

St. Andrew's Gate, Town Centre Extension, Uxbridge

Hybrid Planning Application

Health Impact Assessment



ST. ANDREW'S PARK
UXBRIDGE

VINCI
PLC

ST. MODWEN

St. Andrew's Gate, Town Centre Extension, Uxbridge

Health Impact Assessment

Vinci St Modwen

June 2024



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1.0

Introduction

1.1 This Health Impact Assessment ('HIA') has been prepared by Lichfields on behalf of Vinci St Modwen ('the Applicant') to accompany an application in respect of the site at St. Andrew's Gate, Town Centre Extension, Uxbridge ('the TCE Site') within the London Borough of Hillingdon ('LBH').

1.2 The purpose of this HIA is to identify, assess and present any potential health impacts arising from the proposed development on the local community and/or any priority groups within the local impact area ('LIA') of the proposed development. This report is intended to assist Hillingdon Council in its consideration of the planning application for the proposed development.

Background and Site Context

1.3 The TCE Site comprises vacant brownfield land, the Grade II listed former cinema building and its associated car park and the locally listed St Andrew's Gate. The site is currently enclosed by construction hoardings and not in active use, other than a temporary public right of way ('PRoW') across the site linking to Hillingdon Road and the underpass.

1.4 The TCE Site is located to the east of Park Road and Hillingdon Road. It is bound to the north and north-east by St. Andrew's Road, to the east by the spine road, Town Centre West phase of development and locally listed Mons building and to the south by Burton Road. Residential development which ranges in height from 3 to 8 storeys is located between the site and Dowding Park. Dowding Park provides a significant local amenity within a large area of urban green space, including sport pitches and play space. The John Locke Primary School is located within St. Andrew's Park, to the north of Dowding Park and is within walking distance of the TCE Site.

1.5 Additionally, the TCE Site lies within the eastern section of the demarcated Town Centre boundary for Uxbridge, as defined in the Hillingdon Local Plan¹, and is located within the London Plan's Metropolitan Town Centre designation. Uxbridge Town Centre accommodates a range of retail, commercial and community uses, as well as sustainable transport options. Uxbridge Underground Station and Bus Station are located within walking distance of the site. St Andrew's Church is located on the opposite side of Hillingdon Road between the TCE site and town centre.

Proposed Development

1.6 The proposed development considered in this HIA is for hybrid planning permission comprising -

- 1 In outline:
- Creation of up to no. 356 residential dwellings (Class C3) within three new build blocks, of up to 10 storeys;

¹ Hillingdon Council (2012), *Local Plan: Part 1 – Strategic Policies*.

- Up to 660 sqm gross internal area ('GIA') of flexible commercial space (Use Classes E(a), E(b), E(c), E(e), E(g)(i) and E(g)(ii)) at ground floor level in Building Zones B and C, and up to 440sqm fixed as a convenience store (Use Class E(a)) (GIA) located in Building Zone C; and
- Associated car parking and hard and soft landscaping.

2 In full:

- Change of use of the former cinema building to reinstate a gym (E(d)) in the Main Hall and change of use of former squash courts to a café (E(b));
- Associated car parking and hard and soft landscaping and access alterations;
- External alterations to the building.

1.7

Scope of the Assessment

1.8 This HIA outlines the relevant national, regional and local policy framework relating to health, and takes account of the baseline demographic, socio-economic and health profile of the local population close to the Site in order to provide context for the assessment. Local community infrastructure provision and environmental conditions are also considered as part of this HIA. The HIA will then assess the proposed development against a range of health determinants, the likely effects on health outcomes of the general population, and any identified vulnerable and/or priority groups.

1.9 The assessment is based on the criteria outlined within the London Healthy Urban Development Unit's ('London HUDU') Rapid HIA Assessment Tool². Further detail on the methodology applied in this assessment is presented in Section 2.0 of this report.

Report Structure

1.10 The remainder of this HIA is structured as follows:

- **Section 2.0** sets out the approach to this HIA, and the significance criteria used in determining the health impacts of the proposed development;
- **Section 3.0** sets out the legislative, policy and strategy framework informing the development (and eventual delivery) of the proposed development;
- **Section 4.0** presents the demographic, social, economic and environmental context within the LIA and more widely across LBH. This section concludes by identifying the main (i.e. priority) groups for further consideration (i.e. alongside the general population) within this HIA;
- **Section 5.0** considers the health impacts of the proposed development on the identified priority groups, as well as the general population of the LIA. This includes an overview of mitigation and/or monitoring measures required to address any adverse impacts generated during both construction and operational phases of the proposed development; and

² London Healthy Urban Development Unit (October 2019), *Rapid Health Impact Assessment Tool*.

- **Section 6.0** provides a summary of conclusions to the assessment presented in this report.

2.0 Approach to the Assessment

Definition of Health

2.1 The World Health Organisation ('WHO') defines health as the "*state of complete physical, mental, and social well-being, and not merely the absence of disease or infirmity*". Many factors combine to affect the health of individuals and communities. In addition to personal characteristics and behaviour (such as genetics and personal choices), the determinants of health include the social, economic and physical environment.

Assessment Methodology

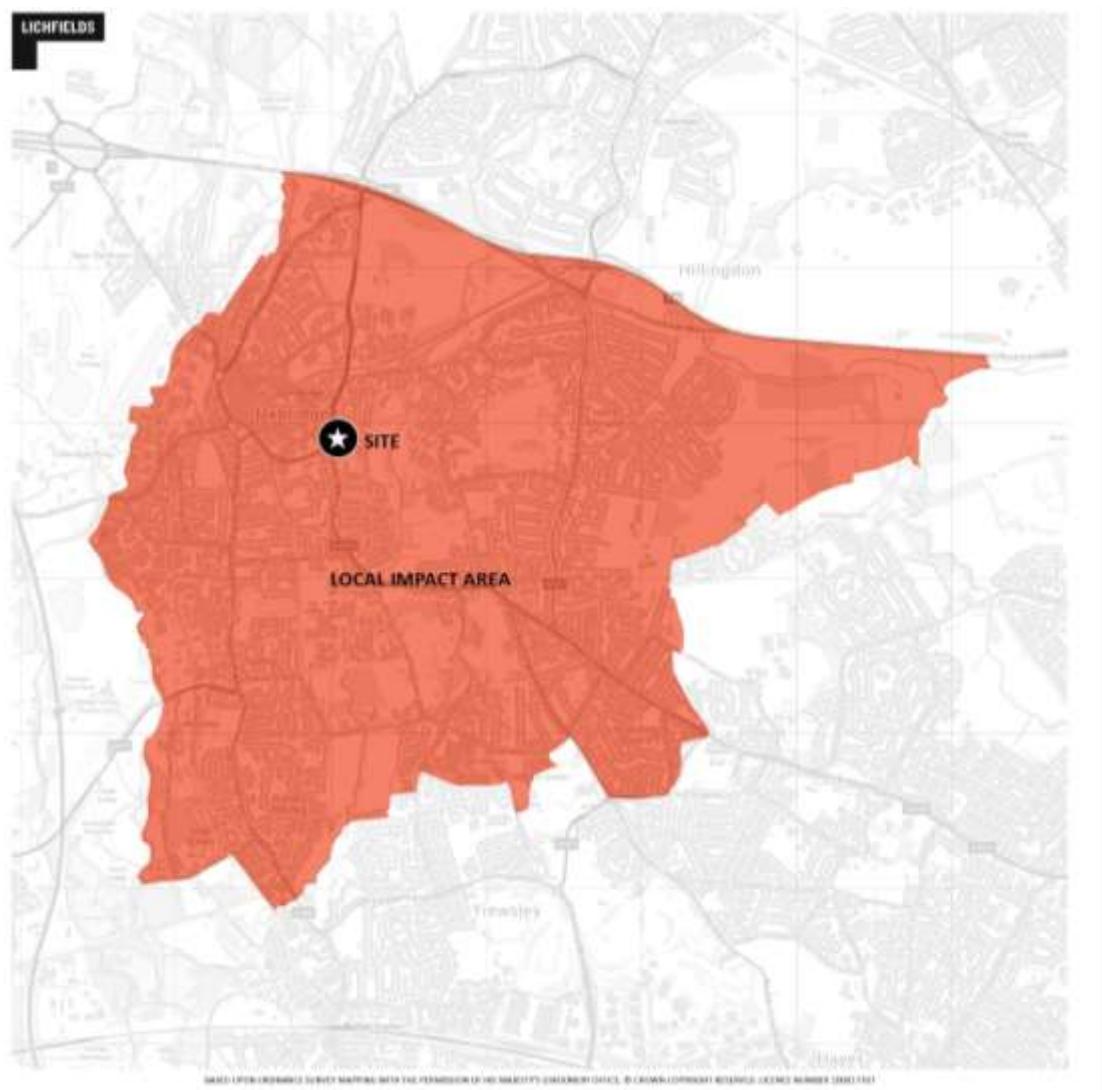
2.2 Whilst it is recognised that there is no single, best-practice methodology for undertaking HIAs in England, this assessment follows the broad structure outline below:

- 1 A brief summary of the key policies and health strategies for LBH, and where relevant for the wider London context;
- 2 High level analysis of the demographic, economic, health and environmental profile for the LIA. Where appropriate, baseline data for LBH and London more widely are included to provide additional context;
- 3 Identify priority groups that may be particularly vulnerable to change from a health outcome perspective and consider these as separate groups;
- 4 Use of the London HUDU rapid HIA toolkit to undertake an assessment of the proposed development, cross-referencing to other evidence and assessments prepared as part of the planning application;
- 5 Focussing on the key issues (such as assessing the impact upon new and existing employees in terms of amenity, access to green space, active travel, safety and access to jobs) to assess the potential health outcomes of the proposed development in more detail; and
- 6 Draw conclusions and make recommendations on how the proposed development can mitigate adverse effects and maximise beneficial ones.

