeneration of the area, the strategic and emerging local planning policy context and increase in public transport accessibility from the upgrades to be made to Hayes and Harlington Station due to the introduction of the Crossrail service.

The proposed development will provide residential units in addition to the operational consent for



Block H, as well as being a part of the wider masterplan. The approved development will assist in the promotion of active and sustainable travel, including attractive and safe cycling and pedestrian facilities that connect to the wider area. The wider site also includes 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.

The assessment provided in Chapter 5 of the HIA has assessed the performance of the proposed development against the 11 key health themes identified within the HUDU Health Urban Planning Checklist. The assessment identified that the regeneration of Former Nestle Factory will have positive or neutral health effects for all of the 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.

### Mitigation or Enhancement Action

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>• At a detailed design stage, shading should be considered in order to achieve compliance with TM59 for overheating. Additionally, it may be required to reduce solar gains such as reducing the glazing area. These measures can be secured through a planning condition.</li> </ul>
Access to healthcare services and other social infrastructure	<ul style="list-style-type: none"> <li>• No mitigation or enhancement measures considered necessary.</li> </ul>
Access to open space and nature	<ul style="list-style-type: none"> <li>• No mitigation or enhancement measures considered necessary due to the wider site which can deliver the required open and natural spaces for the proposed development.</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 proposed development.</li> </ul>

<b>Health Theme</b>	<b>Recommended Mitigation or Enhancement Action</b>
Accessibility and active travel	<ul style="list-style-type: none"> <li>In relation to encouraging active travel, the Travel Plans or Residents' Welcome Pack 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	<ul style="list-style-type: none"> <li>No mitigation or enhancement measures considered necessary.</li> </ul>
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>

# 1 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared by Barton Willmore, now Stantec, on behalf of BDW Trading Ltd (Barratt London) (the Applicant) to accompany a planning application to the London Borough of Hillingdon (LBH) for a residential-led development on the Canteen Building and Block H, at the Former Nestlé Factory in Hayes, west London ('the Application Site').
- 1.2 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.
- 1.3 The structure of the HIA is set out in the table below.

**Table 1: Structure of the HIA**

Chapter	Content
Executive Summary	Summary of the HIA.
Chapter 1	Describes the Application Site context and description and provides the description of 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 the ward of Pinkwell.
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 Application Site (see Appendix 1) is located within LBH, approximately 4km northeast of Heathrow Airport. The wider site comprises four parcels located on land that falls within the red line boundary of the extant planning permission (ref. 1331/APP/2017/1883) granted for the redevelopment of the Former Nestlé Factory as shown at Appendix 2 ("the wider site"). The Application Site is entirely in the Applicant's ownership.
- 1.5 The Application Site is Block H and the Canteen Building of the wider site. Block H and the Canteen Building is 0.34ha and is located towards the south east of the wider site, set back from Nestles Avenue. The four parcels (B, C, D, E) that form the wider site for the Development are located to the north and west of the wider site, their location within the

wider site is shown at Appendix 2.

- 1.6 Beyond the wider site boundary, the Grand Union Canal is located approximately 25m north of Parcel F3/F4, with the Tow Path (Public Right of Way (PRoW)) located on the northern bank. The Great Western Railway Line is located approximately 20m north from Parcel B. Industrial buildings are located to the north, east and west of the wider site boundary and residential areas are located to the south.
- 1.7 The A312 (North Hyde Road) is located approximately 150m to the south of Parcel C and the M4 motorway is approximately 990m to the south of Parcel C (closest to Junction 3). Hayes town centre is located approximately 1km to the north. A small river (the River Crane) is situated approximately 420m to the east of the wider site and flows north to south, ultimately discharging into the River Thames located 10km to the south west of the Application Site at its closest point.

### **Site Description**

- 1.8 The Application Site is approximately 0.34ha hectares (ha) in total area.
- 1.9 In 2012, Nestlé announced the planned closure of operations on the wider site and the transfer of the whole of its UK coffee operation, including manufacturing, filling and packing to Tutbury in Derbyshire. Manufacturing on the Nestlé site finished in late 2014. SEGRO purchased the factory site from Nestlé in early 2015 and leased back the factory to Nestlé, so that it could undertake decommissioning until October 2015. In total, 10 buildings were located within the wider site boundary, the majority of which were connected via a large central factory building through passageways and infill structures.
- 1.10 Following the approval of the planning application for the redevelopment of the wider site, subsequent planning conditions have been discharged for the demolition phase of the approved scheme. The Applicant has commenced with the demolition and construction work across the wider site following the discharge of the June 2019 planning conditions. Since June 2019, much of the wider site has been built out and is now occupied with residents.

### **Proposed Development**

- 1.11 The proposals are shown at Appendix 1 and comprise:

*"Partial demolition and redevelopment of the former canteen building to provide a new healthcare facility (Class E(e)), nursery (Class E(f)) and residential buildings (Block H) (Class C3) with a commercial unit at ground floor (Class E),*

*including associated landscaping, access, car parking and other engineering works.”*

1.12 The proposed development comprises the following:

- A Healthcare Facility (Use Class E): 2,233 square metres (sqm) Gross External Area (GEA)
- A Nursey (Class E): 559sqm (GEA);
- Block H:
  - 252sqm (GEA) (Class E);
  - The proposed development is providing an additional 6 units to Block H from the 35 units which comprise the operational consent (planning ref: 1331/APP/2021/751), which is a Section 73 application from the wider site masterplan; and
  - Two of the six additional residential units are affordable housing units whilst four will be private sales.

1.13 The maximum building height will be up to 21.5m Above Ordnance Datum (AOD). The canteen element of Parcel H at its tallest point (including plant) will be 11.5m AOD, with the main parapet being 9.6m AOD above ground level. Block H will be a 6-storey building.

## 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 proposed development on health at the request of LBH. The relevant planning policy relating to health is summarised hereafter.

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

- 2.3 The revised NPPF published in July 2021 identifies the key principles in relation to health that local planning authorities should consider. In particular Chapter 8 of the revised NPPF 'Promoting healthy and safe communities' states that decisions should aim to achieve the following key features to a healthy and safe community:

1. *"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;*
2. *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
3. *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 2021

- 2.4 Policy GG3: Creating a healthy city of the London Plan states that to improve health and reduce health inequalities, those involved in planning and development must:

*"assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative*

*impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments."*

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

- 2.5 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 throughout 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"*

- 2.6 Part 2 of the LBH Local Plan, adopted in January 2020 does not make specific policy references to Health Impact Assessments, however, does outline policy objectives which contribute to the health and wellbeing of local people. Including policies on housing design and standards, outdoor amenity space, contamination remediation, safeguarding recreational, leisure, and community facilities, and new community infrastructure.

### 3 ASSESSMENT METHODOLOGY

- 3.1 As mentioned within Chapter 2, the requirement for a HIA in support of the planning application for the redevelopment of the Canteen Building and Block H at the Former Nestlé Factory in Hayes is stated within the London Plan. The assessment has been based on the London Health Urban Development Unit (HUDU) Healthy Urban Planning Checklist which has been used to screen the health impacts of the proposed development. The HUDU Rapid Health Impact Assessment Tool has then been used to undertake the main assessment of health effects.
- 3.2 This HIA assesses the Canteen Building and Block H of the wider site. Available baseline information for new and existing residents of the redeveloped site will be incorporated into the HIA where available.

#### **Baseline Conditions**

- 3.3 This HIA includes a high-level assessment of the baseline conditions within LBH and specifically the ward of Pinkwell<sup>1</sup>, where the Application Site is located.
- 3.4 Chapter 4 considers the baseline conditions at 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 latest report for LBH (Appendix 4), Chapter 4 provides a summary of the latest health profile at Borough level.
- 3.5 The baseline conditions also consider the health profile at ward level. LBH provides profiles of each ward within LBH that includes details on population, age structure, religion, housing tenure and economic activity. Therefore, Chapter 4 summarises the key findings of LBH's ward profile of Pinkwell (Appendix 4).
- 3.6 Baseline conditions in respect of deprivation levels have been informed through reference to the Indices of Deprivation 2019<sup>vi</sup>. Specifically, the Index of Multiple Deprivation (IMD) component of the Indices provides a measure of deprivation, relative to other areas across the whole of England. The IMD is published for geographical statistical units called Lower Super Output Areas (LSOAs). LSOAs are smaller than wards and there are 161 LSOAs located within LBH. Consideration is given to the level of deprivation within the surrounding area of the Application Site in terms of 'overall deprivation' ranking and each of the seven 'domains' of deprivation:

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<sup>1</sup> Where information has not been available for Pinkwell, the previous ward name of Botwell has been used for baseline conditions following a change in the Hillingdon ward boundaries in 2019.



