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# The Hillingdon Hospital Redevelopment

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## Rapid Health Impact Assessment Final Report



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## 1. Introduction

### 1.1. What is the Purpose of this Assessment?

1.1.1. This Health Impact Assessment (HIA) has been prepared by Savills to accompany hybrid planning application being submitted by the Applicant, Hillingdon Hospitals NHS Foundation Trust, to the London Borough of Hillingdon (LBH).

### 1.2. What is the Proposed Development?

1.2.1. The proposal comprises a hybrid planning application for:

- FULL application seeking planning permission for demolition of existing buildings and redevelopment of the site to provide the new Hillingdon Hospital, multi-storey car park and mobility hub, vehicle access, highways works, associated plant, generators, substation, new internal roads, landscaping and public open space, utilities, servicing area, surface car park/ expansion space, and other works incidental to the proposed development.
- OUTLINE planning application (all matters reserved, except for access) for the demolition of buildings and structures on the remaining site (excluding the Grade II Furze and Tudor Centre) for a mixed-use development comprising residential (Class C3) and supporting Commercial, Business and Service uses (Class E), new pedestrian and vehicular access; public realm, amenity space, car and cycling parking.

### 1.3. What is the Approach Followed in this Assessment?

1.3.1. This report assesses the health impacts of the proposed development uses London's Healthy Urban Development Unit's (HUDU) Rapid HIA methodology. This method takes a holistic approach to assessing health impacts, by reviewing a series of social, environmental and economic factors influencing health, centred around eleven determinants of health and wellbeing:

1. Housing Design and Affordability
2. Access to health and social care services and other social infrastructure
3. Access to open space and nature
4. Air quality, noise and neighbourhood amenity
5. Accessibility and active travel
6. Crime reduction and community safety
7. Access to healthy food
8. Access to work and training
9. Social cohesion and inclusive design
10. Minimising the use of resources
11. Climate Change

### 1.4. How is this Assessment Structured?

1.4.1. This report is structured as follows:

- **Section 1** introduces the context of this report and the Proposed Development
- **Section 2** defines what a Health Impact Assessment is, and sets out this report's methodology
- **Section 3** undertakes a review of national, regional and local policies and strategies related to health and wellbeing in development proposals, and concludes by drawing a local health profile of LBH
- **Section 4** assesses the Proposed Development's health impact
- **Section 5** concludes and summarises this assessment

### 1.5. Summary

1.5.1. Based on our review of the eleven determinants of health, we conclude that the Proposed Development is anticipated to mostly have positive health impacts on existing and future users of the site, thanks to housing, open space and healthcare provision, jobs creation, and the facilitation of active travel and social cohesion. Potential negative health impacts are identified to originate from:

- Construction dust and noise pollution, which will be mitigated by following Best Practicable Measures and by implementing a Demolition Management Plan and a Construction and Environment Management Plan;
- Limited capacity in local childcare services, which could be mitigated by reviewing spare capacity and demand for these services as part of the Reserved Matters Application, to assess whether financial contribution is needed to fund facilities expansion.

## 2. Health Impact Assessment

### 2.1. Introduction

- 2.1.1. This section sets out the purpose, relevant guidance and topic areas for undertaking a HIA.
- 2.1.2. Adopted Policies from the Greater London Authority (GLA) require major development proposals to be accompanied by Health Impact Assessments to evaluate their effects on wider determinants of health and to provide relevant and appropriate management and mitigation measures where required.
- 2.1.3. We consider the HUDU Rapid HIA to be a suitable tool that adequately meets the GLA's requirements of assessing impacts on health and wellbeing due to its appropriate scope and level of analysis.

### 2.2. What is a Health Impact Assessment and what is its purpose?

- 2.2.1. A Health Impact Assessment (HIA) helps to ensure that health and wellbeing are being properly considered in planning policies and proposals. This section sets out the purpose of and approach to undertaking a HIA.
- 2.2.2. The best-known definition of the social model of health is provided by the World Health Organisation (WHO) in 1948, and stated that:  
  
*'Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity' (WHO, 1948).*
- 2.2.3. It is the WHO definition of health that is used to inform this assessment.

#### What is a HIA?

- 2.2.4. The European Centre for Health Policy (1999) Gothenburg Consensus is widely accepted as the seminal definition of a Health Impact Assessment. This definition and defines it as:  
  
*'...a combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population' (page 4).*
- 2.2.5. However, alternative definitions have been proposed as HIA practice has evolved. Perhaps most relevant to the context is the definition provided by HUDU:

*"The process looks at the positive and negative impacts of a development as well as assessing the indirect implications for the wider community. The aim is to identify the main impacts and prompt discussion about the best ways of dealing with them to maximise the benefits and avoid any potential adverse impacts."*  
[\(https://www.healthyurbandevelopment.nhs.uk/our-services/delivering-healthy-urban-development/health-impact-assessment/\)](https://www.healthyurbandevelopment.nhs.uk/our-services/delivering-healthy-urban-development/health-impact-assessment/).

#### What is the Purpose of a HIA?

- 2.2.6. Improving health outcomes has been a central consideration for proactive town planning from its inception. Planning Practice Guidance: Healthy and Safe Communities (2019) sets out that the built and natural environments are major determinants of health and wellbeing.
- 2.2.7. The presumption in favour of sustainable development in the National Planning Policy Framework (NPPF) highlights the importance of achieving social, economic and environmental objectives, with health a central development consideration. A section of the NPPF is dedicated to promoting healthy communities and highlights how the Planning System can play an important role in facilitating social interaction, reducing inequalities, and creating healthy and inclusive communities.
- 2.2.8. HIAs appraise both positive (e.g., creation of new open space) and negative (e.g., generation of pollution) impacts that might result from the Proposed Development and propose how to enhance or mitigate those impacts as appropriate. They are a tool to help maximise the beneficial impact of a new development with an emphasis on its social impacts.

### **When should you carry a HIA?**

- 2.2.9. There are three stages of planning for new development for which a HIA can be undertaken. These are prospective, concurrent and retrospective.
- Prospective HIA – At the start of the development of a project, proposal, or plan
  - Concurrent HIA – Runs alongside the implementation of the project
  - Retrospective HIA – Assesses the effect of an existing project and can be used as an evaluation tool. They can also be made of unexpected events, as a way of learning lessons for future similar events.
- 2.2.10. This HIA is a 'prospective HIA', and it is intended to influence the planning policy process.

### **How should you carry out a HIA? Should it be a Rapid HIA?**

- 2.2.11. HUDU provides two possible tools for streamlined HIA, for planning application purposes, 'rapid' and 'desktop'. Rapid HIA uses existing evidence to quickly assess the impacts of a development proposal and recommends measures to address negative impacts and maximise benefits.
- 2.2.12. We consider the HUDU Rapid HIA to be a suitable tool as it involves an appropriate scope and operates at a suitable level to adequately assess the impacts on health and wellbeing. This is in line with planning policy requirements and guidance at the London level. Correspondence with Hillingdon Hospitals NHS Foundation Trust has also confirmed that HUDU's Rapid HIA was appropriate.
- 2.2.13. The Rapid HIA tool systematically sets out the likely health impacts of development proposals across eleven topic areas and recommends measures to address negative impacts. The tool helps identify the determinants of health which are likely to be influenced by the Proposed Development. It does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions.

### 2.3. Eleven Wider Determinants of Health and Wellbeing

2.3.1. Wider determinants of health are a diverse range of social, economic and environmental factors which influence people's mental and physical health. The HIA follows HUDU's assessment methodology, in line with GLA recommendation. We therefore assess the Proposed Development on HUDU's wider determinants of health and wellbeing:

- 1) Housing Design and Affordability
- 2) Access to health and social care services and other social infrastructure
- 3) Access to open space and nature
- 4) Air quality, noise and neighbourhood amenity
- 5) Accessibility and active travel
- 6) Crime reduction and community safety
- 7) Access to healthy food
- 8) Access to work and training
- 9) Social cohesion and inclusive design
- 10) Minimising the use of resources
- 11) Climate Change

### 3. Planning Policy and Health Literature Review

#### 3.1. Planning Policy Promotes an Integrated Approach to Health and Wellbeing

- 3.1.1. In this section, we present national, regional and local planning policy concerned with health and wellbeing. We also review literature related to local health impacts. This includes the Greater London Authority (GLA)'s Social Infrastructure Supplementary Planning Guidance (2015) and Health Inequalities Strategy (2018). At the local level, we also introduce LBH's Health and Wellbeing Strategy and its Joint Strategic Needs Assessment (JSNA).
- 3.1.2. In this policy review we show that all levels of planning policy promote an integrated approach to health and wellbeing. Policies have been defined to address all wider determinants of health and wellbeing.