Impact Area

2.3 A LIA is assumed to be the area most directly and significantly affected by the proposed development in terms of its potential impacts on human health. This HIA focusses on LIA surrounding the proposed development, which for the purposes of this study comprises the following 2022 electoral wards – Colham & Cowley, Hillingdon East, Hillingdon West and Uxbridge. An overview of the LIA is presented in Figure 2.1 overleaf.

Figure 2.1 Local Impact Area



Determinants, Pathways and Outcomes

2.4 The underlying approach to this HIA is based on a determinants, pathways and outcomes approach. This is a readily recognised approach to assessing the impacts of any proposed development on human health. The definitions for these three terms are outlined below:

2.5 Health determinants are factors that can influence health outcomes; these may be personal, social, cultural, economic and/or environmental, and include living and working conditions such as housing, employment, the environment, transport, education and access to services. This HIA follows the approach set out within the HUDU rapid HIA toolkit, and is therefore based on the following 11 determinants:

- 1 Housing design and affordability;
- 2 Access to health and social care services and other social infrastructure;
- 3 Access to open space and nature;
- 4 Air quality, noise and neighbourhood amenity;

- 5 Accessibility and active travel;
- 6 Crime reduction and community safety;
- 7 Access to healthy food;
- 8 Access to work and training;
- 9 Social cohesion and inclusive design;
- 10 Minimising the use of resources; and
- 11 Climate change.

2.6 Health pathways are factors that lead to a change in a determinant which creates the health outcome.

2.7 Health outcomes reflect the range of medical and general wellbeing impacts on a particular population. For the purposes of this HIA, health impacts are considered as potential changes in health outcomes arising from the proposed development.

Cause and Effect

2.8 Public Health England ('PHE') contends that the natural and built environment both play a key role in shaping the social and economic determinants of health, but there is often not a single direct cause and effect relationship between a determinant and a health outcome. Many factors influence the effect of a determinant, including those unrelated to the influences of the built environment and the planning system (such as genetics or the decision to smoke). The issues are therefore complex, multi-dimensional and with a multitude of inter-dependent factors.

2.9 As recognised by PHE the evidence underpinning the principles of improving health outcomes through action on the built and natural environment is still a matter of debate amongst scientific and practitioner communities. It is difficult to universally apply evidence for the successful transfer of practices.

2.10 However, long-term studies have demonstrated that there are clear relationships and trends between a range of determinants and outcomes, with a greater impact upon vulnerable groups within the general population.

2.11 The assessment uses this evidence base to discuss the potential effects of the proposed development on the population within the LIA. It is important to understand that any HIA cannot be definitive or exhaustive, nor can it predict the future. However, where potential effects are identified, the benefit of the effect or otherwise is set out in the assessment and where necessary mitigation and/or long-term recommendations are made.

2.12 The evidence base has been developed based upon the themes and associated issues, potential health impacts and the possible adverse and beneficial effects of planning detailed within the HUDU rapid HIA toolkit and PHE's guidelines.

Significance Criteria

2.13 In line with the guidance set out in the HUDU rapid HIA toolkit, this assessment considers the impacts of the proposed development on local receptors based on a review of evidence and embedded mitigation measures aimed at reducing any adverse effects. The overall impact of the proposed development is determined by the expected magnitude on health and wellbeing, which may be positive, negative, neutral or uncertain.

2.14 Section 5.0 of the assessment section presented later in this report use the following red/amber/green ('R/A/G') classification as outlined in Table 2.1 below, to identify the nature of each effect on the general population, as well as the priority groups identified.

Table 2.1 Nature of impact

Nature of Impact	Red / Amber / Green
Beneficial	Green
Neutral	Yellow
Adverse	Red
Uncertain	Grey

Assumptions and Limitations

2.15 It should be noted that this HIA draws on the latest available socio-economic and health data. In most cases, much of the data reported will have been collected at the time of the Covid-19 pandemic and/or immediately after. Given the wider health and economic impacts of the pandemic, some of the data may not fully reflect the current situation. This is due to a general lag in the publishing of national datasets, and is deemed an acceptable approach .

2.16 Furthermore, it should be noted that this rapid HIA is based on data from the Office for National Statistics ('ONS'), the (former) Ministry for Housing, Communities and Local Government ('MHCLG') – now the Department for Levelling Up, Housing and Communities ('DLUHC'), the Department for Education ('DfE'), as well as other evidence as outlined in Section 3.0 below. As with any dataset, these may be subject to updates and /or revision and are accurate at the time of writing (April 2024).

2.17 It should be noted that data drawn from third-party sources has not been independently verified by Lichfields.

3.0 Policy Context

3.1 This section sets out the national, regional and local legislation and, policy and strategic context relating specifically to health.

National Policy Context

Health and Social Care Act

3.2 The Health and Social Care Act 2012³ ('the Act') states that the Secretary of State's ('SoS') duty is to promote a comprehensive health service designed to secure the improvement of the physical and mental health of people in England and the prevention, diagnosis, and treatment of physical and mental health. The Act outlines the purpose of clinical commissioning as the function for the provision of services in accordance with the Act.

National Planning Policy Framework

3.3 The National Planning Policy Framework⁴ ('NPPF') places a strong emphasis on sustainable development, and for planning to support national growth. Founded on separate economic, social, and environmental objectives, the NPPF seeks to work towards achieving each objective through plan-making and decision-taking, thereby achieving the overarching aim of sustainable development and pursue the United Nations' ('UN') 17 Sustainable Development Goals ('SDGs') in the period to 2030. Paragraph 9 states that in order to accomplish these objectives:

"Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."

3.4 Section 8 of the NPPF places significant emphasis on using planning policies and decisions on promoting health and safe communities. This includes through promoting social interaction, creating safe and accessible places to minimise crime and disorder, and enabling healthy lifestyles through the provision of community space, access to healthy food, and safe and accessible green infrastructure.

Planning Practice Guidance

3.5 The Planning Practice Guidance⁵ ('PPG') highlights the need to consider the impact of the built and natural environment on health and well-being and to *"undertake positive planning to create environments that support and encourage healthy lifestyles"* (Reference ID: 53-001-20190722).

3.6 The PPG sets out the Government's vision of a 'healthy place' as a place that supports and promotes healthy behaviours, reduces health inequalities, and supports community engagement and social interaction. It emphasises the importance of meeting the needs of children and young people, the increasingly elderly population, and those with dementia and other sensory or mobility impairments (Reference ID: 53-003-20191101).

³ Department of Health and Social Care (2012) *Health and Social Care Act 2012*.

⁴ MHCLG (2021) *National Planning Policy Framework*.

⁵ MHCLG (2021) *Planning Practice Guidance*.

3.7 HIA are recognised as useful tools in the consideration of planning applications where there are expected to be significant impacts (Reference ID: 53-005-20190722).

3.8 The PPG also focusses on how planning can play a crucial role in the creation of sustainable, inclusive, and healthy communities. This guidance is to be read alongside the National Model Design Code, which provides further detail on how design can promote social interaction, physical activity, and safe communities.

National Model Design Code

3.9 The National Model Design Code⁶ ('NMDC') provides detailed guidance on the production of design codes, guides, and policies to promote successful (as well as a healthy) design. This places a greater emphasis on development supporting wider health outcomes, such as:

- How the design of new development should enhance the health and wellbeing of local communities and create safe, inclusive, accessible and active environments;
- How landscape, green infrastructure and biodiversity should be approaches including the importance of streets being tree-lined; and
- The environmental performance of place and buildings ensuring they contribute to net zero targets.

Health Impact Assessments in Spatial Planning

3.10 PHE's guide, Health Impact Assessments in Spatial Planning⁷, describes the health and well-being outcomes that can be influenced or optimised as part of the plan-making and planning application process.

3.11 The guide sets out an evidence-based approach for preparing HIAs, which includes establishing the baseline for the project, identifying HIA health outcomes, identifying specific population groups that could be affected, assessing the potential impacts of wider determinants of health as part of the scheme, and identifying recommendations for implementation and monitoring that will support positive health outcomes. It sets out that the extent of assessment within HIAs should be proportionate to the significance of impact of a proposed development. This HIA follows the approach set out in this document.

Regional Policy Context

London Plan

3.12 In March 2021, the Mayor of London published the new London Plan⁸, replacing the 2016 London Plan. The policies set out in the new London Plan comprise an *"integrated economic, environmental, transport, and social framework for the development of London over the next 20-25 years"*.

3.13 Policies that are relevant to healthy communities and health infrastructure include, but are not limited to, the following:

⁶ MHCLG (2021) *National Model Design Code*.

⁷ PHE (2020) *Health Impact Assessment in Spatial Planning*.

⁸ GLA (2021) *The London Plan 2021*.

- **Policy GG3 – Creating a healthy city**, states that planning and development must meet the following requirements in order to improve Londoners' health and reduce health inequalities:
 - a *"Ensure that the wider determinants of health are addressed in an integrated and co-ordinated way, taking a systematic approach to improving the mental and physical health of all Londoners and reducing health inequalities";*
 - b *"Promote more active and healthy lifestyles for all Londoners and enable them to make healthy choices";*
 - c *"Use the Healthy Streets Approach to prioritise health in all planning decisions";*
 - d *"Assess the potential impacts of development proposals on the health and wellbeing of communities, in order to mitigate any potential negative impacts and help reduce health inequalities, for example through the use of Health Impact Assessments";*
 - e *"Plan for improved access to green spaces and the provision of new green infrastructure";*
 - f *"Ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat, and cold"; and*
 - g *"Seek to create a healthy food environment, increasing the availability of healthy food and restricting unhealthy options".*

Health Inequality Strategy

3.14 London's Health Inequality Strategy⁹ ('HIS') was published in September 2018 as a statutory requirement of the GLA. The Mayor's vision for London is to be "*a healthier, fairer city, with all Londoners having the best opportunities to live a long life in good health*". The HIS sets out the following key objectives for London which are:

- Healthy children;
- Healthy minds;
- Healthy places;
- Healthy communities; and
- Healthy living.