- Income;
- Employment;
- Health Deprivation and Disability;
- Education, Skills and Training;
- Barriers to housing and services;
- Crime and Disorder; and
- The Living Environment.

#### Healthcare Infrastructure Audit

- 3.7 An audit of existing healthcare infrastructure and the capacity that is available within the existing healthcare facilities within the surrounding area of the Application Site is provided within Chapter 4. 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>vii</sup> which provide total patient list size for individual GP practices and the number of full time equivalent (FTE) GPs at each practice as of February 2023. The location data relating to each Practice has been sourced from NHS Business Services<sup>viii</sup>. Assessment has been conducted by comparing the GP to patient ratios of local practices with the Healthy Urban Development Unit (HUDU) standard of 1 GP to 1,800 patients to determine under- or over-capacity.
- 3.8 The number of dental practices within proximity of the Application Site is also investigated and those practices accepting new patients. 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, analysis has been drawn as to availability of new patient registrations for both private and NHS patients via the NHS 'service-search' website<sup>ix</sup>. They are all located within 1km of the Application Site.

#### Health Impact Assessment

- 3.9 The assessment has been based on the London HUDU Healthy Urban Planning Checklist which has been used to screen the health impacts of the proposed development. The HUDU Rapid HIA Tool has then been used to undertake the main assessment of health effects.
- 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. In this assessment, the checklist has been used as a desktop assessment to screen the health impacts of the proposed 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 the table below. The checklist has been used as a screening exercise to inform the more detailed Rapid HIA and is included at Appendix 5. To avoid repetition, full details on how the proposed development responds to the themes in the checklist is provided in Chapter 5 as part of the Rapid HIA.

**Table 2: 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> </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</li> </ul>

Theme	Planning Issue	Health and Wellbeing Issue
	<ul style="list-style-type: none"> <li>Overheating</li> </ul>	disease and obesity <ul style="list-style-type: none"> <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 5) and the Rapid HIA have been completed using professional judgement and information from the following planning application documents:

- Arboricultural Impact Assessment and Tree Survey
- Affordable Housing Statement / Viability
- Air Quality Assessment
- Archaeological Desk Based Assessment
- Construction Management Plan
- CIL Form
- Daylight and Sunlight
- Demolition Report
- DAS
- Detail Drawings
- Ecological Appraisal
- Economic Statement
- Equalities Impact Assessment
- Energy Statement
- Flood Risk / Drainage Assessment
- Health Impact Assessment
- Heritage Statement
- Land Contamination Assessment
- Lighting & CCTV report
- Noise and Vibration Report
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement Note

- Sustainability Statement (including Overheating Report)
- TVIA
- Transport Assessment
- Travel Plans
- Utilities Assessments
- Ventilation and Extraction Report
- Wind 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 5.

3.16 The assessment matrix (see Chapter 5) 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.

3.17 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 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.

## 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 Pinkwell. As discussed in the methodology, where information has not been available for Pinkwell, baseline conditions for Botwell has been used to represent the Application Site.

### Health conditions in LBH

- 4.2 PHE publish annual health profiles for Local Authorities across England (Appendix 4). It should be noted that data used for the LBH baseline assessment is from PHE Local Authority Health Profiles for LBH, which includes data up to 2021. However, the most up to date Local Authority Health Profile report (Appendix 4) is for 2019 and was published in March 2020.
- 4.3 Generally, the health profile for LBH is better than the England average. In 2019, the population of LBH was approximately 306,000. The largest proportion of the population in LBH are aged between 30 and 39. Male life expectancy at birth in LBH for 2018 to 2020 was 79.7 years and for females, life expectancy is higher at 83.7 years. For both males and females, these figures are higher than England's average of 79.4 years and 83.1 years, respectively. Between the most and least deprived areas of LBH, life expectancy varies by 6.8 years for men and 5.2 years for women.
- 4.4 The under 75 mortality rates for men and women together within LBH for all causes (including cardiovascular and cancer) is approximately 330.3 per 100,000 which is '*significantly better*' than England's average of approximately 336.5 per 100,000. LBH's suicide rate between 2018 and 2020 was 10.2 deaths per 100,000 population, which is not '*significantly different*', but slightly worse than England's average (10.4 deaths per 100,000 population).

### Adult Health

- 4.5 PHE estimated that in 2019/20, 65.3% of the adults within LBH carry excess weight, which is '*significantly worse*' than England's average of 62.8%. In addition, 61.0% of adults aged 19 years and above have been recorded as physically active within LBH which is '*significantly worse*' than England's average of 66.4%. The rate of alcohol-related harm hospital stays is 645 per 100,000 of the population within LBH, which equates to 1,683 stays per year which is a better rate than England's average. The smoking levels of the adults within LBH in 2019 was identified as 11.8% of the adult population which is lower than England's average of 13.9%.
- 4.6 The rate of self-harm hospital stays within LBH is 90.7 stays per 100,000 better than England's

average. Rates of sexually transmitted infections, TB and violent crime are worse than England's average. However, rates of statutory homelessness, excess winter deaths and early deaths from cancer are better than England's average.

### Child Health

- 4.7 Child health within LBH is comparable to England's average; 21.3% of children aged 10-11 in 2019/20 in LBH were identified as obese, which is '*slightly worse*' than England's average of 21%. Between 2018-2020, it was identified that the infant mortality rate within LBH was 3.2%, which is better than England's average of 3.9%. The alcohol-specific admissions to hospital for under 18s between 2017/18 and 2019/20 within LBH was 18.2 per 100,000 population, compared to England's average of 30.6 per 100,000 population.

### Summary

- 4.8 A review of the Health Profile for the LBH, available from Public Health England<sup>x</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.

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

Recorded Health Features for LBH	Comparison to Benchmark (London)	Comparison to Benchmark (England)	Recent Trend
Life expectancy at birth (Male)	Worse	Marginally Better	Could not be calculated
Life expectancy at birth (Female)	Worse	Better	Could not be calculated
Under 75 mortality rate from all causes	Worse	Better	Could not be calculated
Under 75 mortality rate from all cardiovascular diseases	Worse		Could not be calculated
Under 75 mortality rate from cancer	Worse	Better	Could not be calculated
Suicide rate	Better		Could not be calculated
Emergency Hospital Admissions for Intentional Self-Harm	Worse	Better	Could not be calculated
Hip fractures in people aged 65 and over	Better		Could not be calculated
Percentage of cancers diagnosed at stages 1 and 2	N/A	Worse	No significant change
Estimated diabetes diagnosis rate	Better		Could not be calculated
Estimated dementia diagnosis rate (aged 65 and over)	Worse		No significant change
Admission episodes for alcohol-specific conditions – Under 18s	Worse	Better	Could not be calculated
Smoking Prevalence in adults (18+) – current smokers	Better		Could not be calculated
Percentage of physically active adults	Worse		Could not be calculated

Recorded Health Features for LBH	Comparison to Benchmark (London)	Comparison to Benchmark (England)	Recent Trend
Percentage of adults (aged 18+) classified as overweight or obese	Worse		Could not be calculated
Under 18s conception rate/1,000	Marginally Worse	Better	No significant change
Smoking status at time of delivery	Worse	Better	No significant change
Breastfeeding initiation	N/A	Better	Increasing & Getting better
Infant mortality rate	Marginally Better	Better	Could not be calculated
Year 6: Prevalence of obesity (including severe obesity)	Better	Marginally Worse	No significant change
Deprivation score (IMD 2015)	N/A	Better	Could not be calculated
Smoking Prevalence in adults in routine and manual occupations (18-64)-current smokers	Better		Could not be calculated
Inequality in life expectancy at birth (Male)	Better		Could not be calculated
Inequality in life expectancy at birth (Female)	Better		Could not be calculated
Children in low-income families (under 16s)	Better		Decreasing & Getting Better
Average Attainment 8 score	Better		Could not be calculated
Percentage of people aged 16-64 in employment	Better		No significant change
Statutory homelessness – Eligible homeless people not in priority need	Better		Increasing & Getting worse
Violent crime – hospital admissions including sexual violence)	Better	Worse	Could not be calculated
Excess winter deaths index	Better		Could not be calculated
New STI diagnoses (exc chlamydia aged <25/100,000	Better	Worse	Decreasing & Getting better
TB incidence (three-year average)	Worse		Could not be calculated

- 4.9 The review above identified that the list of recorded health features of LBH are varied in comparison to London and the whole of England.