#### 3.2. National Planning Policy Framework (2021)

- 3.2.1. The revised National Planning Policy Framework (NPPF) (2021) sets out the Government's planning policies for England, and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. The NPPF must be taken into account in preparing development plans and is a material consideration in planning decisions. The following paragraphs of the NPPF are of relevance to the assessment of health effects.
- 3.2.2. The NPPF has a presumption in favour of sustainable development, stated in Paragraph 8. It highlights the three interdependent overarching economic, social and environmental objectives. Most importantly for this HIA, the social objective promotes the development of *“strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing”*.
- 3.2.3. Paragraphs 60 and 62 state the importance of delivering a sufficient supply of homes which incorporate a mix of housing and the provision of affordable homes.
- 3.2.4. In relation to promoting healthy and safe communities, the NPPF states in Paragraph 92 that planning policies should promote social interaction, ensure places are safe and accessible, and enable and support healthy lifestyles.
- 3.2.5. Paragraph 93 highlights the need to *“provide the social, recreational and cultural facilities and services the community needs”*, by planning for the provision, use, modernisation and protection of these facilities in an integrated approach, accounting for housing and economic activity. More specifically, Paragraph 94 emphasises that *“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.”*
- 3.2.6. In relation to open space and recreation, the NPPF states at Paragraph 98 that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Robust and up-to-date assessments of open space, sport and recreation facilities should be used to determine need.



3.2.7. In relation to conserving and enhancing the natural environment, the NPPF states at Paragraph 174 that: “Planning policies and decisions should contribute to and enhance the natural and local environment by preventing new development from contributing to unacceptable levels of soil, air, water or noise pollution”.

3.2.8. The Proposed Development aligns with national policy objectives: it boosts housing supply, creates jobs, enhances the natural environment, promoting healthy and safe communities.

### **3.3. Adopted London Plan (2021)**

3.3.1. The London Plan has been adopted in March 2021. It sets out the policies that will be driving planning and development in London. It focuses on delivering Good Growth, which is defined through six core ‘good growth’ (GG) objectives.

3.3.2. Good Growth Objective 3 ‘Creating a healthy city’ is relevant in the context of this rapid HIA. It outlines the importance of wider determinants of health, such as “*transport, housing, education, income, working conditions, unemployment, air quality, green space, climate change and social and community networks*” in improving both physical and mental health. Through Objective 3, it is emphasised that those wider determinants of health should be addressed in an integrated manner to successfully improve the health of all Londoners. Active lifestyles and healthy food need to be promoted, and appropriate health and care infrastructures need to be provided. Improving air quality, access to green spaces, and the quality of dwellings and new buildings is also essential.

3.3.3. Objective 3 identifies that Health Impact Assessments must be undertaken to appropriately assess the potential impacts of development proposals on both mental and physical health and wellbeing of individuals and communities. This is paramount to maximise positive impacts and mitigate potential negative impacts.

3.3.4. To fulfil Good Growth objective 3, several policies have been defined in the Local Plan, identified as relevant in the context of this human health chapter:

- Policy S1 ‘Developing London’s social Infrastructure’ seeks to ensure that the appropriate social infrastructures are in place to support new and existing communities.
- Policy S2 ‘Health and social care facilities’ provides guidance for the appropriate provision of health and social care infrastructure
- Policy T2 ‘Healthy Streets’ outlines the need to develop public spaces promoting active and healthy lifestyles and commutes.

### **3.4. London Health Inequalities Strategy (2018)**

3.4.1. The London Health Inequalities Strategy (2018) acknowledges that despite London’s prosperity and economic significance, residents suffer from unequal access to health and opportunities.

3.4.2. Improving the wider determinants of health is at the centre of the strategy, to improve people’s living and working conditions and their environments, and to achieve long term change. The strategy also emphasises on fostering health and wellbeing at the earliest stages of life, to ensure that with a healthy start, children have the best chances to stay healthy throughout their lives. To those ends, the Strategy is based on five axes:

- Healthy children: to support children and families, either directly or through early years services and schools, in order for children to play, eat, socialise and develop well. This is paramount to ensure long term health and wellbeing
- Health minds: to provide the right settings for children and adults to feel comfortable about their mental health, to reduce stigma faced due to mental health problems and to reduce suicide rates.
- Healthy places: to ensure that living, working and playing environments promote health, through access to green spaces, improvements in air quality, access to better employment opportunities and wages.
- Healthy communities: to encourage the creation of healthy, safe and thriving communities, through social integration, local empowerment and infections prevention.
- Healthy living: to improve access to health food, encourage physical activity and active travel, and to reduce tobacco, alcohol and drugs misuses and harm.

### 3.5. Mayor of London's Social Infrastructure Supplementary Planning Guidance (2015)

3.5.1. The Greater London Authority published in 2015 a Supplementary Planning Guidance (SPG) document providing guidance related to the provision of social infrastructures related to health and wellbeing. It discusses Lifetime neighbourhoods, health and the provision of health and social care, education requirements, sports and community facilities requirements.

3.5.2. It insists that *“Development should be accompanied by suitable levels of new, appropriate and enhanced social infrastructure if the full social and economic benefits of growth are to be realised.”*

3.5.3. The Social SPG also reviews the best practice in undertaking health impact assessment. It recommends that following the NHS London's Healthy Urban Development Unit (HUDU) methodology and using its Rapid HIA tool is appropriate for the Proposed Development.

### 3.6. London Borough of Hillingdon Local Plan Strategic Policies (2012)

3.6.1. LBH adopted its current Local Plan in 2012. The plan outlines the borough's long term development strategy and goals for 2026. The document defines the borough's vision around seven points to reach. The following points relate to health and wellbeing and are relevant to this HIA:

- The social and economic inequality gaps in Hillingdon are being closed: *“residents benefit from safer and more inclusive communities with issues such as health inequalities being addressed”*
- Improved environment and infrastructure is supporting healthier living and helping the borough to mitigate and adapt to climate change: *“areas lacking the social, physical and green infrastructure required to support healthy lifestyles have been identified”*

3.6.2. To achieve its vision, the borough defined 25 Strategic Objectives (SO). The SO recognise that health and wellbeing are influenced by a range of factors, and takes a holistic approach with the following goals:

- SO3: *“Improve the quality of, and accessibility to, the heritage value of the borough's open spaces, including rivers and canals as areas for sports, recreation, visual interest, biodiversity, education, health and wellbeing.”*

- SO4: “Ensure that development contributes to a reduction in crime and disorder [...] and delivers safe and secure buildings, spaces and inclusive communities
- SO6: “Promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green spaces and cultural facilities”
- SO9: “Promote healthier and more active lifestyles through the provision of access to a range of sport, recreation, health and leisure facilities”
- SO18: “Improve access to local services and facilities, including health, education, employment and training, local shopping, community, cultural, sport and leisure facilities”

### 3.7. Planning Obligations Supplementary Planning Document (2014)

- 3.7.1. Adopted in July 2014, this Supplementary Planning Document (SPD) provides guidance on the use of planning obligations in LBH. It clarifies the likely type and scale of Section 106 and CIL planning obligations sought.
- 3.7.2. Planning obligations for affordable housing will be sought for residential developments of 10 units or more. This requires the delivery of at least 35% affordable housing on the number of habitable rooms, with a tenure split of 10% social rented and 30% intermediate housing. Off-site provision and payment in lieu are only considered in exceptional circumstances.
- 3.7.3. Employment and training provision obligations will be required for all non-residential developments generating at least 50 full-time equivalent (FTE) jobs, regardless of floorspace. This will seek to maximise employment opportunities for local residents. Construction training would be required of developments with estimated construction costs over £2m and a construction period of three months or more, housing developments of 10 or more units
- 3.7.4. Developments will be expected to promote community safety in the public realm, through measures such as appropriate and high-quality design, crime prevention and safety (CCTV), signage, site specific car parking improvements and management, and site-specific highway works.
- 3.7.5. Open space and recreation obligations will be sought for residential developments of 15 units and above and for all non-residential developments regardless of floorspace. Developments will be required to provide open space, recreational space, and children play space to meet the need of the new residents, or to provide improvements to increase the accessibility or improve the quality of open space. Open space provision will be in line with the Open Space Strategy (2011).

### 3.8. Hillingdon Health and Wellbeing Strategy 2018-21

- 3.8.1. The Health and Wellbeing Strategy outlines how the borough will improve access to the best opportunities to be healthy and well. It outlines the borough’s commitment towards prioritising prevention and early intervention.
- 3.8.2. It comments that the health and wellbeing of Hillingdon’s residents is good and continues to improve. Key health challenges include high levels of violent crimes, high rates of sexually transmitted infections and tuberculosis, high levels of diabetes diagnoses, and lower share of physically active adults.

3.8.3. As part of the North West London Sustainability and Transformation Plan (NWLSTP), Hillingdon adopted an approach based on 'Triple Aims, Priorities and Five Delivery Areas. The three aims include improving health and wellbeing, improving care and quality, and provide sustainable services by improving productivity and closing the financial gap.