3.15 The HIS also outlines the Mayor's Strategy for Social Integration, aimed at reducing social isolation, as well as physical and mental health issues.

Health Issues in Planning Best Practice Guidance

3.16 There is an important link between how places are planned and developments delivered, and the health of the communities who live in them. The Best Practice Guidance¹⁰ ('BPG') provides information and tools as to how health can be integrated into development planning focusing on tackling health inequalities.

⁹ GLA (2018) *Health Inequalities Strategy*.

¹⁰ GLA (2007) *Best Practice Guidance*.

Local Policy

Hillingdon Local Plan

3.17 The 2012 Hillingdon Local Plan forms the Council's future development strategy for the borough. It sets out a framework and detailed policies to guide planning decisions.

3.18 The Local Plan Part 1 sets out the overall level and broad locations of growth up to 2026. It comprises a spatial vision and strategy, strategic objectives, core policies and a monitoring and implementation framework. These policies are supported by more detailed policies and allocations set out in the Local Plan Part 2 which comprises Development Management Policies, Site Allocations and Designations and the Policies Map.

3.19 The Local Plan Part 1 sets out the ambition for the creation of 9,000 jobs and sets an overall target of 6,375 homes to be delivered by 2026. This is the equivalent of 490 new homes per annum.

3.20 The Local Plan part 1 outlines the Borough's vision and policies for future development, with the overarching aims to:

- Take advantage of its distinctive strengths with regards to its places, communities and heritage;
- Close socio-economic inequality gaps in Hillingdon;
- Improve environment and infrastructure to mitigate and adapt to climate change;
- Provide 9,000 new jobs and accommodate most economic growth in Uxbridge and the Heathrow Opportunity Area;
- Improve accessibility to local jobs, housing and facilities;
- Improve public transport services and promote efficient use of public transport in the borough; and
- Optimise the economic opportunities presented by Heathrow as an employment hub.

3.21 In relation to health, the Hillingdon Local Plan Part 1 prioritises improving public health through design, responding to the following contributors to health and wellbeing;

- Ensure that new developments and regeneration schemes are designed to facilitate good mental health considering the role of housing design, the wider built environment and the public realm;
- Promoting good physical health by ensuring provision of adequate space for sport and recreation, and by designing environments to facilitate active travel e.g. walking and cycling; and
- Improve air quality though reduction in car use.

3.22 The Local Plan Part 2 outlines development management policies for LBH across a variety of objectives including:

- **The Economy:** sets out policies related to employment growth in the Borough, including the uses that are acceptable on designated and non-designated sites, offices, and policies related to tourism.
- **Town Centres:** contains policies related to all aspects of town centre development including the uses that will be acceptable in designated town centres.
- **New Homes:** sets out policies to ensure the delivery of new homes, including affordable housing.
- **Historic and the Built Environment:** sets out policies to ensure the protection of Hillingdon's heritage and the built environment.
- **Environmental Protection and Enhancement:** contains a range of policies related to environmental protection including sustainable design standards, air, water and land quality, the natural environment, Green Belt and minerals.
- **Community Infrastructure:** contains policies related to community infrastructure protection and provision, including open space, education and healthcare.
- **Transport and Aviation:** policies related to all aspects of the transport network including Heathrow Airport.

Hillingdon Health Strategy

3.23 Hillingdon's Joint Health and Wellbeing Strategy 2022-2025¹¹ seeks to improve the health and wellbeing of residents and to reduce disparities in health and care among the local community.

3.24 The joint plan aims to deliver on six priorities between 2022 and 2025:

- **Priority 1:** Support for children, young people, and their families to have the best start and to live healthier lives.
- **Priority 2:** Tackling unfair and avoidable inequalities in health and in access to and experiences of services.
- **Priority 3:** Helping people to prevent the onset of long-term health conditions such as dementia and heart disease.
- **Priority 4:** Supporting people to live well, independently and for longer in older age and through their end of life.
- **Priority 5:** Improving mental health services through prevention and self-management.
- **Priority 6:** Improving the way we work within and across organisations to offer better health and social care.

¹¹ Hillingdon Council (2021), *Joint Health and Wellbeing Strategy 2022-2025*.

3.25 The Health Strategy identifies the following six health determinants. Whilst these determinants differ from those included within the London HUDU toolkit used to inform this HIA, wherever possible the assessment also seeks to take them into account:

- Education;
- Employment;
- Income;
- Housing;
- Transport; and
- Healthy environment.

4.0 Baseline Conditions

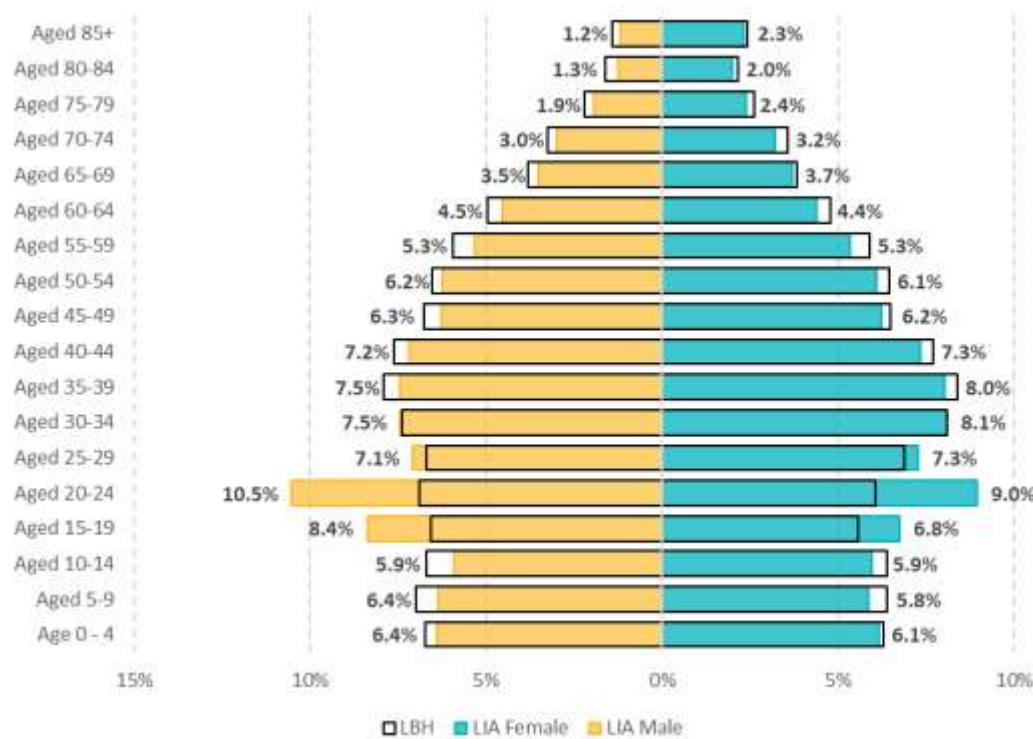
4.1 This section sets out the profile of the LIA by identifying the key characteristics of the local population and environment based on a number of demographic and socio-economic indicators. Whenever possible, the demographic and socio-economic characteristics of the LIA are benchmarked against LB Hillingdon and the London averages to help understand the wider context within which the LIA sits.

Population and Local Economic Profile

Age

4.2 Data from the 2021 Census¹² shows that the population of the LIA numbered approximately 62,600 people, or the equivalent of 20.5% of the LBH's total population. Figure 4.1 below provides a comparison of the population age structure in the LIA and LB Hillingdon by five-year age groups. This shows an age profile that is typical of urban areas, with a relatively high proportion of younger working age adults.

Figure 4.1 Population Pyramid for the LIA and LB Hillingdon (2021)



Source: ONS (2021), 2021 Census / Lichfields analysis

¹² ONS (2021), 2021 Census.

4.3 Table 4.1 below provides a breakdown of the LIA's population by broad age-group. It shows that over two thirds (68.4%) of the resident population within the LIA is of core working age (i.e. ages 16-64). This is above the average for LBH (65.6%) but below the London average of 68.9%.

Table 4.1 Comparative age breakdown of resident population (2021)

		LIA	LBH	London
0-15		19.4%	20.9%	19.3%
16-64		68.4%	65.6%	68.9%
65+		12.2%	13.5%	11.9%
16-64	16-24	23.7%	17.3%	16.1%
	25-49	52.9%	56.4%	59.3%
	50-64	23.3%	26.4%	24.6%

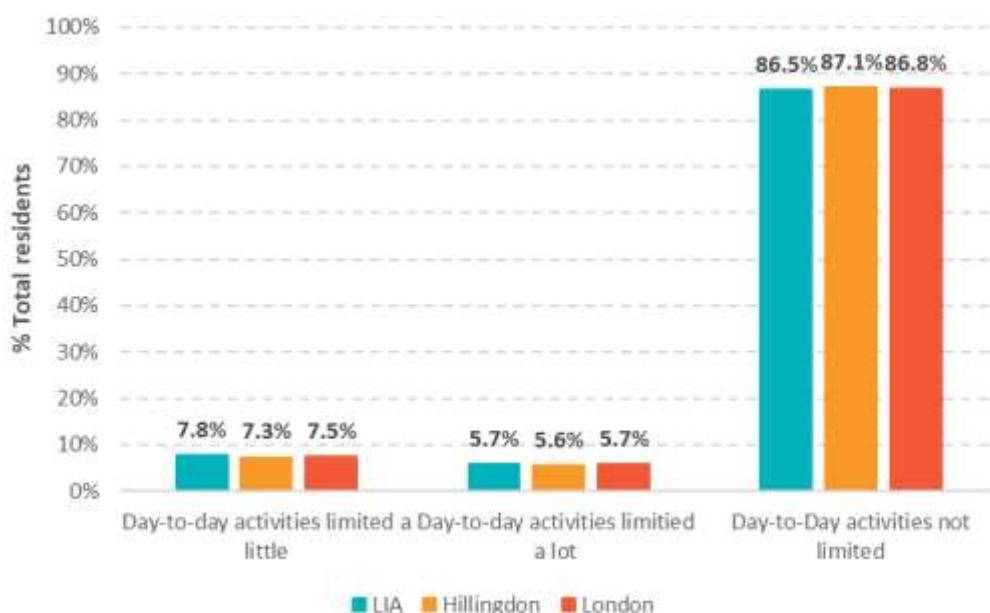
Source: Office for National Statistics (ONS), Census (2021) / Lichfields analysis

4.4 The LIA has a considerably higher proportion of younger working age adults (16-24) (23.7%) relative to both LBH (17.3%) and London (16.1%).