### Health Conditions in Pinkwell Ward

- 4.10 As mentioned previously, the Application Site is located within the electoral ward of Pinkwell. The population of Botwell in 2018 was 18,384, with the largest age group as the 30-34 group, which is a similar demographic to LBH and Greater London where the majority of the population is within the 30-34 age group. Of the Botwell population in 2011, 60.2% were identified as Black and Minority Ethnic and 6.2% of Botwell's population could not speak English well or at all. The lifetime expectancy at birth for both men and women recorded between 2015 and 2019 were 76.9 and 80.4 years respectively, which are both '*significantly worse*' than England's average of 79.7 and 83.2 years respectively.

### Adult Health

- 4.11 In 2018, within the Botwell ward, 15.3% of households were identified to be in fuel poverty, worse than England's average. In addition, 31.7% pensioners live alone within the ward, which is similar to England's average of 31.5%. Emergency hospital admissions for all causes within Botwell ward (including for Coronary Heart Disease, stroke, Myocardial infarction, Chronic obstructive pulmonary disease) between 2015/16 to 2019/20 was '*significantly worse*' than England's average. The number of hospital admissions and stays that were alcohol related recorded between 2013/14 to 2017/18 was '*significantly worse*' than England's average. From the LBH Botwell Ward Profile<sup>xi</sup> it was identified that within 2017/18, 6.4% of the population within Botwell were unemployed, which is significantly higher than England's average of 4.4%. The long-term unemployment in Botwell ward is 3.6%, which is also worse than the figure for England.

### Child Health

- 4.12 Of the population within Botwell ward, 25.5% of year 6 children were obese which is '*significantly worse*' than both the LBH and England's average, which is 21.3% and 21% respectively. Within Botwell, 57.9% of children achieved GCSE's (5A\* - C inc. English and Maths) in 2013/14, which is lower than LBH's average at 62.1%, but higher than England's average of 56.6%. The proportion of children aged 15 who regularly smoke within the ward in 2014 was 3%, which is lower than both LBH's (5.3%) and England's average (5.4%).

### Deprivation Levels

- 4.13 According to the Indices of Deprivation (2019)<sup>xii</sup>, LBH is ranked 13 out of the 33 London Boroughs (including the City of London) and 151 out of all 317 (with 1 being the most deprived) for the most deprived local authority in England<sup>xiii</sup>. Within LBH, there are pockets of considerable deprivation. The Application Site is located within one Lower Super Output Area (LSOA); Hillingdon 030A, bounded by Hillingdon 027E, Hillingdon 027F and Hillingdon 027B to the north, Hounslow 005C to the east, Hillingdon 030E, Hillingdon 032D and Hillingdon 030C to the south and Hillingdon 027B to the east, as shown at Appendix 6. Hillingdon 030A, which the Application Site is located within was ranked at 11,705 out of 32,844 LSOAs in England for their Index of Multiple Deprivation (IMD)<sup>xiv</sup> score, thus amongst the 30% most deprived neighbourhoods in the country. The surrounding LSOAs to Hillingdon 030A vary in their deprivation levels; Hillingdon 027F to the north and Hounslow 005C to the west of Hillingdon 030A have lower IMD scores, placing them amongst the 40% most deprived neighbourhoods in England, as shown in Appendix 6.
- 4.14 The Application Site falls within 10% of the most deprived neighbourhoods in England for the



barriers to housing and services domain which measures the physical and financial accessibility of housing and local services in the area. In addition, the neighbourhood within which the Application Site is located in falls was ranked amongst the 20% most deprived neighbourhoods in England for the crime domain, which indicates that there is a high risk of personal and material victimisation in the surrounding area. Specifically, the health deprivation domain measures the risk of premature death and the impairment of quality of life through poor physical or mental health.

### Healthcare Infrastructure Audit

- 4.15 There are currently three GP Practices operating within 1km of the Application Site. The Healthy Urban Development Unit (HUDU) sets a standard of 1 GP per 1,800 patients against which the existing GP to patient ratios of local Practices can be assessed. Data acquired from the NHS General and Personal Medical Services Statistics for February 2023 provides patient list size and number of full time equivalent (FTE) GPs at each Practice. Table 4 indicates that all three GP Practices are currently operating above the standard GP to patient ratio of 1 GP per 1,800 population and are therefore over capacity.

**Table 4: GP Practices as of February 2023**

No	Name	Postcode	Patients	GP	Ratio
1	North Hyde Road Surgery	UB3 4NS	7,196	3.24	1:2,221
2	Hayes Medical Centre	UB3 4NA	18,274	2	1:9,137
3	HESA Medical Centre	UB3 4DD	20,638	5.51	1:3,746

Source: NHS Digital (February 2023) General and Personal Medical Services

- 4.16 A study of local dentist provision also identifies three dental practices within 5km of the Application Site: Dr. Y. Nanavati & Dr. T. Mirza, Hayes Dental Clinic and 130 Dental Care. As of April 2023, 130 Dental Care and Hayes Dental Clinic are accepting new patients of all ages, however, following a desk-based search, it is unknown whether Dr. Y. Nanavati & Dr. T. Mirza are taking on new patients.

## 5 RAPID HIA

5.1 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>xv</sup>.

### 1. Housing Quality and Design

5.2 The first theme assessed is Housing Quality and Design which can have an effect on both the physical and mental health of residents. The provision of a range of housing of high-quality design that have sufficient space for future residents to live in can have a positive health effect by reducing injuries in the home, premature deaths from damp/cold/overheating and mental illness from social isolation.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
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 proposed development has been designed to make the former Canteen Building and Block H site integrated into the wider site, which proposes to integrate into the wider neighbourhood of exceptional quality and unique identity. In light of this, the proposed development seeks to meet Building Regulations Requirement M4 (2).	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	Policy D7 of the London Plan states that 90% of new housing should meet the Building Regulation Part M4(2), which the proposed development complies with.
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. The additional 6 units being added to the 35 units of Block H will not meet Building Regulations Part M4(3) of 10% of all	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A	Policy D7 states that at least 10% of the new housing should meet Building Regulation Part M4(3), which the proposed development does not achieve itself,

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		the dwellings (approved and proposed) being designed to be wheelchair accessible units. However, the wider site will meet this Building Regulation, there are 148 M4(3) units as part of the masterplan, which was for a total of the consented 1,473 units, which is now 1,479 with the additional 6 units being added to the 35 units of Block H.			however the wider site achieves by providing 148 of these units in the extant planning permission.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes No ✓ N/A	The wider site has been designed to meet Building Regulations Part M with respect to supporting living for older and disabled people.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A	The wider site is Compliant with Policy D7, as above.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes ✓ No N/A	The historical use of the Application Site as a former 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 proposed development. The orientation of the new residential units within Block H has been designed to meet appropriate standards.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The design of the proposed development has carefully considered the requirements of Policies D4 & D5 throughout the planning application process to ensure a high quality development will be provided in accordance with the London Plan.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes No ✓ N/A	No, the proposed development will comprise an additional 6 units from the consented 35 units, each will be 37sqm (1 bed units).  However, the wider site will comprise a wider range of housing types and sizes, as well as providing 40% affordable housing.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A	The proposed development itself will not be compliant with London Plan housing policies as it is only providing 1 bed units. However, the housing mix provided by the wider site has been determined by complying with Policy H6 of the London Plan and