3.8.4. Hillingdon's Delivery Areas and nine priorities are:

DA 1: Radically upgrading prevention and wellbeing

- 1) Support people who are mainly healthy to stay mentally and physical well, enabling and empowering them to make healthy choices and look after themselves;
- 2) Improve children's mental and physical health and wellbeing;
- 3) Reduce health inequalities and disparity in outcomes for the top 3 killers: cancer, heart disease and respiratory illness;
- 4) Reduce social isolation;

DA 2: Eliminating unwarranted variation and improving LTC management

- 5) Reducing unwarranted variation in the management of long-term conditions – diabetes, cardiovascular disease and respiratory disease;
- 6) Ensure people access the right care in the right place at the right time;

DA 3: Achieving better outcomes and experiences for older people

- 7) Improve the overall quality of care for people in their last phase of life and enabling them to die in their place of choice;

DA 4: Improving outcomes for children and adults with mental health needs

- 8) Reduce the gap in life expectancy between adults with serious and long-term mental health needs and the rest of the population;

DA 5: Ensuring we have safe, high quality sustainable acute services

- 9) Improve consistency in patient outcomes and experience regardless of the day of the week that services are accessed.

3.8.5. To meet these priorities Hillingdon's Health and Wellbeing Strategy defined six enabling themes:

- Developing the digital environment for the future;
- Creating the workforce for the future;
- Delivering our strategic estates priorities;
- Delivery of our Statutory targets
- Medicines optimisation
- Reducing the provider market

### 3.9. Hillingdon Joint Strategic Needs Assessment and Public Health Priorities (2019-20)

3.9.1. Hillingdon's Joint Strategic Needs Assessment (JSNA) published in March 2020 aimed to assess the current and future health needs of Hillingdon's residents. Its outcome guide commissioning decisions across a range of areas to ensure services meet the residents' needs. It also defines the public health priorities for 2020-21.

3.9.2. It notes that while the borough fares better on average than London and England on several health and wellbeing issues, it still faces many challenges:

- The mortality rate from all cardiovascular diseases is higher;
- The percentage of cancer diagnosed at an early stage is lower;
- The percentage of physically active adults is lower;
- Smoking prevalence in adults is higher;
- Smoking prevalence in adults in routine and manual occupations is higher;
- Tuberculosis incidence rate is higher
- Childhood obesity continues to be a challenge particularly in the proportional increase in overweight and obese children between reception and Year 6

3.9.3. In light of these challenges, the JSNA highlights ten priorities for 2020/21:

- 1) Deliver against mandatory Public Health functions, in the most efficient and effective manner
- 2) Reduce childhood obesity
- 3) Improve sexual health
- 4) Reduce alcohol and substance misuse
- 5) Improve mental health and wellbeing amongst vulnerable groups
- 6) Increase adult physical activity
- 7) Tackle violent crime
- 8) Reduce homelessness and rough sleeping
- 9) Ensure children have the best start in life
- 10) Reduce the risks to residents from poor air quality

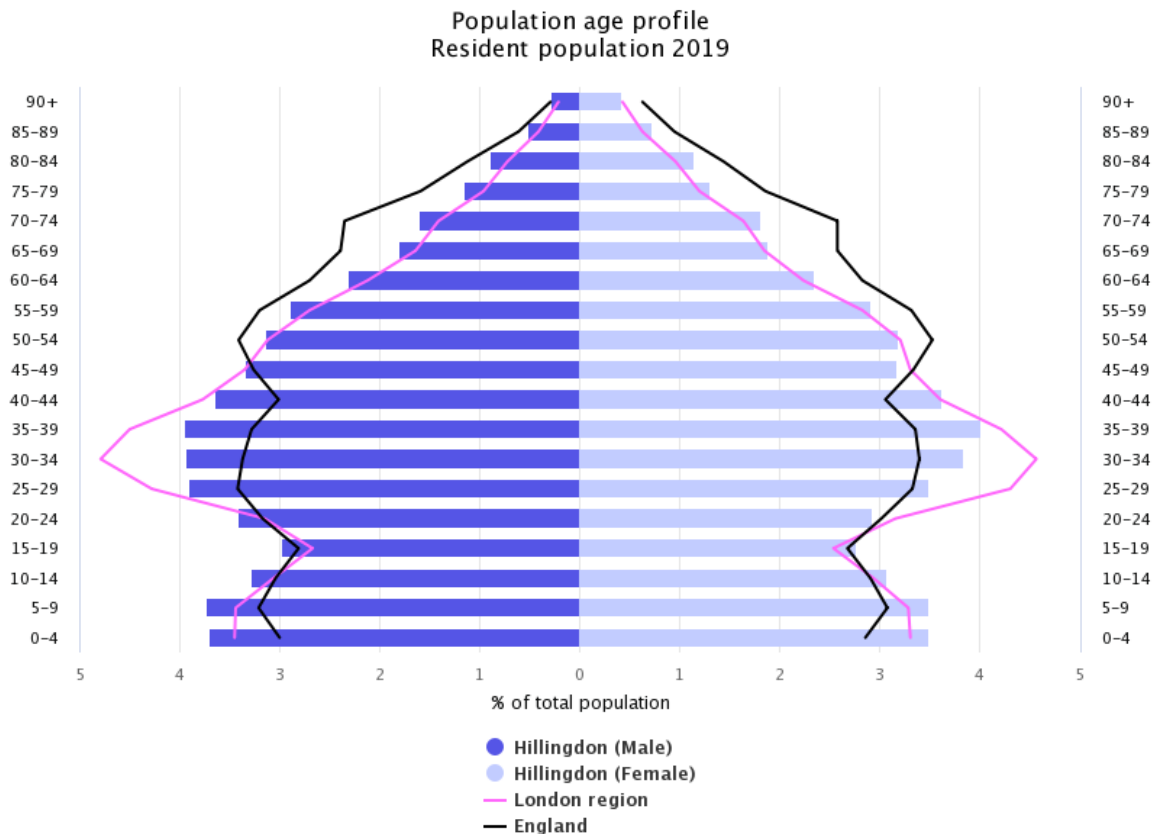
### 3.10. Local Health Profile

3.10.1. Public Health England (PHE) publishes health profiles for local authorities. The profile for Hillingdon concludes that the overall health of people in Hillingdon is mostly better than the England average but slightly worse than the Greater London averages. LBH fares worse on some indicators, but better on others.

3.10.2. **Figure 3.1** below shows the population age profile in LB Hillingdon in 2019. The borough has a higher proportion of 0 to 24 years old than both England and London. While the Borough has a slightly higher share of 25 to 44 years old than England, the share is smaller than for London. The proportion of 45 to 90+ years old is roughly similar in Hillingdon and London, and lower than for England.

3.10.3. Additional socio-economic indicators relevant to the population and economic profile of Hillingdon residents are discussed in the Socio-Economic Report submitted as part of the Planning Application. The Socio-Economic Report also includes insights into social infrastructure provision in Hillingdon, such as healthcare, education and open space.

**Figure 3.1 London Borough of Hillingdon Age Profile (2019)**



Source: Public Health England, Hillingdon Health Profile 2021

- 3.10.4. **Figure 3.2** summarises health indicators for Hillingdon residents. The borough’s results are shown as a circle. The average rate for England is shown by the red line at the centre of the chart. The range of results for all local areas in England is shown as a grey bar. A red circle means that LBH is significantly worse than the English average for that particular indicator; however, a green circle means LBH is significantly better than the English average. Importantly, it should be noted that a health indicator with a green circle may still represent an important public health problem despite scoring above the national average.
- 3.10.5. Overall, this shows that Hillingdon residents have either a better or a similar health profile as the England average for most indicators. The borough has a however a lower share of physically active adults (61%) compared to 66.4% in England. Compared to England, Hillingdon also shows a higher incidence of tuberculosis and has a higher rate of STI diagnosis.
- 3.10.6. Indicators where Hillingdon fares confidently better than England includes the number of emergency hospital admissions for intentional self-harm, the estimated diabetes diagnosis rate, the share of breastfeeding initiation and smoking status at time of delivery, and the average attainment 8 scores.