Disability

4.5 Figure 4.2 below presents data from the 2021 Census and shows that 13.5% of the LIA's population has a long-term health problem or disability that limits their day-to-day activities, compared with around 12.9% for LBH and 13.2% in London. 5.7% of the LIA's residents defined their day-to-day activities as being 'limited a lot', while 7.8% reported their activities as being 'limited a little'.

Figure 4.2 Population with long-term health problems/disabilities (2021)



Source: ONS (2021), 2021 Census / Lichfields analysis

4.6 Further data on health from the 2021 Census indicates that the LIA's residents have similar health outcomes when compared with LBH and the London averages. Census data indicates that 51.5% of the LIA's residents have "very good health", compared with 51.3% in LBH and 53.6% in London, whilst 0.9% recorded "very bad health", compared with 0.9% across LBH and 1.0% across London.

4.7 The 2019 English Indices of Deprivation ('IoD')¹³ ranks LBH as the 194th most deprived local authority in England (out of 317 local authorities), and 17th most deprived Borough in London in terms of health deprivation and disability, which places it within the 40% least deprived local authorities in England. It should be noted that the 2019 IoD represents the most recent comparison of relative deprivation in England.

4.8 The 2019 IoD ranks overall deprivation based on seven sub-domains, which cover:

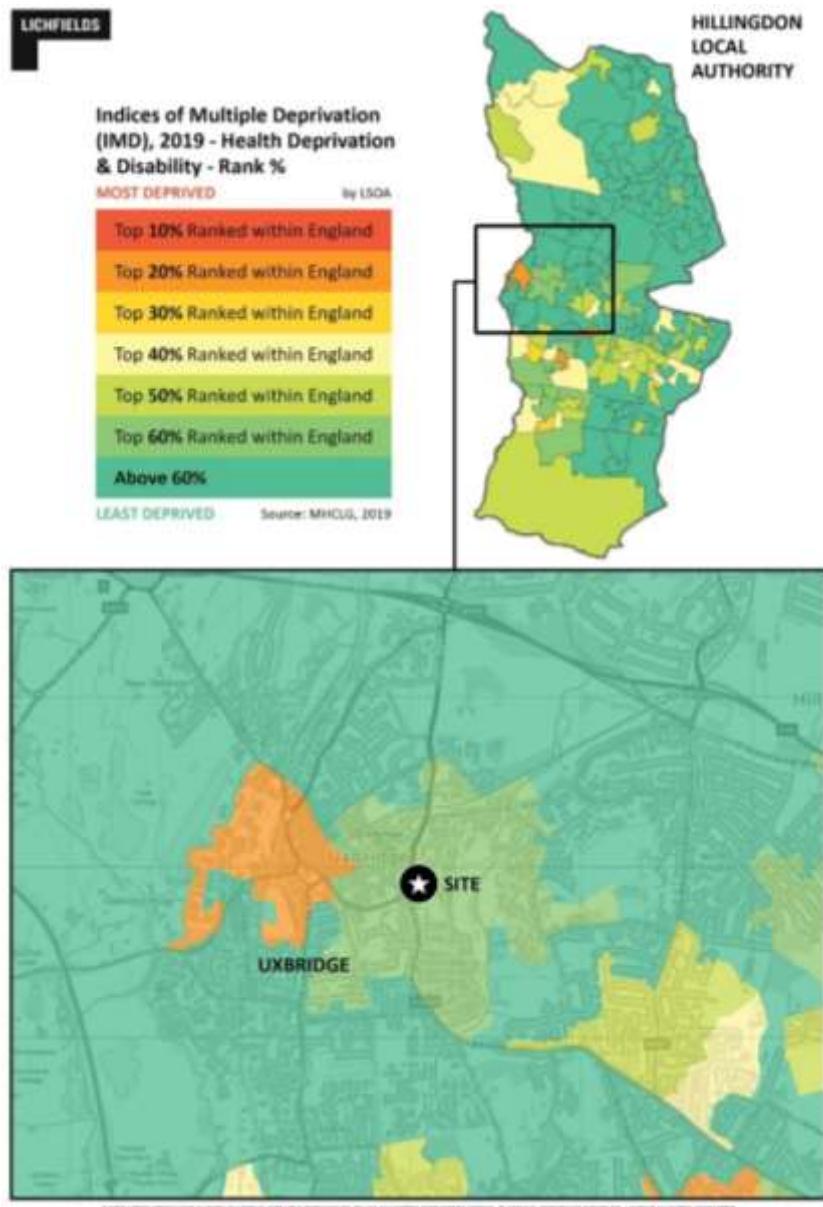
- Income – measures the proportion of the population experiencing deprivation relating to low income;
- Employment – measures the proportion of the working age population in an area involuntarily excluded from the labour market;
- Education – measures the lack of attainment and skills in the local population;
- Health and disability – measures the risk of premature death and impairment of quality of life through poor physical or mental health;
- Crime – measures the risk of personal and material victimisation at the local level;
- Barriers to housing and local services – measures the physical and financial accessibility of housing and local services; and
- Living environment – measures the quality of both the 'indoor' and 'outdoor' local environment.

4.9 Figure 4.3 below presents a detailed look at health deprivation and disability within the LIA and LBH, indicating that the majority of Lower-layer Super Output Areas¹⁴ ('LSOAs') across the LIA fall within the 40% least deprived areas in England. The LSOA in which the site sits falls within the 50% least deprived areas in England.

¹³ MHCLG (2019), *2019 English Indices of Deprivation*.

¹⁴ Lower-layer Super Output Areas ('LSOA') represent a statistical geography used by MHCLG (now DLUHC) to analyse and generate a deprivation ranking used in the 2019 English Indices of Deprivation.

Figure 4.3 Indices of Multiple Deprivation – Health & disability domain (2019)



Source: MHCLG (2019), 2019 English Indices of Deprivation / Lichfields analysis

Gender

4.10 Data from the 2021 Census shows there were approximately 31,000 male residents and 31,600 female residents living within the LIA, equivalent to 49.5% male and 50.5% female. This is similarly balanced in comparison with the averages for both LBH (49.4% male to 50.6% female) and London (48.5% male and 51.5% female).

Labour Market Indicators

4.11 Data from the 2021 Census shows that as of March 2021, overall labour market participation (also referred to as the economic activity rate) for residents aged 16 and over in the LIA was 62.2%. This was lower than both the averages for LBH (63.8%) and London (66.2%). In addition, the unemployment rate across the LIA during this period was 8.7%, compared with 7.5% in LBH and 7.3% across London¹⁵.

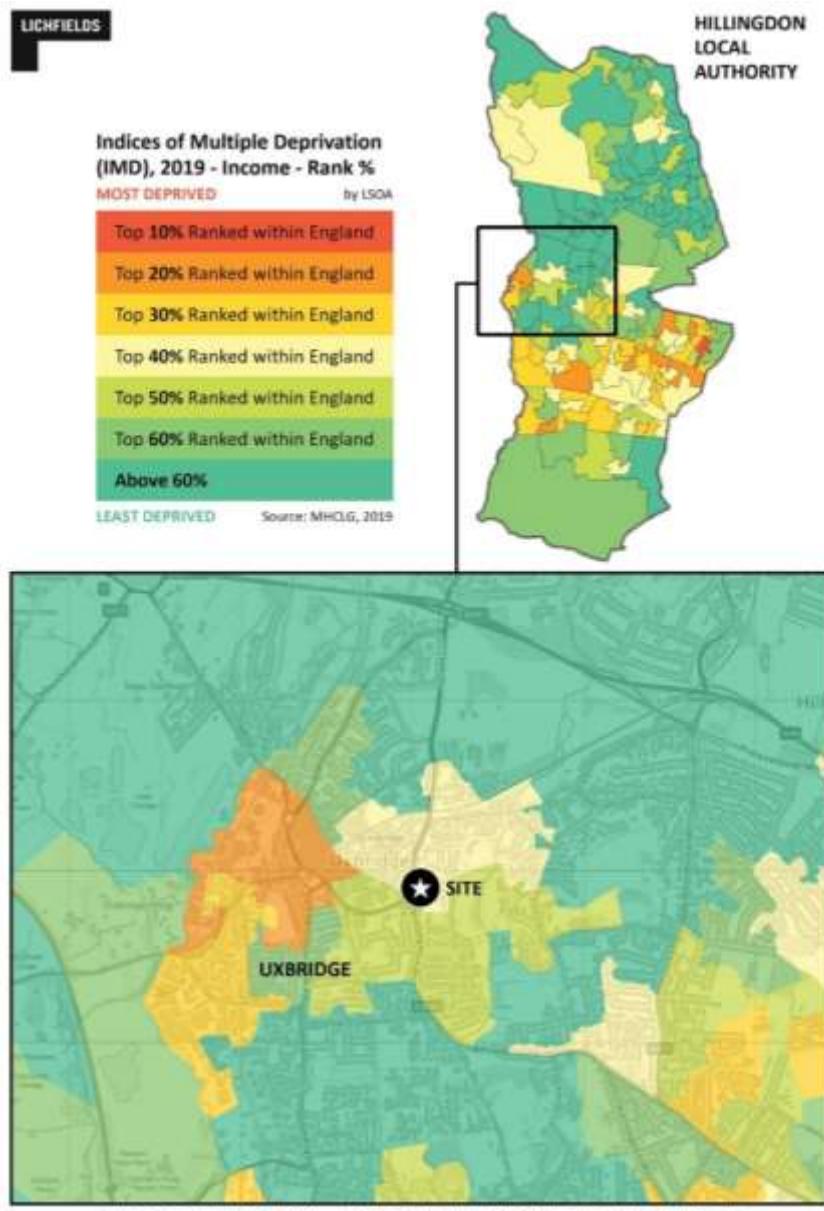
4.12 More recent data (i.e. from March 2024) indicates that within the LIA there were approximately 1,735 residents claiming unemployment support¹⁶, equivalent to 4.2% of the LIA's economically active population. The equivalent figures for LB Hillingdon and London are slightly higher, at 4.5% and 5.2%, respectively. Pre-pandemic (February 2020) the number of claimants within the LIA stood at around 855, equivalent to 2% of the LIA's economically active population.