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
					DMPD Policy DMH3.
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes ✓ No N/A	<p>The Energy Strategy follows the London Plan Energy Hierarchy approach to enable the maximum viable reductions in Regulated and Total Carbon Dioxide (CO<sub>2</sub>) emissions. The proposed development has been designed to comply with these objectives, which include: Be Lean, Be Clean, Be Green and Be Seen. The proposed development will include a range of Be Lean energy efficiency measures as part of the residential dwelling and non – residential uses. In line with the London Plan Energy Hierarchy, they enable the proposed elements to meet the 10% and 15% improvement required from the baseline cases.</p> <p>The energy efficient measures to be included in the proposed development comprise, among others:</p> <ul style="list-style-type: none"> <li>• 100% residential lighting to have 'A' ratings or equivalent lamps;</li> <li>• High performance hot water cylinders with a loss factor of &lt;0.01kWh/L/day;</li> <li>• Heating controls, such as full zone control with delayed start to be installed in larger units; and</li> <li>• All dwellings to have Energy Saving Trust 'best practice' ventilation systems.</li> </ul> <p>The overheating assessment found that all bedrooms and communal corridors have achieved compliance with CIBSE TM59. However, a small number of living rooms have failed against a weather file, demonstrating a slightly higher risk of overheating in these rooms when compared to a compliant space. This is due to excessive solar gain due to the lack of balconies above the top floor living rooms and additional windows in lowers</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	At a detailed design stage, shading should be considered in order to achieve compliance with TM59. Additionally, it may be required to reduce solar gains such as reducing the glazing area. These measures can be secured through a planning condition.	The proposed development has been designed to ensure its compliance with Policies SI 2, to achieve London's objective to achieve an overall reduction in CO <sub>2</sub> emissions.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		floors. During the detailed design process, it will be necessary to consider how shading could be added to the design in order to achieve compliance with TM59. Alternatively, it may be necessary to consider reducing the solar gains in a different way such as reducing the glazing area.			

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

Access to healthcare services and other social infrastructure is important to ensure every member of the public has equal access to healthcare services to treat illness and injuries as well as education opportunities. In addition, access to community services can increase levels of social interaction and prevent feelings of isolation.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
Does the proposal retain or re-provide existing social infrastructure?	Yes ✓ No N/A	A section of Parcel H comprises the original canteen building associated with the Nestlé Factory works. This section within Parcel H forms this planning application and will be retained and incorporated into the proposed development of the wider site which will seek to restore the canteen building and use it for community facilities comprising a nursery and healthcare facility space. The proposed development comprises the full demolition and redevelopment of former canteen building to provide a new healthcare facility (Class E(e), nursery (Class E(f) and reconfigured residential building (Block H) providing an additional 6 units from the operational consent of 35 units.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development is compliant with Policy GG3 of the London Plan.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
Does the proposal assess the impact on healthcare services?	Yes ✓ No N/A	The proposed development comprises a new 2,233sqm (GEA) healthcare centre. Therefore, no additional mitigation for healthcare will be required, as the proposed development provides a new healthcare facility on-site which can be used by residents and the local population.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development is compliant with Policy GG3 of the London Plan.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes ✓ No N/A	The proposed development comprises a new 2,233sqm (GEA) healthcare centre.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	As 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	Historically, there was no public access or public social use of the Application Site during the operation of the factory, and following its closure, the factory and grounds have been fenced off to prevent any public access.  The proposed development will provide a new nursery school and healthcare centre on the Application Site and will be of high-quality design. The provision of a new nursery will alleviate pressure on local nursery places and will provide a vital service within the Application Site for future residents, thereby creating a positive health effect. Furthermore, the new local healthcare centre will provide a high-quality service on the Application Site and reduce the pressure on existing healthcare facilities which are highlighted in Table 4 above, which all three GP services are operating above capacity.  Any effects on education and other facilities would be mitigated through the payment of CIL.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development is compliant with Policy S3 of the London Plan.
Does the proposal explore	Yes ✓	As part of that plan the wider site, has extant	<b>Positive</b> ✓	N/A	As above.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
opportunities for shared community use and co-location of services?	No N/A	<p>planning permission evolved to include community uses that will benefit the new and existing communities including nursery, gym, allotments, play spaces, and community workspace.</p> <p>The proposed development comprises mainly of additional units to optimise the consented planning permission by 6 additional units (compared to the operational consent of 35 units) and flexible commercial uses to be located within Parcel H. Therefore, the proposed development, together with the wider site will deliver opportunities for shared community use and co-location of services to support the new community.</p>	Negative Neutral Uncertain		

### 3. Access to Open Space and Nature

- 5.3 The provision of attractive open space and nature within or in close proximity to a development can promote mental and physical health and reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity and reducing exposure to poor air quality.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
Does the proposal retain and enhance existing open and natural spaces?	Yes ✓ No N/A	The proposed development is focused on optimising the extant planning permission for the wider site by providing 6 additional units (compared to the operational consent of 35 units) to the wider site of 1,479 dwellings.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A	The wider proposed development does comply with Policy G4 of the London Plan.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		<p>In total, over 3 hectares of open space will be provided within the wider site.</p> <p>For this application, the proposed development provides some ground level open space, including new tree planting and SuDS. As well as a proposed seating amenity area adjacent to Block H. Block H also includes two communal terraces, the southern parts of the terraces include lawn areas, whereas the western lawn has been left empty to provide space for amenity uses. Furthermore, a biodiverse roof is proposed on top of the healthcare centre. A walking trail and open/play space area is located to the south of the proposed healthcare centre. Thereby, a neutral health impact is anticipated. However, although this development is entirely independent from the consented scheme for the wider site, the future residents of the proposed development will have access to its open space provision, ultimately providing a positive health impact when the proposed development is considered together with the extant planning permission for the wider site.</p>			
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes ✓ No N/A	<p>The wider site comprises four parcels of land that has planning permission which will deliver a range of open space that is suitable for all to use and enjoy.</p> <p>Parcel H provides small areas of open space including a small green courtyard in the middle of the healthcare centre, there is also proposed tree planting around the Canteen Building and Block H, access to the Trim Trail which surrounds the perimeter of the wider site. Parcel H is also adjacent to the Wallis Gardens, providing easy</p>	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A	As above.



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		access to open space for new residents.			
Does the proposal provide a range of play spaces for children and young people?	Yes ✓ No N/A	The proposal focuses on optimising the extant planning permission by delivering 6 additional units (compared to the operational consent of 35 units). Within Block H, 16.26m <sup>2</sup> of 0–4-year-old place space is provided, which meets the GLA child yield requirement. 5-11 year old and 12+ year old play space is provided throughout the wider site.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development by itself, does not comply with the London Plan. However, the proposed development focuses on optimising the residential dwellings of the extant planning permission of the wider site. Thereby the play space provision through the wider site is compliant with the London Plan.
Does the proposal provide links between open and natural spaces and the public realm?	Yes ✓ No N/A	Yes. The proposed development has been designed to ensure links are provided from Parcel H to the areas of open space that will be provided through the wider site. The landscape strategy shows that Parcel H includes existing cycle and pedestrian routes around the proposed buildings that will link to the wider site. Furthermore, a new pedestrian route is proposed from Parcel H moving towards the Wallis Garden to the east, and a new route linking Parcel H westwards to the remainder of the Site.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development has incorporated links and access routes for the public to access the surrounding open spaces to be provided through the wider site, thereby complying with Policy G4 of the London Plan.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes ✓ No N/A	The nursery includes a new garden space on the southern facade while the medical centre has a central courtyard that will bring light down into the building and provide a positive outlook for visitors to the medical centre. Lighting in Parcel H and throughout the wider site will create a hierarchy of routes and spaces to ensure lighting meets the required needs for	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development has been designed in accordance with The London Plan to ensure the open space provided as part of the proposed development is safe, welcoming and

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		vehicular and pedestrian areas. The ground floor landscape continues the tree lined residential feel of the surrounding streets. The design will include a woodland glade planting style, species rich herbaceous perennials, evergreen shrubs, grasses and ferns. Creating year round seasonal interest, a welcoming entrance and providing valuable habitat for wildlife.			accessible.
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.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The policies within the London Plan do not make specific reference to management and maintenance of open spaces. However, the proposed development has been designed in accordance with LBH's Core Policy, therefore shows compliance.