# The Hillingdon Hospital Redevelopment

## Rapid Health Impact Assessment



**Table 3.2 London Borough of Hillingdon 2019 Health Summary**

Indicator	Period	Hillingdon			Region England			England		
		Recent Trend	Count	Value	Value	Value	Worst/Lowest	Range	Best/Highest	
Life expectancy at birth (Male)	2018 - 20	–	-	79.7	80.3	79.4	74.1		84.7	
Life expectancy at birth (Female)	2018 - 20	–	-	83.7	84.3	83.1	79.0		87.9	
Under 75 mortality rate from all causes	2018 - 20	–	2,169	330.3	316.1	336.5	570.7		221.0	
Under 75 mortality rate from all cardiovascular diseases	2017 - 19	–	474	75.8	69.1	70.4	121.6		43.6	
Under 75 mortality rate from cancer	2017 - 19	–	764	121.8	117.4	129.2	182.4		87.4	
Suicide rate	2018 - 20	–	82	10.2	8.0	10.4	18.8		5.0	
Killed and seriously injured (KSI) casualties on England's roads (historic data)	2016 - 18	–	295	32.5	39.5*	42.6*	97.4		17.7	
Emergency Hospital Admissions for Intentional Self-Harm	2019/20	➔	285	90.7	81.6	192.6	439.3		44.5	
Hip fractures in people aged 65 and over	2019/20	➔	240	546	473	572	912		326	
Cancer diagnosed at early stage (experimental statistics)	2017	⬆	423	50.9%	52.7%	52.2%	41.9%		57.7%	
Estimated diabetes diagnosis rate	2018	–	-	82.6%	71.4%	78.0%	54.3%		97.5%	
Estimated dementia diagnosis rate (aged 65 and over)	2021	➔	1,787	63.7%	65.6%	61.6%	50.5%		82.4%	
< 66.7% (significantly)										
Admission episodes for alcohol-specific conditions - Under 18s	2017/18 - 19/20	–	40	18.2	15.4	30.7	111.5		7.7	
Admission episodes for alcohol-related conditions (Narrow): Old Method	2018/19	⬆	1,683	645	556	664	1,127		389	
Smoking Prevalence in adults (18+) - current smokers (APS)	2019	–	27,469	11.8%	12.9%	13.9%	23.4%		8.0%	
Percentage of physically active adults	2019/20	–	-	61.0%	65.2%	66.4%	49.4%		77.3%	
Percentage of adults (aged 18+) classified as overweight or obese	2019/20	–	-	65.3%	55.7%	62.8%	78.3%		41.6%	
Under 18s conception rate / 1,000	2019	➔	69	13.8	13.5	15.7	37.1		3.9	
Smoking status at time of delivery	2020/21	➔	190	5.8%	4.6%	9.6%	21.4%		1.8%	
Breastfeeding initiation	2016/17	⬆	3,334	85.2%	*	74.5%	37.9%		96.7%	
Infant mortality rate	2018 - 20	–	39	3.2	3.4	3.9	6.8		1.7	
Year 6: Prevalence of obesity (including severe obesity)	2019/20	➔	425	21.3%*	23.7%	21.0%	30.1%		11.1%	
Deprivation score (IMD 2015)	2015	–	-	18.1	-	21.8	42.0		5.7	
Smoking Prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	2019	–	-	15.9%	20.7%	23.2%	36.8%		10.3%	
Inequality in life expectancy at birth (Male)	2017 - 19	–	-	6.6	7.2	9.4	14.8		2.9	
Inequality in life expectancy at birth (Female)	2017 - 19	–	-	4.8	5.1	7.6	13.3		1.5	
Children in low income families (under 16s)	2016	⬇	9,830	16.0%	18.8%	17.0%	31.8%		6.4%	
Average Attainment 8 score	2019/20	–	174,475	53.7	53.4	50.2	42.9		60.0	
Percentage of people in employment	2020/21	➔	155,300	76.9%	74.5%	75.1%	63.2%		84.3%	
Statutory homelessness - Eligible homeless people not in priority need	2017/18	⬆	48	0.4	1.0	0.8	8.1		0.1	
Violent crime - hospital admissions for violence (including sexual violence)	2017/18 - 19/20	–	440	46.1	47.5	45.8*	127.7		11.3	
Excess winter deaths index	Aug 2019 - Jul 2020	–	100	15.7%	18.8%	17.4%	50.2%		0.7%	
New STI diagnoses (exc chlamydia aged <25) / 100,000	2020	⬇	1,388	683	1391	619	3,547		247	
TB incidence (three year average)	2018 - 20	–	206	22.5	17.9	8.0	43.1		0.6	

Source: Public Health England, 2021

## 4. 'Rapid' Health Impact Assessment

### 4.1. Introduction

4.1.1. In this section we carry out the assessment of the Proposed Development's health impacts. The assessment is broken down by determinant of health in HUDU's methodology:

1. Housing Design and Affordability
2. Access to health and social care services and other social infrastructure
3. Access to open space and nature
4. Air quality, noise and neighbourhood amenity
5. Accessibility and active travel
6. Crime reduction and community safety
7. Access to healthy food
8. Access to work and training
9. Social cohesion and inclusive design
10. Minimising the use of resources
11. Climate Change

4.1.2. Based on our review of the eleven determinants of health, we conclude that the Proposed Development is anticipated to mostly have positive health impacts on existing and future users of the site, thanks to housing, open space and healthcare provision, jobs creation, and the facilitation of active travel and social cohesion. Potential negative health impacts are identified to originate from:

- Construction dust and noise pollution, which will be mitigated by following Best Practicable Measures and by implementing a Demolition Management Plan and a Construction and Environment Management Plan;
- Limited capacity in local childcare services, which could be mitigated by reviewing spare capacity and demand for these services as part of the Reserved Matters Application, to assess whether financial contribution is needed to fund facilities expansion.

### 4.2. Theme 1 Housing quality and design

4.2.1. Housing provision in the Proposed Development only relates to the outline element of the hybrid planning application.

4.2.2. Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?

*Answer:* Yes. The design guidelines submitted as part of the Planning Application includes an inclusive design section which confirms the intention will be to meet the relevant standards.

*Potential health impact:* This would have a positive impact on the health of residents, by ensuring that people with disabilities or mobility issues can have access to high quality modern dwellings.



*Recommended mitigation or enhancement actions:* None proposed.

4.2.3. Does the proposal address the housing needs of older people, i.e., extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?

*Answer:* The housing will be policy compliant terms of lifetime homes and requirement for wheelchair accessible homes but does not specifically provide extra-care or sheltered housing.

*Potential health impact:* This would have a neutral impact on people's health.

*Recommended mitigation or enhancement actions:*.. This should be further assessed at Reserved Matters stage.

4.2.4. Does the proposal include homes that can be adapted to support independent living for older and disabled people?

*Answer:* Not applicable. The proposals are only at outline stage.

*Potential health impact:* This would have a neutral impact on people's health.

*Recommended mitigation or enhancement actions:* This should be further assessed at Reserved Matters stage.

4.2.5. Does the proposal promote good design through layout and orientation, meeting internal space standards?

*Answer:* Yes. The design guidelines submitted as part of the Planning Application includes an inclusive design section which confirms the intention will be to meet the relevant standards.

*Potential health impact:* This would have a neutral impact on people's health.

*Recommended mitigation or enhancement actions:* None proposed.

4.2.6. Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?

*Answer:* The Proposed Development will deliver up to 327 units. Table 4.1 below summarises the indicative tenure and size mix. 50% of units delivered will be Affordable homes, based on the number of habitable rooms, with an indicative tenure split of 70% social housing (or London Affordable rent) and 30% intermediate housing. The final affordable housing mix is subject to the submission of Reserved Matters.

The Proposed Development will deliver an indicative mix of 1, 2 and 3-bedrooms units, which will cater to the needs of a range of household types. 3-bedrooms dwellings will be favoured for affordable tenure.

**Table 4.1 Indicative Housing Mix and Tenure in the Proposed Development**

Tenure	1 bedroom	2 bedrooms	3 bedrooms	Total
Market	57 flats	66 flats	16 houses 25 flats	164
Affordable	37 flats	52 flats	36 houses 38 flats	163
Total	94 units	118 units	115 units	327

Source: IBI Group, 2022

*Potential health impact.* This is likely to have a positive impact on health, by improving people's access to high quality modern dwellings that fit their family sizes and financial situations.

*Recommended mitigation or enhancement actions:* None proposed

#### 4.2.7. Does the proposal contain homes that are highly energy efficient (e.g., a high SAP rating)?

*Answer.* Yes. The dwellings will be highly efficient as they will be targeting the GLA's London Plan energy policies, which include a minimum 10% improvement on the Building Regulations Part L baseline from energy efficiency measures alone and 35% improvement from energy efficiency and renewable energy measures. As outlined in the Energy Strategy submitted as part of the Planning Application, the outline application masterplan will contribute to 11% savings from energy demand reduction, and to 60% cumulative savings accounting for renewable energy measures.

*Potential health impact.* This is likely to have a positive health impact. High efficiency homes can reduce the risks of fuel poverty, and well insulated homes can prevent risks of illness.

*Recommended mitigation or enhancement actions:* None proposed.

### 4.3. Theme 2 Access to healthcare services and other social infrastructure

#### 4.3.1. Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?

*Answer.* The Proposed Development will rebuild, expand and modernise the existing Hillingdon Hospital, which provides acute and emergency care in West London. The proposal will deliver a 22,065 GIA sq.m uplift of hospital floorspace. The Proposed scheme supports delivery of the overarching plan for the NHS set out in The NHS Long Term Plan (2019) and has been developed in the context of local plans set out by the North West London Integrated Care System and the Hillingdon Health and Care Partners.

*Potential health impact.* Positive impact

*Recommended mitigation or enhancement actions:* None proposed

### 4.3.2. Does the proposal retain or re-provide existing social infrastructure?

*Answer:* Aside from the existing Hillingdon Hospital, no other social infrastructures are currently located on site.

*Potential health impact:* Neutral

*Recommended mitigation or enhancement actions:* None proposed

### 4.3.3. Does the proposal assess the impact on healthcare services?

*Answer:*

Yes. The Proposed Development's impact on healthcare services have been introduced in the Socio-Economic Report submitted as part of the planning application.