4.13 The 2019 IoD indicates that income deprivation varies across the LIA, with the majority of LSOAs falling within the 50% least deprived neighbourhoods across England. In contrast, the LSOA in which the TCE Site is located falls within the 40% most deprived neighbourhoods in England. The income domain of the IoD across LIA and LBH is illustrated in Figure 4.4 below.

¹⁵ It should be noted that at the time Census 2021 was being recorded, the UK economy was undergoing a unique period of rapid change due to the ongoing impacts of the Covid-19 pandemic.

¹⁶ ONS, Claimant Count (2024)

Figure 4.4 Indices of Multiple Deprivation – Income domain (2019)



Source: MHCLG (2019) / Lichfields analysis

Education

Early Years Provision

4.14

For early years and childcare places, a 1.6 km (i.e. one-mile) radius has been considered as an appropriate local impact area to reflect a 20-minute walking distance. Within this area two nursery facilities have been identified, Oak Farm's Childrens Centre and Uxbridge Children's Centre.

Primary School Provision

4.15 Data from the DfE¹⁷ indicates that there are seven (7) primary schools located within the Uxbridge school place planning area 6 in LBH. Together, these schools have a total of 2,688 pupils on roll, with an overall (i.e. aggregate) capacity of up to 2,926 pupils. This means that primary schools within the Uxbridge school place planning area 6 have 238 spare places, which is equivalent to 8.1% spare capacity. This is in line with the National Audit Office's¹⁸ ('NAO') recommended spare capacity (of 5-10%).

Table 4.2 Primary school capacity within the LIA

School Name	Number of Pupils 2023/24	Number of School Places 2023/24	Surplus/deficit (+/-)
St Andrew's C of E Primary School	207	236	+29
Cowley St Laurence CofE Primary School	428	420	-8
Hermitage Primary School	456	472	+16
St Mary's Catholic Primary School	237	250	+13
John Locke Academy	621	630	+9
Whitehall Junior School	382	480	+98
Whitehall Infant School	357	438	+81
Total	2,688	2,926	+238

Source: DfE (2024), *Get information about schools* / Lichfields analysis

Secondary School Provision

Data from the DfE indicates that there are 21 secondary schools located within LBH which together have capacity for just over 24,500 pupil places, and 22,200 registered pupils. According to the latest school capacity data from DfE, there is currently a capacity surplus of around 2,215 places across these 21 schools, which represents a surplus capacity of 9.4%. This falls within the NAO's recommended spare capacity of 5-10% for schools in urban areas.

¹⁷ DfE (2024), *Get Information about Schools*.

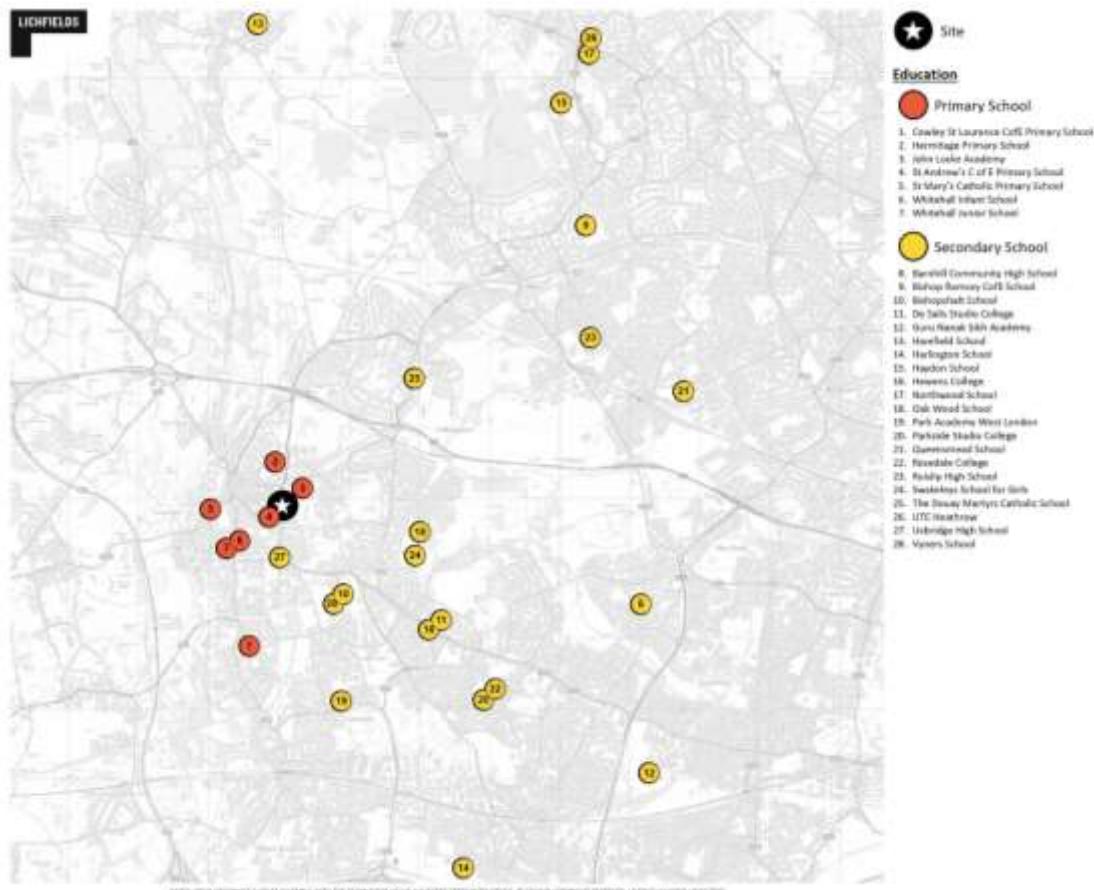
¹⁸ NAO (2013), *Capital funding for new school places*.

Table 4.3 Secondary school capacity within LB Hillingdon

School	Number of Pupils (2023/24)	Number of School Places (2023/2024)	Surplus/deficit (+/-)
Vyners School	1,419	1,136	-283
Harlington School	1,277	1,156	-121
Bishop Ramsey Church of England School	1,260	1,245	-15
Uxbridge High School	1,360	1,298	-62
Northwood School	999	1,080	+81
Hewens College	452	750	+298
Swakeleys School for Girls	1,375	1,174	-201
The Douay Martyrs Catholic School	1,563	1,297	-266
UTC Heathrow	219	600	+381
Barnhill Community High School	1,522	1,422	-100
Bishopshalt School	1,268	1,311	+43
Ruislip High School	1,257	1,300	+43
Parkside Studio College	43	300	+257
De Salis Studio College	153	300	+147
Guru Nanak Sikh Academy	1,603	1,500	-103
Harefield School	306	1,000	+694
Park Academy West London	831	1,150	+319
Queensmead School	1,472	1,476	+4
Oak Wood School	1,232	1,350	+118
Haydon School	1,697	2,040	+343
Rosedale College	922	1,660	+738
Total	22,230	24,545	+2,315

Source: DfE (2024), *Get information about schools* / Lichfields analysis

Figure 4.5 Primary and secondary school provision across the LIA and LB Hillingdon



Source: DfE (2024), *Get information about schools / Lichfields analysis*

Access to Open Space and Nature

Table 4.4 below identifies the current provision of open space and play space in proximity to the site which falls within the GLA's open space accessibility standards.

Table 4.4 Open space accessibility standards

Classification	Accessibility Standard	Name of space	Size (ha)
Regional Parks (>400ha)	3.2 km to 8 km	-	-
Metropolitan (60-400ha)	3.2 km	-	-
District and Major Parks (20-60ha)	1.2 km	Hillingdon Court Park	20.8
Local Parks (2-20ha)	400 m	Dowding Park	13
Small local (0.4-1ha)	<400 m	Manor Waye Recreation Ground	0.86
Pocket Parks (<0.4ha)	<400 m	-	-

Total open space			34.7
Neighbourhood play provision	1.2 km	-	
Local Play provision	400 m	Dowding Park Play Area Victory Place Play Area Churchill Road Play Area Lawrence Road Play Area	0.13 0.03 0.08 0.03
Total play space			0.27

Source: Online search by Lichfields

4.16 The analysis demonstrates that there is an acceptable quantity of open space and play space within proximity of the TCE Site which adheres to the GLA's accessibility standards. It should be noted that there are also several open spaces and play spaces not listed in the table above, which whilst they do not meet the accessibility standard guidance for their size (such as Fassnidge Park, Coney Green, Uxbridge Common and Rockingham Recreation Ground which are located beyond the recommended distance to the TCE Site), will still provide additional outdoor space for the residents of the proposed development.