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

- 5.4 The next theme assessed is the proposed development's effect upon air quality, noise and neighbourhood amenity. Poor air quality where there are high concentrations of Nitrogen Dioxide and Particulate Matter can cause lung and heart disease and thus lower the health of future residents and users of the Application Site. Noisy activities and uses can cause disturbance, sleep deprivation and direct annoyance which in turn has an effect on mental health.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
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 also stipulates working hours. In addition, it is anticipated that the contractor will join the Considerate Constructors Scheme which commits contractors to good practice above the legal minimum requirements.	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Mitigation Measure:</u>  CMP to be secured by a planning condition and implemented throughout the construction phase.	The proposed development has been subject to technical assessments which have concluded that no significant effects are anticipated during the construction phase in relation to air quality and noise emissions. Therefore, the proposed development complies with Policy SI 1 and D14 where the works would not lead to further deterioration of existing air quality levels and avoiding significant adverse noise impacts on health and quality of life, respectively.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes ✓ No N/A	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> ). An Air Quality Assessment has been undertaken and submitted within the planning application. The assessment has identified the potential impact of traffic and the proposed CHP (for the wider site) as well as air quality effects during the construction phase. During the construction phase, a number of mitigation measures are proposed to reduce effects on air quality (mainly from dust) to negligible.	<b>Positive</b> ✓ Negative Neutral Uncertain	<u>Mitigation Measure:</u>  CMP to be secured by a planning condition and implemented throughout the construction phase.	The proposed development has been subject to an Air Quality Assessment to ensure the Application Site is 'air quality neutral'. The assessments undertaken have shown that there would not be a significant change in air quality, therefore the proposed development is compliant with Policy SI 1.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		The assessment has found that CHP and traffic emissions are not considered to be significant.			
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>The Assessment considered that the likelihood of adverse noise impacts on receptors due to the external nursery play area is considered to be low, however mitigation measures have been proposed.</p> <p>The details and specifications of plant are currently not known at this stage. However, plant noise emission criteria have been suggested for external plant installed at the proposed development.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	<p><u>Mitigation Measure:</u></p> <p>Appropriate conditions will be attached to the planning permission to ensure suitable noise levels from plant associated with the proposed development.</p>	The proposed development has been subject to a Noise Assessment undertaken by a competent expert who has confirmed that noise levels will meet the necessary criteria and mitigation measures are adopted for the proposed development and thus, comply with Policy D14.

## 5. Accessibility and Active Travel

- 5.5 Physical activity through active travel measures, such as walking and cycling can encourage healthy growth and development, maintain a healthy weight and reduce anxiety and stress. Measures to promote active travel are also important to discourage the use of private cars which also eases traffic pressures on local highway networks.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes ✓ No N/A	<p>Ensuring accessibility throughout the proposed development was considered within the design evolution and has been reflected in the wider site layout. The careful consideration of the parking proposals has maximised permeability.</p> <p>In addition, a 'Trim Trail' is proposed as part of the extant planning permission of the wider site which wraps around the entire wider site boundary and is of a length guaranteed to provide a good workout and encourage healthy living. The proposals will ensure the residents of the proposed dwellings will be able to access the 'Trim Trail'.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	<p><u>Recommended Enhancement Action:</u></p> <p>Travel Plans have been prepared for the commercial and residential elements of the proposed development. The residential Travel Plan welcome pack includes a section on site specific public transport information, details of cycle training, Car Club Membership arrangements, and safe walking routes to local parks and green spaces to encourage physical and mental wellbeing.</p>	The proposed development has been designed to ensure the streets provided are permeable, attractive and safe to use to encourage walking throughout the Application Site, thus complying with the London Plan.
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes ✓ No N/A	<p>The proposed development (Block H and Canteen Building) will provide a total of 110 cycle parking spaces, split as follows:</p> <ul style="list-style-type: none"> <li>• Residential: 44 spaces (30 long stay and 14 short stay spaces);</li> <li>• Block H commercial 8 long stay spaces;</li> <li>• Nurse Use: 28 spaces (14 long stay and 16 short stay); and</li> <li>• Healthcare Use: 30 (24 long stay and 6 short stay spaces).</li> </ul>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development provides cycle parking and cycle paths across the Application Site as well as providing links to the wider cycle network in London, therefore the proposed development complies with Policy T5.
Does the proposal	Yes ✓	Cycle links to surrounding country parks have	Positive	N/A	As above.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
connect public realm and internal routes to local and strategic cycle and walking networks?	No N/A	been considered as part of the wider site proposals.	Negative <b>Neutral</b> ✓ Uncertain		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes ✓ No N/A	The proposals concern the optimisation of the proposed residential blocks of the consented scheme to provide 6 additional units (compared to the operational consent of 35 units). Thereby, traffic calming measures and management of the proposed interior road infrastructure is considered under the extant planning permission for the wider site. The majority of parking is concealed at ground level, the proposed development is providing a total of 20 parking spaces (15 of which are allocated for the healthcare centre, and 5 for the nursery). There is no additional parking for Block H from the operational consent.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A	The proposed development has been designed to provide improvements to ease the traffic congestion currently experienced on the local road network and is therefore sympathetic to Policy T2 of the London Plan.
Is the proposal well connected to public transport, local services and facilities?	Yes ✓ No N/A	Yes, the Application Site has a Public Transport Accessibility Level (PTAL) of 3 (good), which allows easy access to a range of local services and facilities. Parcel H of the Application Site is situated approximately 600m from Hayes and Harlington station (currently being upgraded in association with the Crossrail's Elizabeth Line). On completion of the Crossrail works the Application 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.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The existing Site benefits from connections with public transport, local services and facilities. The redevelopment of the Application Site seeks to retain the existing connections and enhance these to comply with Policy T3.
Does the proposal seek	Yes ✓	Travel Plans have been prepared for the	<b>Positive</b> ✓	<u>Mitigation Measure:</u>	The proposed

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	No N/A	residential and commercial aspects of the wider site 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 proposed development about alternative means of travel, ensuring sufficient cycle parking, and providing clear and convenient cycle and pedestrian access to the Application Site. In addition, the proposed development along with the extant planning permission of the wider site will provide 10 car club spaces.	Negative Neutral Uncertain	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.	development promotes the use of public transport and provides pedestrian and cycle paths to reduce private care use, thereby being sympathetic towards Policies T2 and T3.
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 proposed development has taken into account inclusive design principles for residents, staff and visitors. The key access provisions included have not changed from the permitted scheme and 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> <li>• Access to all parts of the buildings; and</li> <li>• 10% of the dwellings across the wider site 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>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development itself is not compliant with the London Plan, however the wider site has been designed in accordance with Policy T6.5 to ensure sufficient amount of disabled parking is provided on the wider Site as well as ensuring that every part of the wider Site is accessible to all needs.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		In addition, 138 adaptable parking spaces and 26 Blue Badge spaces will be provided across the wider site.			

## 6. Crime Reduction and Community Safety

- 5.6 Community safety is a concept that is concerned with achieving a positive state of well-being among people within social and physical environments. Not only is it about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant, participatory community.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
Does the proposal incorporate elements to help design out crime?	Yes ✓ No N/A	The design of the proposed development includes consideration of personal safety. This relates not only to ensuring that the layout of the proposed 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.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development complies with Policy D3 and D11 of the London Plan.
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 proposed development is secured;</li> <li>• lighting is appropriate;</li> <li>• comprehensive management measures are</li> </ul>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	As above.



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		<p>installed to ensure road and public routes are carefully monitored; and</p> <ul style="list-style-type: none"> <li>highway design and the layout of footpaths ensure that the risk to injury to road users is reduced to a minimum.</li> </ul>			
Does the proposal include attractive, multi-use public spaces and buildings?	Yes ✓ No N/A	<p>The proposed development comprises the optimisation of the residential units to be delivered within Block H. The proposed development also includes a 2,233 sqm (GEA) Healthcare Centre and a 559sqm (GEA) Nursery, along with a further 252 sqm (GEA) of Use Class E.</p> <p>The Wallis Gardens will be a key open space, directly adjacent to the proposed development and comprises uses including a café, gym, trim trail, and workspaces.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development is sympathetic towards Policy GG1 of the London Plan as it comprises residential use and provides a range of public spaces and buildings.
Has engagement and consultation been carried out with the local community?	Yes ✓ No N/A	<p>The planning application follows pre-application consultations with LBH and the GLA.</p> <p>The first pre-application meeting was held on 13 January 2022. Overall, the meeting was positive, however officers requested further information about heritage as well as confirmation that the North West London Clinical Commissioning Group (CCG) has formally agreed to operate a health centre in this location.</p> <p>A second pre-application meeting was held on 7 February 2022. Officers requested further information in relation to the need / demand of the space within the existing building and further justification for the redevelopment of the building, as well as</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development has been through a process of public consultation events and stakeholder engagement as identified within the London Plan for large residential developments.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		further heritage assessment.  These pre-application meetings follow earlier discussions with Councillors and the CCG.			