The Socio-Economic Report estimates that there are a total of nine GP surgeries within 2km of the Site. Three surgeries have spare capacity, for a combined total of 9,077 patients. The Proposed Development will yield a population of 770 resident, based on the GLA Population Yield Calculator. Local GPs would therefore have spare capacity to meet the need of the new population. This will not impact existing residents' ability to access primary healthcare services and would retain sufficient spare capacity if any other development were to come forward in the area.

The Proposed Development will deliver an uplift of 22,065 sq.m of hospital floorspace, which will generate 1,504 net new on-site jobs, as estimated in the Socio-Economic Report. This uplift is assumed to improve and expand the hospital's existing offering, allowing it to service a larger number of people.

As outlined in the Design and Access Statement submitted as part of the planning application, the phasing and decant strategy of the Proposed Development has been prepared such that the existing hospital can remain operational while the new hospital is under construction. Hospital wards situated on the site of the new hospital within the detailed application boundary will be temporarily relocated in modular buildings within the outline application boundary.

*Potential health impact:*

The Proposed Development is expected to have a neutral impact on primary healthcare services. Existing residents will be able to continue to access the services, and new patients will be able to register at local GP surgeries. This will ensure that patients can access GP services promptly and locally as soon as health issues manifest and will prevent residents' health from deteriorating due to lack of care.

The proposed redevelopment and extension of the Hillingdon Hospital is anticipated to have a positive effect on the provision of secondary healthcare services. The increase in floorspace and the modernisation of the facilities will likely increase the hospital's patient capacity and ability to attend to their health problems.

The phasing and decant strategy of the proposal is likely to have a neutral impact on the provision of secondary healthcare services during the construction phase. The hospital is expected to remain fully and safely operational, with no loss of services for patients.

*Recommended mitigation or enhancement actions:* None proposed

#### 4.3.4. Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g., schools, social care and community facilities?

*Answer:* The Socio-Economic Report submitted as part of the planning application assesses the capacity of local nurseries, primary and secondary schools. It indicates that capacity in childcare services is limited and will need to be expanded to meet future demand.

The report estimated that there are eight primary schools within 2km of the Site, which is a suitable walking distance. Only three of these schools have spare capacity, for a total of 76 pupils.

The report identified thirteen secondary schools within 4.8km of the Site, the average travel distance to secondary schools in London in 2020 (Department for Transport, National Travel Survey). Six of the schools have spare capacity for 1,888 students in total.

*Potential health impact:*

The limited spare capacity in nurseries and primary schools could have a negative impact on children's health. It might lead to schools operating over capacity, preventing pupils from attending classes in the best conditions and negatively impacting their learning, which could lead to negative long term health effects.

Due to substantial spare capacity in local secondary schools, students are not likely to face issues accessing secondary education, which is in turn not expected to contribute to negative health impacts.

*Recommended mitigation or enhancement actions:* Financial contribution could be required for the proposal to mitigate any impact on primary school and nursery provision, and to fund expansion of services.

#### 4.3.5. Does the proposal contribute to meeting primary, secondary and post 19 education needs?

*Answer:*

No. The Proposed Development does not allocate space to the provision of an education facility on site.

Using the GLA Population Yield Calculator, the Socio-Economic Report states that the proposal will generate demand for up to 88 childcare places, for 68 primary school places, and 49 secondary school places.

As outlined in 4.3.4, the proposal's demand for nursery places might not be met by the existing local infrastructure. While local primary schools have enough places to meet the needs of the Proposed Development, little spare capacity (8 places) will be left thereafter, to meet the need of any other development in the local area.

In contrast, local secondary schools have substantial spare capacity to meet the needs of the proposed development.

*Potential health impact:* As outlined in 4.3.4, a lack of capacity in childcare providers and primary school might negatively impact children's learning ability, which could lead to negative long term health effects.

*Recommended mitigation or enhancement actions:* In order for the proposal to meet education needs, financial contribution could be required to fund the expansion of childcare and primary school provision.

The negative impact results from the residential development as part of the outline component. It is therefore recommended that the capacity of, and demand for, primary education and childcare services, as well as the need for financial contribution, should be reviewed as part of the Reserved Matters Application stage.

#### 4.3.6. Does the proposal explore opportunities for shared community use and co-location of services?

*Answer:* The new hospital will deliver the co-location of a range of healthcare services, but no further shared community uses are proposed on the wider masterplan.

*Potential health impact:* Neutral impact:

*Recommended mitigation or enhancement actions:* None Proposed

### 4.4. Theme 3 Access to open space and nature

#### 4.4.1. Does the proposal retain and enhance existing open and natural spaces?

*Answer:* There is limited existing open and natural space on site, spanning 9,800 sq.m. The majority of the space are incidental open space and tree edges. There are some existing woodlands on the south of the Site and near the Furze, on the east of the site, which will be retained and enhanced.

*Potential health impact: Positive impact.* The proposal will retain existing woodlands areas and extend them. Access to high quality green areas would have a positive impact on the health of residents and users of the site.

*Recommended mitigation or enhancement actions:* None proposed

#### 4.4.2. In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?

*Answer:* Yes, the proposal will deliver an uplift of 16,414 sq.m of open space compared to existing provision. This will include 1,310 sq.m of private balconies, terraces and gardens, as well as 7,000 sq.m of communal amenity space within residential blocks as part of the outline component. Public open space throughout the site will cover 8,104 sq.m, which will include the central open space and the woodland area.

*Potential health impact:* The provision of open space throughout the site could have a range of positive health impacts. It can encourage outdoor exercising and socialising, as well as mitigate the urban heat island effect.

*Recommended mitigation or enhancement actions:* None proposed

#### 4.4.3. Does the proposal provide a range of play spaces for children and young people?

*Answer:* Yes. The Socio-Economic Report identifies a need for 2,049 sq.m of children play space, based on a children population of 205 in the proposal, and a GLA requirement of 10 sq.m per child. The Proposed Development will provide 2,438 sq.m of play space to meet this need.

*Potential health impact:* Children's ability to access play spaces to exercise outdoors and socialise is anticipated to have a positive health impact.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.4.4. Does the proposal provide links between open and natural spaces and the public realm?

*Answer:* Yes, the proposed open spaces will be integrated within the public realm and easily accessible from the proposed residential blocks, to facilitate access. The woodland area on the south of the Site was previously poorly connected to the Site and will be better linked to the rest of the public realm.

*Potential health impact:* Facilitating ease of access and connectivity to the open spaces will ensure residents can easily and safely access these spaces, which would encourage their use and have a positive impact on health.

*Recommended mitigation or enhancement actions:*

#### 4.4.5. Are the open and natural spaces welcoming and safe and accessible for all?

*Answer:* Yes. The open spaces will be designed to be welcoming, safe and accessible for all. Their location throughout the site will ensure that all users have rapid and easy access. Their proximity with other residential, commercial and hospital uses will enable passive surveillance to promote safety. Seating will be provided throughout the site at regular distance to facilitate access for people with disabilities or mobility issues.

*Potential health impact:* Ensuring the safety and accessibility of the site will be beneficial to maximise their use by and health benefits for all users.

*Recommended mitigation or enhancement actions:* The safety and accessibility of open spaces in the outline boundary should continue to be promoted at the Reserved Matters Application stage.

### 4.4.6. Does the proposal set out how new open space will be managed and maintained?

*Answer:* No, the Design and Access Statement does not specify how the new open space will be managed and maintained.

*Potential health impact:* If open spaces are not maintained or managed properly, their health benefits cannot be extracted, resulting in a neutral health impact.

*Recommended mitigation or enhancement actions:* A maintenance scheme will likely be secured by planning condition. This could be further defined at the Reserved Matters Application stage as part of a Landscape Management and Maintenance Plan.

## 4.5. **Theme 4 Air quality, noise and neighbourhood amenity**

### 4.5.1. Does the proposal minimise construction impacts such as dust, noise, vibration and odours?

*Answer:*

The Air Quality Assessment (AQA) submitted as part of the Planning Application analysed the impact of construction phase activities such as the removal and demolition of existing structures, earthworks, construction and track-out, concluding that they have high risks of dust soiling.

The Noise and Vibration Assessment (NVA) submitted as part of the Planning Application estimated the impacts of construction on the noise environment. Noise and vibration generated by construction activities are likely to exceed the lowest-observed adverse effect level (LOAEL, the level at which health effects can be detected). Some demolition and substructure works may result in exceedances of the significant observed adverse effect level (SOAEL, the level at which health effects occur).

*Potential health impact:*

The AQA concludes that the generation of dust by construction activities poses a negative and high risk to human health. The exceedance of LOAEL and SOAEL during construction could contribute to negative health impacts.

*Recommended mitigation or enhancement actions:*

The AQA outlines a series of mitigation measures to mitigate the impact of dust, that should be implemented as part of a Demolition Management Plan or Construction and Environment Management Plan.

The NVA highlights mitigation measures to minimise exceedances of SOAEL. These include an effective communication strategy, noise monitoring to determine compliance with noise limits, and adoption of Best Practicable Measures to reduce construction noise as far as reasonably possible.

### 4.5.2. Does the proposal minimise air pollution caused by traffic and energy facilities?

*Answer:*

The AQA estimates the local air quality is unlikely to be significantly affected by vehicle traffic during the construction phase. Any impacts would be temporary. It also estimates that operational traffic impacts on local air quality are considered to be not significant. This means that the Proposed Development can be considered air quality neutral for transport-related emissions.