Figure 4.6 Provision of open space and play space



Source: Lichfields analysis

Health Infrastructure

4.17 The NHS North West London Integrated Care Board ('ICB') is the relevant NHS body in charge of healthcare facilities within the LIA and LBH, and serves eight local authority areas (which include Brent, Ealing, Hammersmith and Fulham, Harrow, Hillingdon, Hounslow, Kensington and Chelsea, and City of Westminster). NHS data¹⁹ indicates that the ICB comprises 343 General Practitioner ('GP') facilities, which together support 1,296 full-time equivalent ('FTE') GPs and look after over 2.8 million patients. Based on this, it is estimated that each FTE GP within the ICB area supports around 2,202 patients, compared with an overall national average of 1,781 patients per FTE GP.

4.18 A review of NHS data indicates that there are currently six GP surgeries located within a radius of 2 km from the TCE Site. Together these support 24 FTE GPs and look after 58,047 patients, giving the LIA an overall ratio of 2,375 registered patients per FTE GP. This is higher than both the national average (of 1,781 patients per FTE GP) and the London HUDU's overall benchmark (of up to 1,800 patients per FTE GP).

4.19 However, based on engagement locally it has been identified that the majority of inhabitants within the St Andrew's Park Masterplan area are registered with the closest GP surgery to the TCE Site (i.e. Central Uxbridge Surgery). This surgery currently has a patient per FTE GP ratio of 1,654. This suggests that the Central Uxbridge Surgery has spare capacity relative to the London HUDU's benchmark (i.e. of 1,800 patients per GP), which can be taken up by future residents within the LIA (including residents of the proposed development). It is reasonable to assume that the majority of new inhabitants of the proposed development will also register at the closest GP surgery to the site.

Furthermore, it should be noted that the Applicant has made a substantial financial contribution towards healthcare in August 2014 (i.e. in lieu of the Primary Care Trust confirming that a health facility is not required and/or it failing to agree a lease for the facility). A review of S106 contributions received by Hillingdon Council shows that to date, this funding is yet to be utilised to improve local healthcare provision.

Table 4.5 General Practice capacity within 2km of the site

Practice Name	FTE GPs	Total Patients	Patients per FTE GP
Central Uxbridge Surgery	10	16,242	1,654
Belmont Medical Centre	4	8,411	2,363
Brunel Medical Centre	2	11,864	5,219
Acorn Medical Centre	1	6,078	5,698
The Oakland Medical Centre	4	7,025	1,636
Hillingdon Health Centre	3	8,427	2,459
Total	24	58,047	2,375

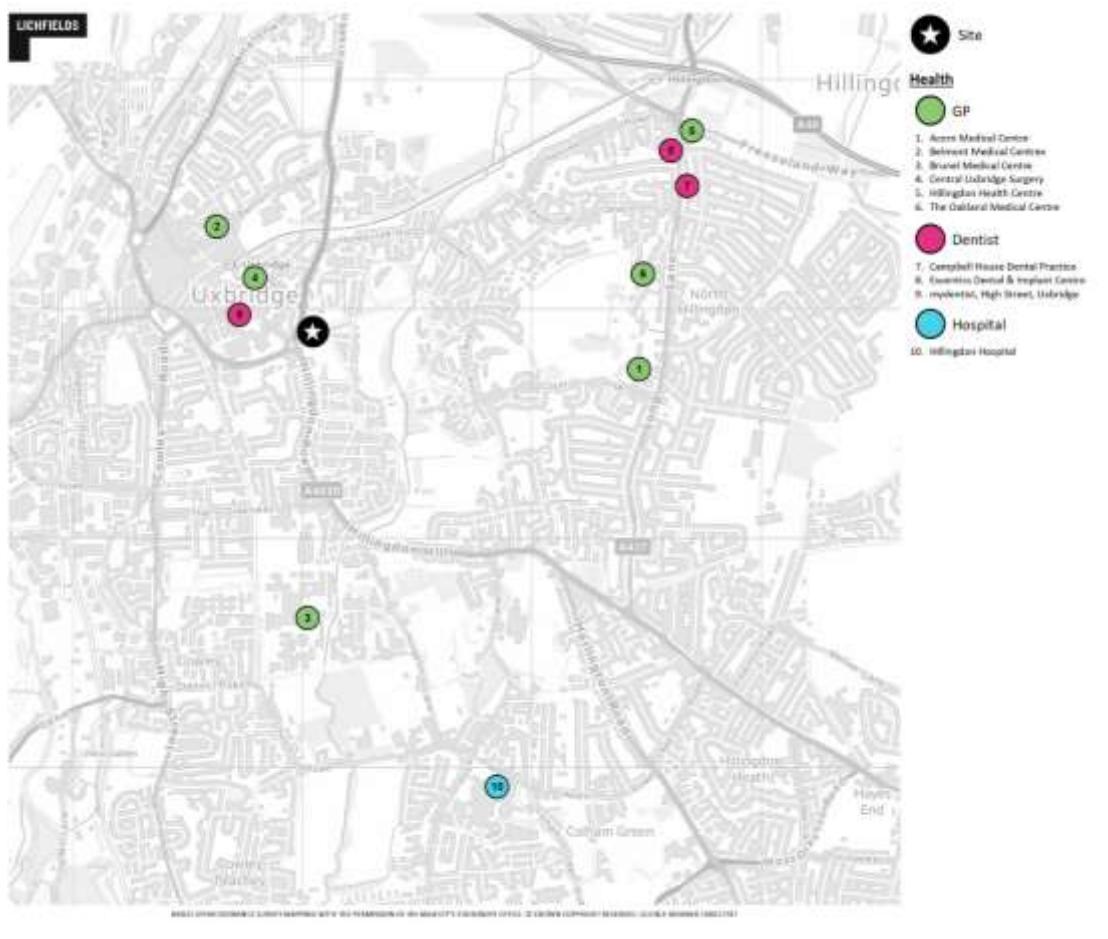
Source: NHS Digital (2023), *General Practice Workforce* / Lichfields analysis

4.20 There are also three dental surgeries within a 2km radius of the site, one of which is currently accepting new patients. Together these practices list a total of eight dentists (excluding hygienists or orthodontists).

¹⁹ NHS Digital (2023), *General Practice Workforce*.

4.21 Hillingdon Hospital, located 2.1km South of the site provides the closest Accident & Emergency ('A&E') facility. In addition to A&E, the hospital also provides cardiology, major trauma and maternity services.

Figure 4.7 Healthcare facilities in proximity to the proposed development



Source: NHS Digital (2023), *General Practice Workforce* / Lichfields analysis

Social Infrastructure and Community Facilities

4.22 Policy CI1 of the Hillingdon Local Plan focuses on the provision of community infrastructure and emphasises that the Council will ensure community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations. The LIA is home to a number of community facilities, including Uxbridge Community Centre, Hillingdon Sports & Leisure Complex and St Andrews Church. It should be noted that the Applicant has already made a S106 contribution towards the increased provision of social infrastructure and community facilities as part of the wider St Andrew's Park Masterplan. The S106 agreement includes conditions which are yet to be triggered once the proposed development is built, and the TCE Site is occupied by new residents.

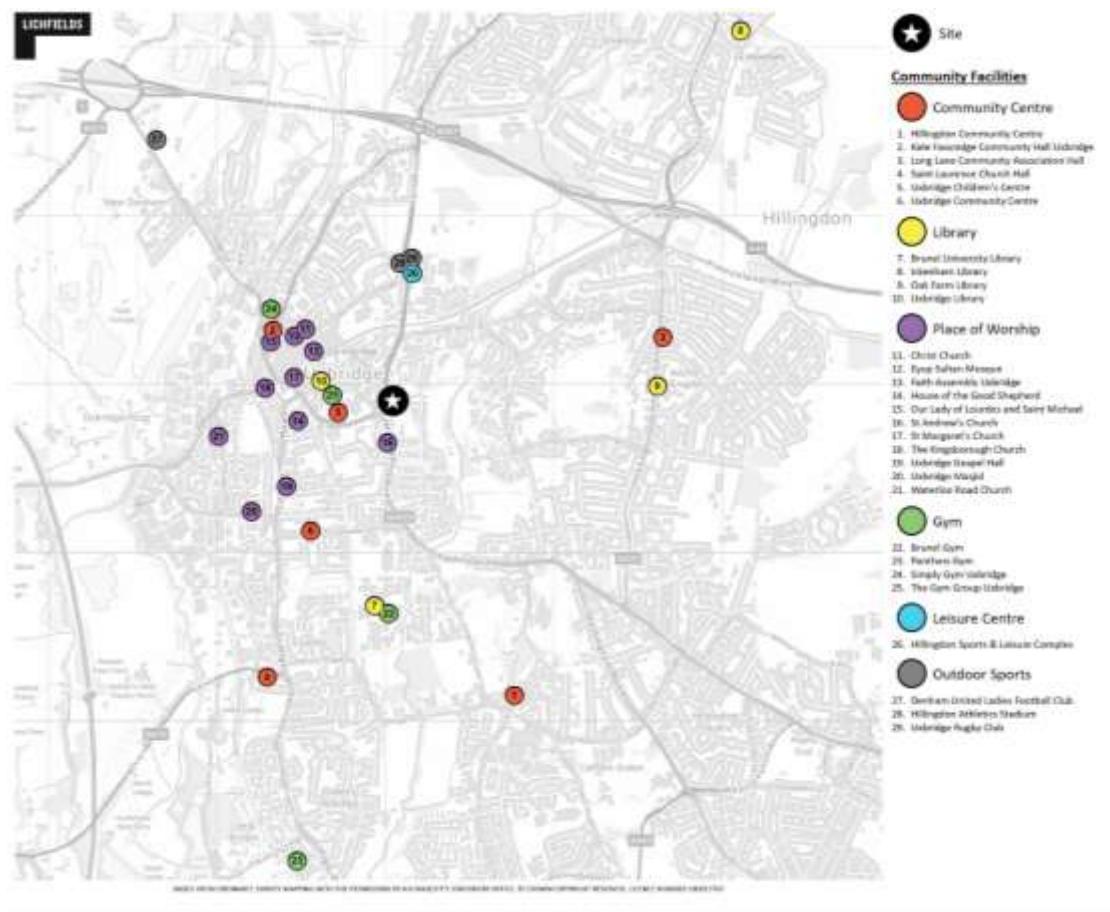
4.23 Table 4.6 below provides a breakdown of the social infrastructure and community facilities located in close proximity to the TCE Site.