## 7. Access to Healthy Food

- 5.7 Access to healthy food corresponds with a good diet, lower risk of obesity and other diet-related chronic diseases. In addition, without access to healthy food such as local grocery stores and other food retailers, communities are missing the commercial viability that makes neighbourhoods liveable and helps local economies thrive.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes No N/A ✓	The proposed development focuses on the optimisation of the residential element of the wider site permission within Block H. Therefore, the proposal does not facilitate the supply of local food.  However, through the wider site, the proposed development will deliver allotments within Coffee Park and Sandow Square has the flexibility to accommodate events such as pop-up markets.	Positive Negative <b>Neutral</b> ✓ 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.	The proposed development concerns residential (Use Class C3) and Use Class E development and is therefore not compliant with Policy G8 specifically.
Is there a range of retail uses, including food stores and smaller affordable shops for	Yes ✓ No N/A	Yes, 252sqm (GEA) of commercial uses (Use Classes E will be provided as part of Block H of the proposed development, which could be used for a range of uses. The proposed	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development will provide flexible commercial uses.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
social enterprises?		development also provides a healthcare centre and nursery (Use Class E).			
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes ✓ No N/A	The proposed development will provide a range of commercial uses however hot food takeaway (Sui Generis) is not currently proposed.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A	The proposed development is not compliant with Policy E9 of the London Plan, as no retail, markets or hot food takeaways are being proposed.

## 8. Access to Work and Training

- 5.8 The opportunities for employment has a positive health effect, as work contributes to our happiness, helps build confidence and self-esteem and rewards us financially which also allows individuals to explore other interests. Both physical and mental health are generally improved through work, where there are opportunities to be challenged, socialise, build contacts and find support in the local community.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
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 application for the proposed development, the proposed development could sustain 177 direct construction jobs and 114 indirect positions per month over the 18 month construction phase. Considering the optimisation proposals for this planning application, the proposed development will generate similar types of employment opportunities to the	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development includes the provision of commercial floorspace to provide employment opportunities to the future residents of the Application Site and surrounding area, thus the proposed development complies with Policies E11, S2 and S3.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		<p>consented development of the wider site.</p> <p>Employment opportunities will also be provided at the operational phase from the proposed range of commercial uses. Proposed jobs from the 252sqm (GEA) of commercial use within Block H are estimated to be 14 new jobs. Gross jobs (FTE) from the healthcare centre are estimated to be 21 new jobs, and eight from the nursery.</p> <p>In total, the proposed development in operation is anticipated to create 43 gross jobs.</p>			
Does the proposal provide childcare facilities?	Yes ✓ No N/A	Yes, a new 559sqm (GEA) nursery is to be provided in the proposed development.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development will partly be used for childcare facilities which complies with Policy S3.
Does the proposal include managed and affordable workspace for local businesses?	Yes ✓ No N/A	The proposed development includes 252sqm (GEA) of flexible commercial floorspace for a range of uses (Class E) which could potentially be used by local businesses, these will be available for rent to local enterprises encouraging entrepreneurship among existing and future residents.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development includes the provision of commercial floorspace to provide employment opportunities to the future residents of the Application Site and surrounding area, thus the proposed development complies with Policies E3 and E11.
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 proposed development.	Positive Negative Neutral <b>Uncertain</b> ✓	N/A	As above.

## 9. Social Cohesion and Lifetime Neighbourhoods

- 5.9 Relationships are important for physical health and psychological well-being. High levels of social support can positively influence health outcomes through behavioural and psychological pathways and prevent social isolation.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
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 proposed 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.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development seeks to retain the existing uses and connections the Application Site already benefits from but enhance these to regenerate the area to improve the quality of life of the existing residents and surrounding communities. The proposed development has been designed to ensure the entirety of the Application Site is permeable to all and encourage a community feeling, thus the proposed development complies with Policy D8.
Does the proposal include a mix of uses and a range of community facilities?	Yes ✓ No N/A	Block H of the proposed development includes 252 sqm (GEA) of space (Use Class E) for commercial uses which could include a café or small retail shops.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	As above, the proposed development seeks to retain the existing uses on the Application Site and enhance these features to provide a range of services that supports the local needs. The proposed development has been designed to comply with

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
					Policy GG1.
Does the proposal provide opportunities for the voluntary and community sectors?	Yes ✓ No N/A	As above, the proposed development includes 252sqm (GEA) of space for commercial/community uses which could include a potential café, etc.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	As above.
Does the proposal address the six key components of Lifetime Neighbourhoods?	Yes No ✓ N/A	The proposed development comprises Block H of a residential-led scheme on four parcels of land of the wider site that has extant planning permission. Therefore, the proposed development does not satisfy the six key components of Lifetime Neighbourhoods as it concerns maximising residential dwellings, but when considered together with the wider site, the proposed development in combination with the wider site will address the six key components of Lifetime Neighbourhoods.	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A	As above.

## 10. Minimising the Use of Resources

- 5.10 The extraction and consumption of natural resources disrupts the environment and creates pollution. Reducing the use of natural resources, such as fossil fuels and wood products, will protect human and environmental health.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
Does the proposal make best use of existing land?	Yes ✓ No N/A	Yes, the proposed development is located on previously developed land.	<b>Positive</b> ✓ Negative Neutral	N/A	The development proposed complies with Policy GG2.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
			Uncertain		
Does the proposal encourage recycling (including building materials)?	Yes ✓ No N/A	A Site Waste Management Plan (SWMP) has been prepared and 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 proposed development in line with LBH requirements.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development provides refuse and recycling facilities across the Application Site to encourage recycling, therefore the proposed development is sympathetic towards Policy SI 7 of the London Plan. However, a Circular Economy statement is not being submitted as part of the planning application as this specific planning application is not a referable scheme.
Does the proposal incorporate sustainable design and construction techniques?	Yes ✓ No N/A	The CMP will outline best practice methods of sustainable construction techniques, and this will be secured through planning condition at a design stage. The Energy Statement for the proposed development outlines Be Lean measures that incorporate sustainable design and energy efficiency into the proposed development, minimising regulated operational energy use.	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development is sympathetic to Sustainable Infrastructure policies within the London Plan.

## 11. Climate Change

- 5.11 Climate change can affect human health directly through death/injury in floods/hurricanes and indirectly through changes in the ranges of disease vectors, water-borne diseases, water quality, air quality and food availability.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
Does the proposal incorporate renewable energy?	Yes ✓ No N/A	<p>The design of the proposed 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 proposed development, which follows the Energy Hierarchy set out in Policy SI 2 of the London Plan.</p> <p>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 proposed 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. The Energy Statement demonstrates that the combination of Be Lean, Be Clean and Be Green measures result in a cumulative site wide reduction in CO2 emissions below the part L 2013 Baseline of 35.11%, complying with the London Plan requirement of 35%.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development complies with Policy SI 2.
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 N/A	<p>The Energy Statement includes an assessment of the proposed development with regard to temperatures and ventilation. Specifically:</p> <ul style="list-style-type: none"> <li>The windows within the proposed development will be designed to have openable areas which will ensure that for dwellings without cross ventilation the natural ventilation rate will be at least 4 air</li> </ul>	Positive Negative <b>Neutral</b> ✓ Uncertain	N/A	The proposed development complies with Policies SI 4 and G5.



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		<p>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>Careful design to reduce the effect of non-repeating thermal bridges including the use of high-performance thermal breaks where appropriate;</li> <li>The proposed development, by adopting biodiverse roofs on the healthcare centre 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 Application 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 Application Site is considered be of low ecological value and the trees, which will be retained are of moderate value.</p> <p>The proposed 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 proposed development will assist the wider site and ensure the open space will</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development complies with Policy G5, G6 and G9.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions	Compliant with the London Plan?
		enhance biodiversity in the area. The proposed development is expected to achieve the 10% requirement Biodiversity Net Gain.			
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 SI 13 (Sustainable Drainage). The drainage strategy for Block H remains as the original planning application for the wider site, despite the change in layout and use. The original drainage plans showed the proposed main foul water carrier drain to the east side of the building. This has since changed due to the avoidance of the Tree Protection areas, and instead the pipe arrangement has been diverted from Block F to the west of the Canteen and Block H, running alongside Block C.</p> <p>The storm water catchment areas are identical as previous layouts for roof and hardstanding areas. The storm water design will be adjusted to pick up new rainwater down pipes from the roofs. The storm water flows will be restricted upstream of Thames Water Sewer connection, where storm water will be attenuated and temporarily stored on site.</p>	<b>Positive</b> ✓ Negative Neutral Uncertain	N/A	The proposed development will incorporate Sustainable Drainage System techniques that have been designed to comply with Policy SI 13.