The AQA concludes that it is highly unlikely for the emergency generators to cause emission exceeding the air quality objectives for nitrogen dioxide, sulphur dioxide and carbon monoxide.

Heating and hot water will be provided thanks to ground and air source heat pumps and reverse cycle heat pumps, which do not have emissions to air. This means that the Proposed Development can be considered air quality neutral for building-related emissions.

*Potential health impact:* Traffic caused by construction activities and by the operation of the Proposed Development is not likely to have a negative health impact on local population.

*Recommended mitigation or enhancement actions:* None proposed.

### 4.5.3. Does the proposal minimise noise pollution caused by traffic and commercial uses?

*Answer:*

The NVA estimated that changes in road traffic noise due to construction traffic are negligible and not significant. Change in road traffic noise due to operational traffic is likely to be below that perceptible to the average human hear. Building service plants will be designed to achieve specified noise limits.

*Potential health impact:* In light of the NVA's conclusion, we estimate that the proposal will minimise noise pollution and will not lead to a negative health impact.

*Recommended mitigation or enhancement actions:* The NVA recommends that the new service hard should not be operational at night, which could be secured with a planning condition.

## 4.6. **Theme 5 Accessibility and active travel**

### 4.6.1. Does the proposal address the ten Healthy Streets indicators?

*Answer:* Yes, the Transport Assessment submitted as part of the Planning Application outlines how the proposal meets the ten Health Streets indicators.

*Potential health impact:* The delivery of Health Streets would have positive health impacts on people travelling to and on the site. It will ensure that the space is accessible, welcoming and safe for all.

*Recommended mitigation or enhancement actions:* None proposed.



### 4.6.2. Does the proposal prioritise and encourage walking (such as through shared spaces?)

*Answer:* Yes. Formal crossing points are provided throughout the Site and on external roads such as Field Heath Road, Royal Lane and Colham Green Road. The development intends to provide good urban realm and public open space, with good waymarking and signage, facilitating interaction and walking. Shade and shelter areas will protect pedestrians from extreme weather conditions. Routes within the site are expected to have low levels of traffic, thanks to the transport hub and Multi-Story Car Park (MSCP) located northwest of the Site.

*Potential health impact:* This is likely to have a positive health impact. Encouraging active travel such as walking can improve people's physical health by enabling a form of physical exercise. Ensuring pedestrian safety is also beneficial, to reduce the risk of traffic accidents.

*Recommended mitigation or enhancement actions:* None proposed.

### 4.6.3. Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?

*Answer:* Yes, the Proposed Development will deliver a mobility hub, which will include cycling facilities, such as cycle storage for the hospital, repair workshops. Secure cycle storage will also be provided for residents, workers and visits of the Site (192 in the MSCP for the detailed application, and 515 cycle spaces in total in the outline component). The high-quality public realm will provide shared-use path, signage and waymarking, which will facilitate cyclists access. The mobility hub and MSCP will reduce traffic levels within the site, which is likely to make cycling a safer activity.

*Potential health impact:* This would have a positive health impact. Encouraging cycling can improve physical health by enabling physical exercise. Ensuring cyclist safety is also beneficial, to reduce the risks of traffic accidents.

*Recommended mitigation or enhancement actions:*

### 4.6.4. Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?

*Answer:* The proposal includes high quality public realm and will include formal crossing points on external roads. It is also anticipated that a Section 106 contribution to LBH will be secured to improve external walking and cycling networks.

*Potential health impact:* This would have a positive health impact, by encouraging people to cycle or walk to the Site.

*Recommended mitigation or enhancement actions:* None proposed.

4.6.5. Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?

*Answer:* Yes, a range of traffic management and calming measures will be implemented throughout the site. There will be low on-site speed limits throughout, with plenty of formal crossing points.

*Potential health impact:* This is likely to have a positive health impact, by reducing and minimising risks of road injuries. By promoting road safety, this could also encourage further people to walk or cycle.

*Recommended mitigation or enhancement actions:* None proposed.

4.6.6. Is the proposal well connected to public transport, local services and facilities?

*Answer:* The Site has a Public Transport Accessibility Level (PTAL) rating of 2-3, which indicates low levels of public transport accessibility. The closest TfL Underground station is Uxbridge, on the Metropolitan and Piccadilly Lines, 2.8km away from the Site.

Six bus lines run Pield Heath Rd, north of the Site, with several bus stops along the road. The bus lines are the following, providing good North-south connectivity, but more limited East-West connection:

- U1: Ruislip – West Drayton
- U2: Pield Heath - Uxbridge
- U3: Uxbridge – Heathrow Central
- U4: Uxbridge – Stockley Park
- U5: Uxbridge – Hayes Town
- U7: Uxbridge – Hayes

The mobility hub proposed as part of the development will facilitate the use of public transport. It is also proposed to improve public transport facilities on Pield Heath Road north of the Site.

*Potential health impact:* The promotion of public transport can have positive health impacts, by reducing car dependency for users, which further reduces carbon emissions and risks of traffic accident.

*Recommended mitigation or enhancement actions:* None proposed.

4.6.7. Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?

*Answer:* Yes. The mobility hub proposed as part of the scheme will enable the creation of a car club and car sharing scheme. The Hillingdon Hospital currently has a Travel Plan, which is expected to continue with the new premises. Travel plans are also anticipated to be set up during the construction phase, to limit car use by construction workers.

However, the detailed application will include 161 surface car parking spaces and 781 spaces in the Multi-Story Car Park. The outline component will include 302 car spaces. Car parking provision will be in line with LBH and GLA standards. No parking space will be dedicated to Class E commercial floorspace, as these premises are expected to be used by Site residents primarily.

*Potential health impact:* The provision of the mobility hub is likely to have a positive health impact, thanks to reductions in carbon emissions and lower risks of traffic accidents.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.6.8. Does the proposal allow people with mobility problems or a disability to access buildings and places?

Answer: Yes. The Multi-Story Car Park is expected to provide 93 accessible parking spaces, enabling people with mobility problems to access the Site. While this is not confirmed yet, surface materials are expected to be selected to ensure that they provide appropriate colour contrast, texture changes and anti-slip properties at changes of surface, use and level. The new hospital has been designed with a logical sequence of corridors, lifts and staircases to support barrier free access for patients, visitors and staff.

*Potential health impact:* This is likely to have a positive health impact, by enabling people with mobility problems or a disability to gain access to the Proposed Development's facilities.

*Recommended mitigation or enhancement actions:* None proposed.

### 4.7. Theme 6 Crime reduction and community safety

#### 4.7.1. Does the proposal incorporate elements to help design out crime?

Answer:

Yes. The Proposed Development is expected to be more permeable than the existing layout, with more extensive internal public realm and routes. The mix of proposed uses will bring a range of residents, workers and visitors. They are likely to move throughout the Site, and at varied hours of the day. Open space will be spread across the Site, which, along with widespread active frontage, will create eyes on the street and passive surveillance.

*Potential health impact:* This is likely to have a positive health impact. Ensuring safety and reducing the fear of crime encourages people to safely access the public realm and on-site facilities or services.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.7.2. Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?

Answer: Yes, the Proposed Development will be connected to existing communities, with accessible public realm, improved pedestrians crossings and new connections, for instance south of the Site. Public realm will remain accessible site-wide to existing and new residents.

*Potential health impact:* This is likely to have positive health impact, by promoting interactions between existing and new communities.

*Recommended mitigation or enhancement actions:* None proposed.

### 4.7.3. Does the proposal include attractive, multi-use public spaces and buildings?

*Answer:* Yes, the Proposed Development will deliver high quality design and public spaces. The public realm at the centre of the outline component will create a central green space, a civic square and a neighbourhood square, which are likely to welcome a variety of uses throughout the year, such as play areas, pedestrian and cyclists paths, a farmers' market.

*Potential health impact:* This is likely to have a positive health impact, by allowing a diversity of users to interact, such as workers, residents or site visitors.

*Recommended mitigation or enhancement actions:* None proposed.

### 4.7.4. Has engagement and consultation been carried out with the local community?

*Answer:* Yes, the Hillingdon Hospitals NHS Trust carried out public engagement, detailed in the Statement of Community Involvement submitted as part of the Planning Application. The purpose of the engagement was to raise awareness of the proposal, allow local interested parties to engage with the application process, to reach a wide range of groups affected by the proposal, inform the design development through local knowledge and feedback, ensure the delivery of significant local benefits, and understand community priorities for the new hospital.

The engagement was conducted through a range of activities and a variety of stakeholders. This included meetings with medical stakeholders and elected representatives, webinars with the public, the distribution of leaflets to Hillingdon residents, and a project website to provide key information. The use of various media aimed to reach as many people as possible.

*Potential health impact:* Engagement with the public can ensure that the proposal meets local needs and can lessen fears or concerns about the development. This is likely to have a positive health impact.

*Recommended mitigation or enhancement actions:* None proposed.