Table 4.6 Social infrastructure and community facilities within the LIA

Facility Name	Facility Type	Distance from TCE Site (km)
Uxbridge Children's Centre	Community Centre	0.3
Kate Fassnidge Community Hall Uxbridge	Community Centre	0.7
Uxbridge Community Centre	Community Centre	0.8
Saint Laurence Church Hall	Community Centre	1.7
Long Lane Community Association Hall	Community Centre	1.5
Hillingdon Community Centre	Community Centre	2.2
Hillingdon Sports & Leisure Complex	Leisure Centre	0.7
Hillingdon Athletics Stadium	Outdoor Sports	0.9
Denham United Ladies Football Club	Outdoor Sports	1.7
Uxbridge Rugby Club	Outdoor Sports	1.0
The Gym Group Uxbridge	Gym	0.4
Simply Gym Uxbridge	Gym	0.8
Brunel Gym	Gym	1.1
Panthers Gym	Gym	2.6
Uxbridge Library	Library	0.4
Brunel University Library	Library	1.1
Oak Farm Library	Library	1.4
Ickenham Library	Library	2.8
Eyüp Sultan Mosque	Place of Worship	0.6
Uxbridge Masjid	Place of Worship	1.0
St Andrew's Church	Place of Worship	0.1
Uxbridge Gospel Hall	Place of Worship	0.7
The Kingsborough Church	Place of Worship	0.7
House of the Good Shepherd	Place of Worship	0.5
Waterloo Road Church	Place of Worship	1.0
St Margaret's Church	Place of Worship	0.5
Our Lady of Lourdes and Saint Michael	Place of Worship	0.8
Faith Assembly Uxbridge	Place of Worship	0.5
Christ Church	Place of Worship	0.6

Source: Lichfields analysis

Figure 4.8 Community facilities in proximity to the proposed development



Source: Lichfields analysis

Community Safety

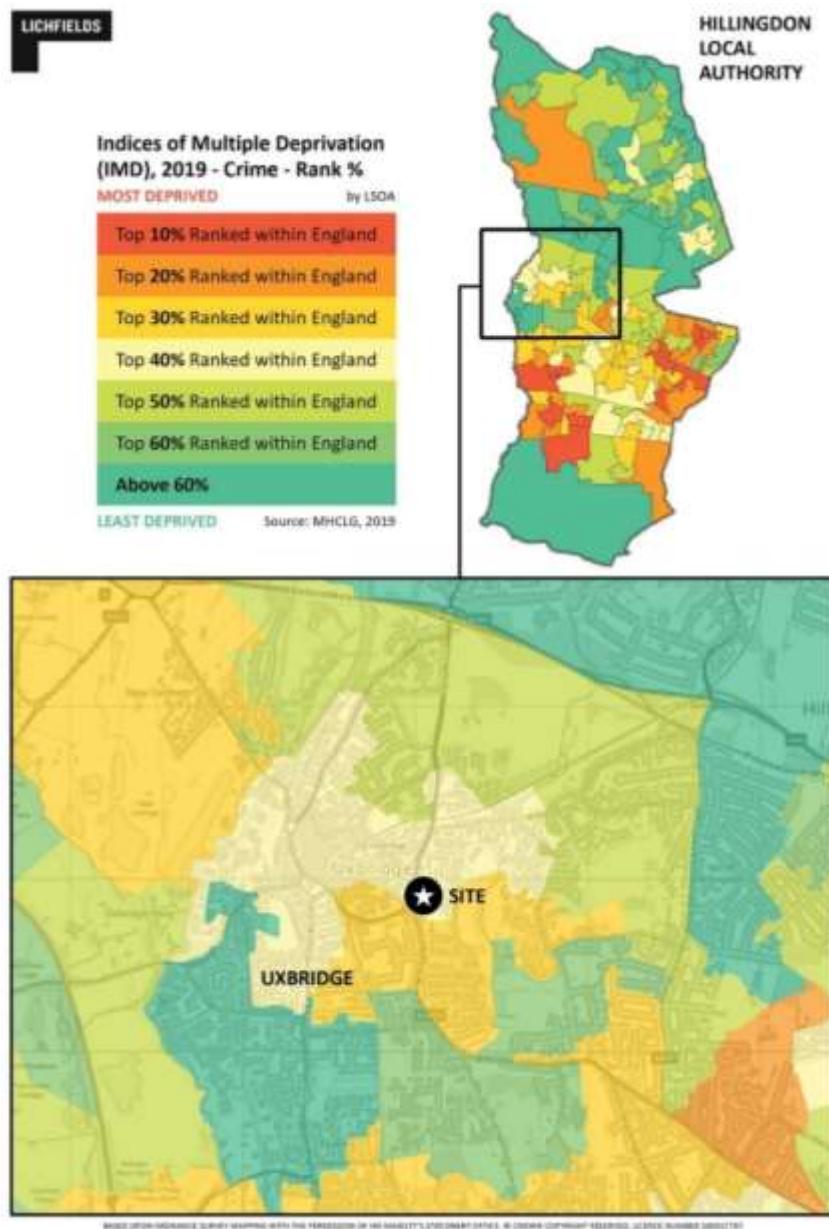
4.24

The Planning for Equality and Diversity in London LPG indicates that hate crimes tend to be specifically directed at groups with 'protected characteristics' (as defined in the Equality Act 2010) and can range from verbal abuse to direct hostility and physical attacks. On this basis, this assessment also considers incidences of crime.

4.25

The 2019 IoD ranks LB Hillingdon as the 83rd most deprived local authority area in England in terms of crime, placing it within the top 30% most deprived in England. As seen in Figure 4.9 below, crime-related deprivation varies across the LIA, with some LSOAs falling within the 30% most deprived neighbourhoods across England in terms of crime. The LSOA in which the TCE Site is located falls within the 40% most deprived neighbourhoods nationally.

Figure 4.9 Indices of Multiple Deprivation – Crime domain (2019)



Source: MHCLG (2019) / Lichfields analysis

4.26 Data from the MPS²⁰ presented in Table 4.7 overleaf indicates that during the 12 months to October 2023, there were 29,600 instances of crime recorded within LBH. The most prevalent types of crime across the Borough include violence against the person (accounting for 27.6% of total offences), theft (17.6%) and other accepted crime (14.6%).

²⁰ Metropolitan Police Service, Crime Data Dashboard (November 2022 – October 2023)

Table 4.7 Crime summary statistics for LB Hillingdon (November 2022 – October 2023)

Type of Crime	Number of Offences	% of Total Offences
Violence against the person	8,160	27.6%
Theft	5,218	17.6%
Other accepted crime	4,307	14.6%
Vehicle offences	4,050	13.7%
Arson and criminal damage	1,992	6.7%
Public order offences	1,940	6.6%
Burglary	1,423	4.8%
Drug offences	889	3.0%
Sexual offences	634	2.1%
Robbery	490	1.7%
Miscellaneous crime against society	368	1.2%
Possession of weapons	129	0.4%
Total	29,600	100%

Source: Metropolitan Police Service, Crime Data Dashboard (Nov 2022 – Oct 2023)

Access to Healthy Food

4.27 A review of local shops providing access to healthy food within 1 km of the site has identified the following convenience stores and supermarkets, including:

- Continental Food Store (High Street);
- Uxbridge Grocery (Windsor Street);
- Iceland (Grainge's Yard);
- Tesco Express (High Street);
- Sainsbury's (York Road); and
- Lidl (High Street).

4.28 There are also a range of cafés, convenience stores and small comparison goods shops within walking distance of the site which provide healthy options as part of their offer.

Adult Health

4.29 Data from PHE²¹ indicates that life expectancy at birth in LBH is 80.4 years for men and 84 years for women. This is slightly lower than the equivalent figures across London (80.7 years and 84.5 years, respectively) but higher than the national averages of 79.6 years for men and 83.2 years for women. Similar trends are observed relating to all-cause mortality for under 75's, with Hillingdon recording a figure of 311 deaths per 100,000 population, compared with 303 deaths per 100,000 in London and a national average of 331 deaths per 100,000. The Borough performs slightly worse in terms of cardiovascular diseases, with a mortality rate of 72.4 deaths per 100,000, higher than the national average of 71.7 deaths per 100,000.