## 6 CONCLUSIONS

- 6.1 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 5) which has helped focus the assessment of effects (set out in Chapter 5) using the HUDU Rapid Health Impact Assessment Tool.
- 6.2 A review of the baseline conditions of the Application Site and the surrounding area has been provided within Chapter 4. The Application Site is located within the Pinkwell ward within LBH which includes areas that are amongst the 30% most deprived neighbourhoods in England. The population of the surrounding areas of the Application Site have a similar demographic than the rest of LBH and London. The average life expectancy for both men and women living in Pinkwell are lower than the LBH's and England's average.
- 6.3 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.
- 6.4 As shown in the assessment in Chapter 5, the proposed development was found to have a positive or neutral health effect across all 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.
- 6.5 As part of the design of the wider site particular attention has been given to creating a balanced, mixed-use community which meets local housing need and provides employment opportunities. In addition, the proposed development seeks to optimise the approved development with the delivery of 6 additional units (compared to the operational consent of 35 units) (Block H) to support the local needs, as well as the provision of a new Nursery, Healthcare

Centre, and flexible commercial space.

- 6.6 The wider site which is in the Applicant's ownership will promote active and sustainable travel, including attractive and safe cycling and pedestrian facilities that connect to the surrounding area. The approved 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. Thus, the proposed development will be sympathetic to the design and vision of the consented scheme to ensure a healthy, vibrant, mixed-use community will be produced which will ultimately provide positive health effects on health and well-being of the future residents and the existing public in the surrounding areas of the Application Site.

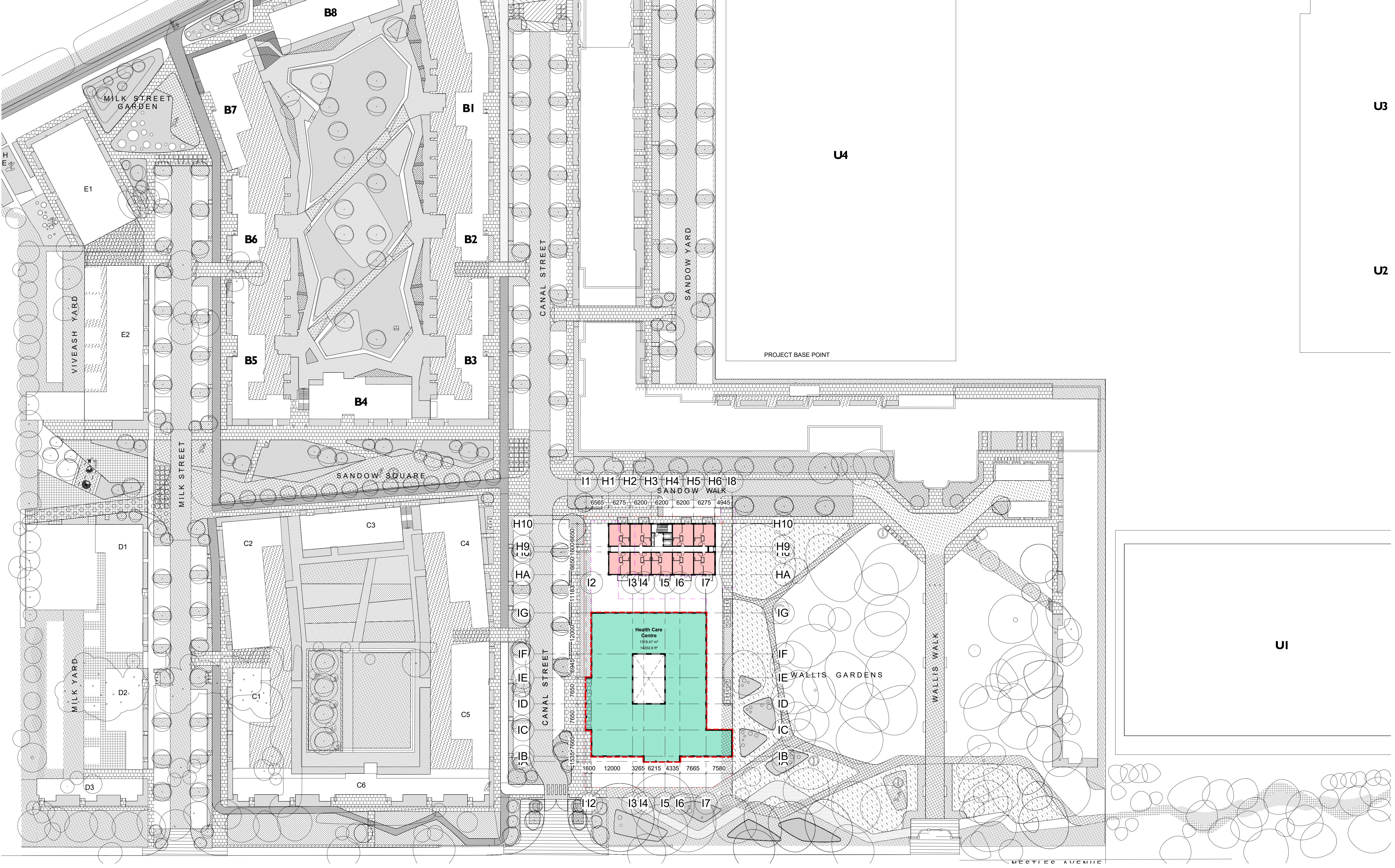
## REFERENCES

- 
- <sup>i</sup> The London Plan, March 2021
  - <sup>ii</sup> London Health Urban Development Unit (April 2017) Healthy Urban Planning Checklist Third Edition
  - <sup>iii</sup> London Health Urban Development Unit (October 2019) Rapid Health Impact Assessment Tool Fourth Edition
  - <sup>iv</sup> The National Planning Policy Framework, July 2021
  - <sup>v</sup> London Borough of Hillingdon, Local Plan: Part 1: Strategic Policies
  - <sup>vi</sup> IMD is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights (seven domains).
  - <sup>vii</sup> NHS, General and Personal Medical Services statistics February 2022
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  - <sup>ix</sup> NHS, online access: <https://www.nhs.uk/Service-Search/Dentist/LocationSearch/3>
  - <sup>x</sup> Local Authority Health Profiles, Profiles for Hillingdon. Link: <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/ati/202/are/E09000017>
  - <sup>xi</sup> LBH, Botwell Ward Profile, January 2019 [https://www.hillingdon.gov.uk/media/8530/Botwell-ward-profile/pdf/Botwell\\_Ward\\_Profile.pdf?m=1646207975193](https://www.hillingdon.gov.uk/media/8530/Botwell-ward-profile/pdf/Botwell_Ward_Profile.pdf?m=1646207975193)
  - <sup>xii</sup> Indices of Deprivation, Ministry of Housing, Communities & Local Government (MHCLG), London Datastore Link: <https://data.london.gov.uk/dataset/indices-of-deprivation>
  - <sup>xiii</sup> National statistics English indices of deprivation 2019, Link: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>
  - <sup>xiv</sup> IMD is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights (seven domains).