## 4.8. **Theme 7 Access to healthy food**

### 4.8.1. Does the proposal facilitate the supply of local food, i.e., allotments, community farms and farmers' markets?

*Answer:* No allotments or community farms are proposed. Residential blocks will have access to private amenity space under the form of courtyard or podiums (2,100 sq.m), building rooftops (2,920 sq.m), and residential balconies (1,310 sq.m). Some of this space could be allocated to growing fruits and vegetables on a small scale. A civic square will be provided near residential blocks as part of the outline component, where a farmers' market could take place.

*Potential health impact:* We estimate a neutral impact on residents' health, due to limited opportunities to access healthy food.

*Recommended mitigation or enhancement actions:* None proposed

#### 4.8.2. Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?

*Answer:* The proposal includes 800 (GEA) sq.m of Class E flexible commercial floorspace, spread across the three residential blocks. These spaces could welcome food stores or shops if such needs are identified.

*Potential health impact:* We estimate a neutral impact on health, due to the uncertain nature of uses in the proposed Class E floorspace.

*Recommended mitigation or enhancement actions:* We recommend reviewing the need for such uses as part of the Reserved Matters Application.

#### 4.8.3. Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?

*Answer:* The proposal includes 800 (GEA) sq.m of Class E flexible commercial floorspace, spread across the three residential blocks, where hot food takeaways could locate.

*Potential health impact:* We estimate a neutral impact on health, due to the uncertain nature of uses in the proposed Class E floorspace.

*Recommended mitigation or enhancement actions:* The location of hot food takeaways within Class E flexible commercial floorspace should be avoided to promote residents and users' health. This should be reviewed as part of the Reserved Matters Application.

### 4.9. **Theme 8 Access to work and training**

#### 4.9.1. Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?

*Answer:*

Yes. The Socio-Economic Report submitted as part of the Planning Application estimates that the construction phase of the Proposed Development will create 547 new jobs for London residents per year, for 4.7 years. This will include both on-site construction jobs and jobs supported throughout the supply chain.

Once the Proposed Development is operational, it will also create 747 new jobs for London residents. This includes on-site jobs in the new hospital premises, in Class E flexible commercial floorspace, and through homeworkers, with some residents of the scheme working remotely from home. This would also have positive impacts throughout these jobs' supply chains.

The phasing and decant strategy of the scheme are proposed to be implemented such that the existing hospital can continue to safely operate while the new hospital is under construction. This will prevent short-term job loss for the hospital staff.

*Potential health impact:* The creation of employment by the Proposed Development is likely to have a positive health impact. Some workers could gain access to the jobs market if previously unemployed, or to better paid jobs. This would increase people's wages and their life satisfaction.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.9.2. Does the proposal provide childcare facilities?

*Answer:* No, the Proposed Development does not specifically allocate space to the provision of childcare facilities. The Socio-Economic Report submitted as part of the Planning Application estimated that local childcare providers had limited spare capacity and could struggle to meet the need of the incoming population.

Another planning application, Ref. 76613/APP/2022/37, was submitted in January 2022 for the demolition of existing modular building (named the Old Creche) on Site and erection of new two storey building for use as a nursery (Use Class E). It will allow for the relocation of the existing Busy Bees Nursery, currently located southwest of the Site, to the new proposed nursery, southeast of the Site.

*Potential health impact:* A lack of childcare facilities could have negative health impacts on new parents with young children, as it could limit their abilities to gain access or return to the labour market.

*Recommended mitigation or enhancement actions:* The need for childcare facilities should be reviewed as part of the Reserved Matters Application. If a need is identified, financial contribution could be needed to fund additional provision or the expansion of existing services.

#### 4.9.3. Does the proposal include managed and affordable workspace for local businesses?

*Answer:* No. Although the Proposed Development includes 800 (GEA) sq.m of Class E flexible commercial space, this space is expected to support retail and leisure uses only.

*Potential health impact:* We estimate a neutral impact on health, due to the uncertain nature of uses in the proposed Class E floorspace.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.9.4. Does the proposal include opportunities for work for local people via local procurement arrangements?

*Answer:* Yes. As outlined above, the Proposed Development is expected to create many new jobs. Local procurement arrangements and the employment of local people will be a commitment as part of the Section 106 agreement.

*Potential health impact:* This is likely to have a positive health impact, by facilitating the employment of local people, which could increase their income and improve their quality of life.

*Recommended mitigation or enhancement actions:* None proposed.

### 4.10. Theme 9 Social cohesion and lifetime neighbourhoods

#### 4.10.1. Does the proposal consider health inequalities by addressing local needs through community engagement?

*Answer:* Yes, community engagement was undertaken by the Applicant to raise awareness about the proposal and understand community priorities.

*Potential health impact:* Ensuring local needs are met can have positive health impact, by reassuring communities about the project and by reducing inequalities.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.10.2. 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?

*Answer:* Yes, the Proposed Development will become more accessible to the existing community. Aside from seeking healthcare services, local residents have little reasons to visit the Site in its existing use. The proposed uses will allow local communities to access shops and public realm, which will be widely connected to the surrounding area.

*Potential health impact:* This is likely to have a positive health impact thanks to improvement in social cohesion, by enabling existing and new residents to interact on site. This can avoid isolation or feelings of being disconnected, improving people's mental health.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.10.3. Does the proposal include a mix of uses and a range of community facilities?

*Answer:* Yes, the Proposed Development will deliver a mix of healthcare, residential, commercial and public realm uses, in comparison to the only existing hospital use. Apart from the Hillingdon Hospital, no community facilities will be delivered on site.

*Potential health impact:* The mix of uses on site will promote the creation of a healthy community, where people come to live, work and visit. This can have positive health impacts, as it can create a variety of opportunities for social interaction through different networks. This can improve mental health and strengthen social cohesion.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.10.4. Does the proposal provide opportunities for the voluntary and community sectors?

*Answer:* No, such opportunities are not provided.

*Potential health impact:* This would have a neutral impact on people's health.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.10.5. Does the proposal address the six key components of Lifetime Neighbourhoods?

*Answer:* Lifetime Neighbourhoods seeks to promote resident empowerment, accessibility, a diversity of services and amenities, safe and attractive built and natural environments, the creation of social networks, and the development of housing. Other sections of this HIA have shown how the Proposed Development will address these six components.

*Potential health impact:* This will likely have a positive health impact on residents of the scheme, by promoting their physical and mental health.

*Recommended mitigation or enhancement actions:* None proposed.

### 4.11. **Theme 10 Minimising the use of resources**

#### 4.11.1. Does the proposal make best use of existing land?

*Answer:* Yes. The Proposed Development will optimise the use of land at the Site and generate a substantial uplift in floorspace. Hospital floorspace will increase by 22,065 sq.m. The proposal will also deliver a 23,034 GIA sqm Multi-Story Car Park, 800 GEA Sq.m of Class E flexible commercial floorspace, and up to 327 dwellings (34,110 GEA Sq.m). As stated in the Circular Economy Statement, this maximises the available spatial opportunities on Site, helping to optimise the use of London's limited available land.

*Potential health impact:* This is likely to have positive health impacts. This uplift in floorspace will ensure the enhancement and best use of the space and will prevent further take-up of greenfield land. It can prevent biodiversity loss and mitigate the effects of climate change by preserving trees and flora that enable carbon capture. Densification of uses near transport routes such as bus lines can help reduce car use, and indirectly reduce carbon and pollutants emissions.

*Recommended mitigation or enhancement actions:* None proposed.

#### 4.11.2. Does the proposal encourage recycling (including building materials)?

*Answer:* Yes, strategies implemented to encourage recycling have been described in the Circular Economy Statement, Outline Delivery and Servicing Plan (ODSP) and the Outline Construction Management Plan (OCMP) submitted as part of the Planning Application.



The ODSP identifies that the waste management will aim to maximise recycling and recovery. Waste servicing and management premises will be located throughout the site, within the Hospital and residential blocks.

The OCMP states that the appointed contractor will need to be committed to the on-site re-use of materials, which will reduce the number of vehicles accessing the site. This is most likely to be possible in the second phase of construction, as demolition materials from the existing hospital can be reused for the construction of the outline component. Existing on-site uses of the first phase is mostly parking, providing limited opportunities for material reuse for the construction of the new hospital.

*Potential health impact:* This could have positive health impacts. The on-site reuse of materials could prevent excessive vehicle movements, reducing emissions, dust and noise. Maximising recycling and minimising resource use can contribute towards a better environment by reducing materials extraction.

*Recommended mitigation or enhancement actions:* The on-site re-use and recycling of materials should be ensured by and promoted with the appointed contractors.

### 4.11.3. Does the proposal incorporate sustainable design and construction techniques?

*Answer:* Yes, the Proposed Development will aspire to implement sustainable design and construction techniques. This is further outlined in the Circular Economy Statement and Whole Life Carbon Assessment. Principles of lean design have been adopted to minimise material intensity of the Proposed Development. This includes reducing the structural material required, using Modern Methods of Construction and using pre-fabrication methods.

*Potential health impact:* This is likely to have a positive health impact, by limiting resource use and energy consumption.

*Recommended mitigation or enhancement actions:* None proposed.