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**APPENDIX 1:  
SITE LOCATION PLAN**







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## **APPENDIX 2: MASTERPLAN**



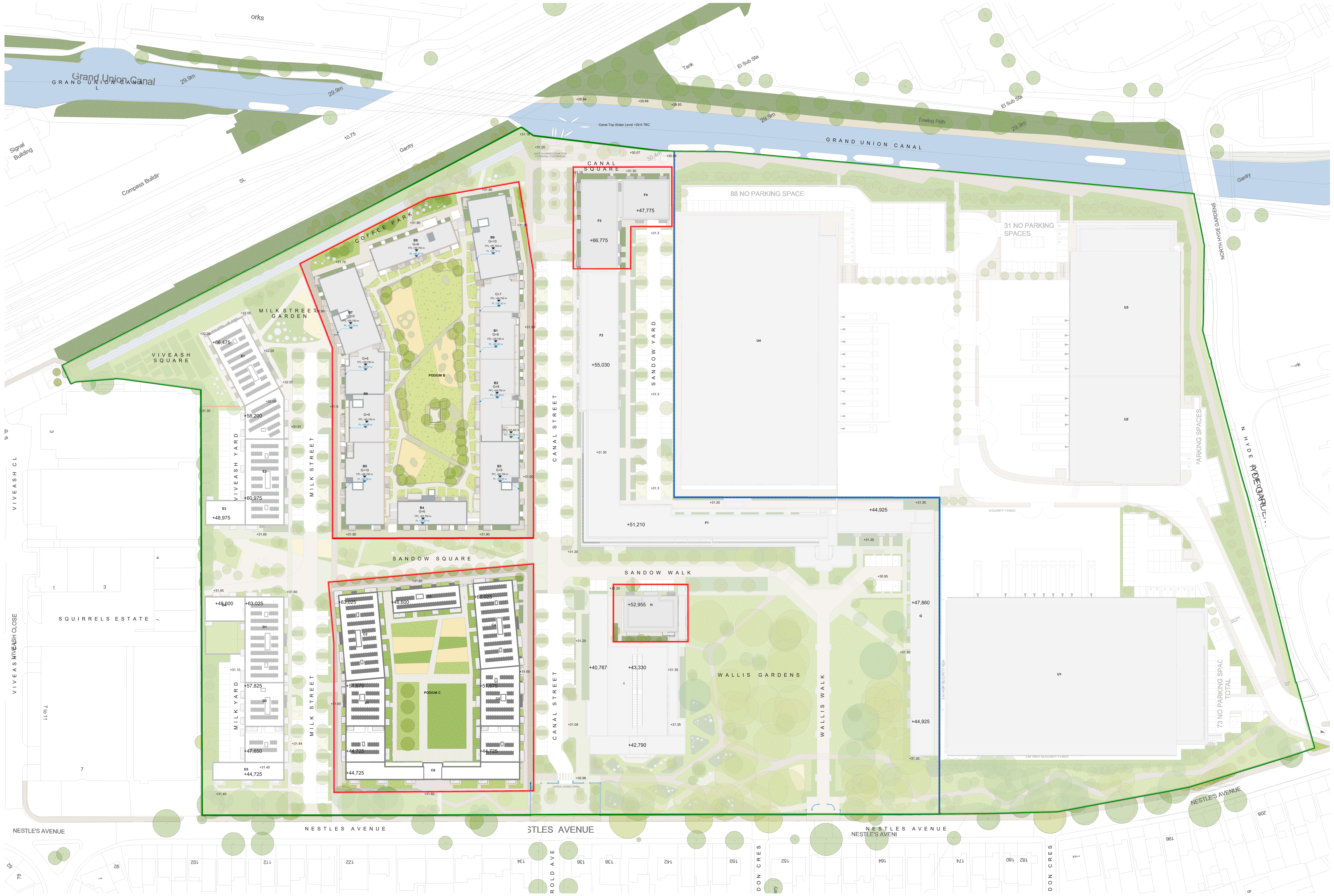




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**APPENDIX 3:  
BUILDING HEIGHTS**







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**APPENDIX 4:**  
**PUBLIC HEALTH ENGLAND: LONDON BOROUGH OF HILLINGDON**

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Public Health  
England



## Hillingdon

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 Hillingdon. 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 Hillingdon is varied compared with the England average. About 16% (9,830) children live in low income families. Life expectancy for both men and women is higher than the England average.



# Health inequalities

Life expectancy is 7.2 years lower for men and 5.5 years lower for women in the most deprived areas of Hillingdon than in the least deprived areas.

## Child health

In Year 6, 23.5% (887) of children are classified as obese, worse than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 21\*, better than the average for England. This represents 15 admissions per year. Levels of GCSE attainment (average attainment 8 score), breastfeeding and smoking in pregnancy are better than the England average.

## Adult health

The rate for alcohol-related harm hospital admissions is 645\*. This represents 1,683 admissions per year. The rate for self-harm hospital admissions is 76\*, better than the average for England. This represents 235 admissions per year. Estimated levels of physically active adults (aged 19+) are worse than the England average. The rate of killed and seriously injured on roads is better than the England average. The rate of new cases of tuberculosis is worse than the England average. The rates of statutory homelessness and under 75 mortality rate from cancer are better than the England average.

\* rate per 100,000 population



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Local authority displayed with full resolution clipped boundary

# Health summary for Hillingdon

### Key

Significance compared to goal / England average:

Significantly worse

Significantly lower

Not significantly different

Significantly higher

Significantly better

Significance not tested

Increasing / Getting worse

Decreasing / Getting worse

Increasing

Increasing (not significant)

Could not be calculated

Increasing / Getting better

Decreasing / Getting better

Decreasing

Decreasing (not significant)

No significant change

### Life expectancy and causes of death

Indicator	Age	Period	Count	Value	Value	Value	Change from
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# Health summary for Hillingdon

## 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	80.4	80.7	79.6	
2 Life expectancy at birth (female)	All ages	2016 - 18	n/a	84.0	84.5	83.2	
3 Under 75 mortality rate from all causes	<75 yrs	2016 - 18	1976	310.7	303.3	330.5	
4 Mortality rate from all cardiovascular diseases	<75 yrs	2016 - 18	448	72.4	70.5	71.7	
5 Mortality rate from cancer	<75 yrs	2016 - 18	755	122.4	120.1	132.3	
6 Suicide rate	10+ yrs	2016 - 18	74	9.74	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	295	32.5	39.5 \$	42.6 \$	
8 Emergency hospital admission rate for intentional self-harm	All ages	2018/19	235	76.4	83.4	193.4	
9 Emergency hospital admission rate for hip fractures	65+ yrs	2018/19	230	533.1	485.3	558.4	
10 Percentage of cancer diagnosed at early stage	All ages	2017	423	50.9	52.7	52.2	

11 Estimated diabetes diagnosis rate	17+ yrs	2018	n/a	82.6	71.4	78.0	□
12 Estimated dementia diagnosis rate	65+ yrs	2019	1899	68.8 *	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	45	20.6	16.5	31.6	□
14 Hospital admission rate for alcohol-related conditions	All ages	2018/19	1683	645.5	556.5	663.7	□
15 Smoking prevalence in adults	18+ yrs	2018	39682	17.1	13.9	14.4	□
16 Percentage of physically active adults	19+ yrs	2017/18	n/a	60.6	66.4	66.3	□
17 Percentage of adults classified as overweight or obese	18+ yrs	2017/18	n/a	62.4	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	75	14.8	16.4	17.8	□
19 Percentage of smoking during pregnancy	All ages	2018/19	224	6.16	4.81 \$	10.6	□
20 Percentage of breastfeeding initiation	All ages	2016/17	3334	85.2	- ~	74.5	□
21 Infant mortality rate	<1 yr	2016 - 18	33	2.54	3.30	3.93	□
22 Year 6: Prevalence of obesity (including severe obesity)	10-11 yrs	2018/19	887	23.5	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	18.1	-	21.8	□
24 Smoking prevalence in adults in routine and manual occupations	18-64 yrs	2018	n/a	33.6	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	9830	16.0	18.8	17.0	□
26 Average GCSE attainment (average attainment 8 score)	15-16 yrs	2018/19	157373	49.8	50.0	46.9	□
27 Percentage of people in employment	16-64 yrs	2018/19	147700	73.9	74.2	75.6	□
28 Statutory homelessness rate - eligible homeless people	Not	2017/18	48	0.42	0.98	0.79	□



not in priority need	applicable						
29 Violent crime - hospital admission rate for violence (including sexual violence)	All ages	2016/17 - 18/19	395	41.2	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	242	39.5	27.1	30.1	□
31 New STI diagnoses rate (exc chlamydia aged <25)	15-64 yrs	2018	1776	888.3	1713	850.6	□
32 TB incidence rate	All ages	2016 - 18	227	25.0	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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**APPENDIX 5:**  
**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?
	Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?
D. Housing mix and affordability	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?

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**APPENDIX 6:  
BOROUGH OF  
HILLINGDON**