## 4.12. Theme 11 Climate change

### 4.12.1. Does the proposal incorporate renewable energy?

*Answer:* Yes, solar PV will be incorporated on the roof of the new hospital building and multi-storey car park, and on the roofs of the residential blocks on the masterplan site, for a total of 969 sq.m. A combination of ground and air source heat pumps are also proposed to provide heating and cooling.

*Potential health impact:* This could have a positive health impact, by reducing reliance on fossil fuel and mitigating the impacts of climate change and carbon emissions.

*Recommended mitigation or enhancement actions:* None proposed.

4.12.2. Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e., ventilation, shading and landscaping?

*Answer:* Yes. The buildings will incorporate a range of passive design measures, including shading, blinds, solar control glazing. Planting will be incorporated in the landscaping and on green roofs to meet the GLA's Urban Greening Factor (UGF) requirement, and to mitigate the urban heat island effect. The public spaces will benefit from shading from trees and shelters to protect from summer temperatures and other extreme weather events.

*Potential health impact:* This is likely to have a positive health impact, by improving the quality of life of residents and by preventing the development of illnesses.

*Recommended mitigation or enhancement actions:* None proposed.

4.12.3. Does the proposal maintain or enhance biodiversity?

*Answer:* Yes, thanks to its landscape strategy, the proposal was estimated to generate a Biodiversity Net Gain of 10%. This is further detailed in the Biodiversity Net Gain Statement.

*Potential health impact:* The protection and enhancement of biodiversity can have positive health impacts. It can improve residents mental health or provide educational opportunities. Biodiversity can also facilitate wider ecosystem services, such as ensuring pollination or enabling pest control to name a few.

*Recommended mitigation or enhancement actions:* None proposed.

4.12.4. Does the proposal incorporate sustainable urban drainage techniques?

*Answer:* Yes, a range of sustainable drainage systems will be integrated within the development to manage surface water runoff. Green roofs are proposed on part of the roofs of both the main hospital building and the MSCP. A series of swales and wetlands are proposed west of the hospital buildings. These are interconnected and the wetlands will provide attenuation for surface water runoff before discharging to the public sewer. Raingardens are also proposed within the site. Finally, additional attenuation will be provided in underground storage tanks.

*Potential health impact:* This is likely to have a positive health impact, by reducing the risks of flooding and the negative impacts it can have on physical and mental health.

*Recommended mitigation or enhancement actions:* None proposed.

### 4.13. Summary

4.13.1. Based on our review of the eleven determinants of health, we conclude that the Proposed Development is anticipated to mostly have positive health impacts on existing and future users of the site, thanks to housing, open space and healthcare provision, jobs creation, and the facilitation of active travel and social cohesion. Potential negative health impacts are identified to originate from:

- Construction dust and noise pollution, which will be mitigated by following Best Practicable Measures and by implementing a Demolition Management Plan and a Construction and Environment Management Plan;
- Limited capacity in local childcare services, which could be mitigated by reviewing spare capacity and demand for these services as part of the Reserved Matters Application, to assess whether financial contribution is needed to fund facilities expansion.

## 5. Conclusion

- 5.1.1. In this report we undertook a 'Rapid' Health Impact Assessment of the Hillingdon Hospital Redevelopment proposal, using London's Healthy Urban Development Unit's methodology. This approach accounts for a diverse set of social, economic and environmental factors that influence people's physical, mental and social well-being.
- 5.1.2. National, regional and local planning policies, guidance and health strategies pursue the improvement of health and wellbeing in development proposals. are in support of the Proposed Redevelopment of the Hillingdon Hospital. The proposal encourages jobs creation, housing delivery, open space provision, road safety and active travel, while minimising noise and air pollution.
- 5.1.3. The Local Health Profile we drew down shows that residents of Hillingdon tend to be in better health on average than England residents.
- 5.1.4. In this assessment we showed that the Proposed Development is likely to have positive health impacts for future workers and residents of the scheme, as well as for existing communities.
- 5.1.5. The proposed housing provision will deliver accessible and energy efficient dwellings of various size and tenures. This will have positive health impacts, as better homes are correlated with better physical health and lower risks of developing illness.
- 5.1.6. The redevelopment of the hospital will have great health benefits, by providing new, larger and more modern secondary care facilities. The future residents of the Proposed Development will not have negative impact on social infrastructure services such as GPs or primary and secondary schools thanks to spare capacity in local facilities.
- 5.1.7. The Proposed Development will ensure on-site provision of safe, inclusive and accessible open space to meet the needs of residents and users of the site, delivering an uplift in space relative to the need. This will also include the adequate provision of child play spaces. This is anticipated to have a positive physical and mental health impact for existing and future residents and site users, by encouraging outdoor physical activity, passive enjoyment of outdoor space, and social interaction in the public realm.
- 5.1.8. The construction phase of the proposal could contribute to negative health impacts on existing communities, due to dust generation and exceedance in noise levels. Mitigation measures have been proposed to minimise the impact of dust and noise, through the implementation of a Demolition Management Plan and Construction and Environment Management Plan. The operational phase of the Proposed Development is not expected to lead to negative health impacts related to noise or air pollution.

- 5.1.9. The proposal promotes accessibility and active travel on Site through a series of layout and design measures. The public realm will encourage walking and walking, which will be further promoted thanks to adequate facilities such as shelter, bicycle parking, proper signage. The use of private vehicle will also be minimised through measures such as traffic management, travel plans and car sharing schemes. Overall, this is anticipated to have a positive health impact on residents and site users, by encouraging active forms of travel, enabling physical exercise, and by reducing the risks of road injuries.
- 5.1.10. The Proposed Development will minimise the risk of crime, and ensure safety, accessibility and community involvement. This is expected to have positive health impact by encouraging social interaction and community cohesion, which contribute to improving mental health.
- 5.1.11. It is not yet possible to assess whether the proposal will have positive health impact from the access to healthy food. We recommend that the occupancy of the Class E commercial floorspace should be reviewed as part of the Reserved Matters Application, to encourage the location of affordable and health food stores and to avoid the location of hot food takeaways.
- 5.1.12. The Proposed Development is estimated to promote the access to employment, thanks to high jobs creation and local procurement arrangements. This could positively impact residents' health and wellbeing, who would benefit from employment, salaries, and improved quality of life. However, our assessment suggests that local childcare services might not have the capacity to meet the needs of the future population. This could have a negative health impact by preventing young parents' return to work. We recommend to review the demand for and capacity of childcare services as part of the Reserved Matters Application. This shall aim to assess if there is sufficient spare capacity, or if a financial contribution should be secured to fund the expansion of existing childcare services or the provision of new facilities.
- 5.1.13. The mix of uses on site, and the scheme's proposed connectivity to the existing communities is anticipated to have a positive health impact, by promoting social cohesion and by creating an inclusive, welcoming and safe neighbourhood where a variety of users live, work and visit. This can improve mental health by reducing isolation and facilitating social interactions.
- 5.1.14. The proposal will minimise the use of resources, by densifying an existing site, by encouraging recycling and by promoting sustainable design and construction techniques. Limiting resource, land and energy consumption can be beneficial to reduce and mitigate the effects on climate change on health and wellbeing.
- 5.1.15. Finally, by addressing the impacts of climate change on health such as carbon emissions, extreme weather conditions, biodiversity loss, and flooding, the Proposed Development is anticipated to have positive impacts on physical and mental health.
- 5.1.16. To sum up, our assessment shows that the Proposed Development will largely have positive impacts on the health of existing and future residents. Mitigation measures will be implemented to minimise construction phase air and noise pollution and to address capacity issues in childcare services.



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## Appendix 1 Glossary

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### Glossary

AQA	Air Quality Assessment
CEMP	Construction and Environment Management Plan
DfE	Department for Education
DMP	Demolition Management Plan
FTE	Full Time Equivalent
GEA	Gross External Area
GG	'Good Growth'
GLA	Greater London Authority
GIA	Gross Internal Area
GP	General Practice
HIA	Health Impact Assessment
HUDU	Healthy Urban Development Unit
JSNA	Joint Strategic Needs Assessment
LBH	London Borough of Hillingdon
LOAEL	Lowest-Observed Adverse Effect Level
MSCP	Multi-Story Car Park
NHS	National Health Service
NIA	Net Internal Area
NPPF	National Planning Policy Framework
NVA	Noise and Vibration Assessment
NWLSTP	North West London Sustainability and Transformation Plan
OCMP	Outline Construction Management Plan
ODSP	Outline Delivery and Servicing Plan
OSS	Open Space Strategy
PHE	Public Health England
PTAL	Public Transport Accessibility Level
RMA	Reserved Matters Application
SIP	Strategic Infrastructure Plan
SOAEL	Significant Observed Adverse Effect Level
SPD	Supplementary Planning Guidance
THHR	The Hillingdon Hospital Redevelopment
UGF	Urban Greening Factor
WHO	World Health Organisation

# The Hillingdon Hospital Redevelopment

## Rapid Health Impact Assessment

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# The Hillingdon Hospital Redevelopment

Rapid Health Impact Assessment

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