²¹ Public Health England (2019), *Local Authority Health Profiles*

4.30 Hospital admissions for alcohol-related conditions in 2019 stood at 646 per 100,000 in Hillingdon, higher than the equivalent figure for London 557 per 100,000 but lower than the national average of 664 per 100,000. The percentage of physically active adults across the Borough stood at 60.6%, significantly lower than the regional and national averages of 66.4% and 66.3%, respectively. The Borough also recorded a higher percentage of adults classified as overweight or obese (62.4%) than both London (55.9%) and England (62%). This indicates that Hillingdon performs relatively poorly overall in relation to behavioural risk factors.

4.31 The rate of emergency hospital admission for intentional self-harm across the Borough in 2019 stood at 76.4 per 100,000, lower than both the London (83.4 per 100,000) and national (193.4 per 100,000) averages. The Borough also recorded a lower rate of people killed and seriously injured on roads (32.5 per 100,000) than the London and England averages (39.5 and 42.6 per 100,000, respectively).

Children's Health

4.32 Data from Public Health England indicates that 6.2% of expectant mothers in LB Hillingdon reported smoking during pregnancy, compared with the London average of 4.8% and the national average of 10.6%. The prevalence of obesity amongst year 6 pupils (23.5%) was slightly higher than the London average of 23.2%, but significantly higher than the national average of 20.2%.

4.33 LB Hillingdon's Joint Strategic Needs Assessment (JSNA)²² also provides information on health-related outcomes of children across the Borough. It indicates that in 2020, 17% of children across the Borough were living in low-income families, slightly lower than the London (18%) and England (19%) averages.

4.34 The assessment also reports that 1-in-3 children and young people in the Borough are not meeting daily physical activity guidelines, while the Borough performed well in terms of minimising absence and encouraging attendance across schools, with an average daily attendance of 85.6% in the summer term of 2021.

²² Hillingdon Council (2022), *Joint Strategic Needs Assessment*.

Priority Groups

4.35 This HIA considers the impacts of the proposed development on the health of the LIA's population as a whole. However, there is also a need to consider whether the proposed development could have a disproportionate impact upon particular groups within the general population. Such impacts could give rise to and/or exacerbate health inequalities between the main population and specific groups within it.

4.36 In this assessment these sub-groups are referred to as priority groups. The priority groups are likely to be more sensitive to changes in the determinants of health and are therefore at higher risk of being adversely affected by greater health inequalities. The following priority groups have been identified through a review of literature and baseline evidence, having regard to the context of the site, and the nature of the proposed development. The priority groups considered in this HIA include:

- **Priority Group 1:** People with long-term health conditions and disabilities, and residents above core working age (65+);
- **Priority Group 2:** People on low income or unemployed; and
- **Priority Group 3:** Children and adolescents (0-15).

5.0

Assessment of Impacts

5.1 The following section provides a detailed impact assessment for the proposed development at construction and operational phases, where relevant. This assessment is based upon the health determinants outlined in previous sections.

Table 5.1 Health Impact Assessment Matrix

Assessment Criteria	Relevant?	Details / evidence	Potential Health Impact?	Recommended mitigation or enhancement actions
1. Housing design and affordability				
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(s)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development is set to meet Building Regulation Requirements Part M and has been designed using inclusive design principles and standards as set out within the London Plan Housing SPG27.</p> <p>An estimated 38 homes (i.e. equivalent to 11% of all proposed units) will meet Building Regulation Requirement M4(3) 'wheelchair user dwellings' and the remaining 318 (i.e. equivalent to 89% of total dwellings) meet Requirement M4(2) 'accessible and adaptable dwellings'.</p> <p>Residential units have been designed to comply with the minimum space standards set out in both national and regional policy requirements.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As outlined above, all homes will meet either Building Regulation Requirement M4(3) or Building Regulation Requirement M4(2), making them accessible and/or adaptable in line with requirements to meet the Lifetime	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

		Homes Standard.		
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	It is anticipated that 318 homes (or 89% of all homes) will meet Building Regulation M4(2) for accessible and adaptable homes in line with the Lifetime Homes Standard.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal promote good design through layout and orientation, meeting internal standards?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The layout and orientation of each home has been carefully considered throughout the design process. All the residential units are designed to meet Building Regulations Requirements and the London Housing Supplementary Planning Guidance ('SPG').	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will see the delivery of up to 356 homes of various sizes (i.e. up to three bedrooms) and will make a significant contribution to the LBH's 10-year housing target of 10,830 as set out in the 2021 London Plan. The proposed development will also provide 35% affordable homes by habitable rooms.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development has been designed to meet targets for sustainability, and adopt a 'fabric first' approach to low energy design, minimising reliance on costly and complex technologies.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
2. Access to health and social care services and other social infrastructure				
Does the proposal retain or re-provide existing social infrastructure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The existing TCE Site comprises vacant brownfield and is not in active use. The existing TCS Site does not currently include any social or community infrastructure that would need to be retained and /or re-provided elsewhere.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal assess the impact on health and social care services, and have local organisations been	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This HIA assesses the capacity of healthcare infrastructure within the LIA. Based on data from the NHS, there are currently 6 GP facilities located within 2 km of the TCE	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral	None. However, it is recommended that engagement between the

contacted regarding existing and planned healthcare capacity?	<input type="checkbox"/> N/A	<p>Site, which on average have a patient-to-FTE GP of 2,375 (compared with a recommended maximum of 1,800 patients per FTE GP). However, based on local engagement it is anticipated that residents of the proposed development will make use of the closest GP surgery to the TCE Site (i.e. Central Uxbridge Surgery) which currently has some spare capacity.</p> <p>The proposed development will likely create additional demand for primary healthcare services within the LIA, increasing the patient-to-FTE GP ratio. However, it should be noted that the proposed development includes the provision of flexible space which could ultimately contribute towards additional primary healthcare provision within the LIA. Furthermore, it should be noted that the Applicant has already made a S106 contribution towards primary healthcare provision locally (i.e. as part of the wider St Andrew's Park Masterplan), and which is yet to be used in full.</p>	<input type="checkbox"/> Uncertain	Applicant, Hillingdon Council and North West London ICB is maintained, to determine future use of the flexible space included.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development includes the provision of flexible space which can be used to support primary healthcare uses within the LIA.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post-19 education needs and community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Section 4.0 identifies the existing social and community infrastructure located within a catchment of the TCE Site. The TCE Site is generally well-located in terms of access to open space and education facilities that might be used by residents of the proposed development.</p> <p>The proposed development is also expected to create additional demand for primary and secondary school places. As outlined in the baseline analysis, this demand can be easily accommodated within the existing supply within the LIA. Evidence from the DfE indicates that there</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	It should be noted that the Applicant has already made a S106 contribution towards the increase provision of social infrastructure and community facilities as part of the wider St Andrew's Park Masterplan. The S106 agreement includes conditions which are yet to be triggered once the proposed development is built.

		<p>is a surplus capacity of 8.1% for primary schools and 9.4% for secondary school places locally, and as such the additional demand is expected to be absorbed within the existing facilities.</p> <p>It is expected that around 22 children of primary school age and 7 children of secondary school age will be generated by the proposed development. Factoring in the anticipated demand generated by the proposed development, it is estimated that spare capacity at primary and secondary schools (i.e. 7.4% and 9.4% respectively) remains sufficient.</p>		
Does the proposal explore opportunities for shared community use and co-location of services?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development does not include the delivery of new shared community space.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
3. Access to open space and nature				
Does the proposal retain and enhance existing open and natural spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The existing TCE Site currently sits vacant just east of Uxbridge town centre. There are no existing open and/or natural spaces currently located on-site.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The baseline analysis indicates that there is an overall sufficient provision of open space within the recommended accessibility standards of the TCE Site, including Hillingdon Court Park, Dowding Park and Manor Waye Recreation Ground.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal provide a range of play spaces for children and young people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The baseline analysis indicates that there is an overall sufficient provision of play space within the recommended accessibility standards of the site. This includes play space delivered in earlier phases of the St Andrew's Park Masterplan. The proposed development will include up to 1,358 sq.m of play space across the whole TCE Site,	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

		comprising of facilities for different age groups (in line with requirements.		
Does the proposal provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The TCE Site is in close proximity to Dowding Park and will provide a direct and accessible link between the town centre and public open space. Links to/from the TCS Site will be clearly signed, and will include the highest quality public realm.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Are the open and natural spaces welcoming and safe and accessible for all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Through the careful landscaping and public realm design of spaces with differing functions, alongside active management and maintenance, both public and private open spaces will be actively used to provide safe and pleasant environments as well as informal recreation space for a range of flexible community uses.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal set out how new open space will be managed and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The proposed development includes provision of any new pocket park for the residents and community to enjoy. At this stage, it is not confirmed how this will be managed, but is likely to be actively managed by a third-party management company which is yet to be appointed.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
4. Air quality, noise and neighbourhood amenity				
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Construction activity on the proposed development will be undertaken in line with best-practice activity, with appropriate measures put in place to mitigate and reduce any adverse impacts. Potential measures could include: <ul style="list-style-type: none"> • The use of vehicle exhaust silencers, acoustic covers and mufflers; • Switching off any site plans and/or machinery when not in use; • The use of screens, damping down and covered skips to reduce the potential for construction dust. 	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Implementation of best-practice in construction and ongoing monitoring to ensure that any adverse impacts are identified and mitigated.

<p>Does the proposal minimise air pollution caused by traffic and energy facilities?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Car parking at the completed development will be minimised to an acceptable level, whilst there will be an extensive and policy-compliant quantum of cycle parking provided across the site (i.e. up to 632 residential long stay bicycle spaces are included within the illustrative scheme). A green buffer is included along the western edge of the TCE Site, protecting it from harsh air pollution conditions on Park Road and Hillingdon Road.</p> <p>The commitment to the lowest levels of car parking per dwelling (i.e. in comparison with the rest of St Andrew's Park Masterplan) reduces the potential for vehicular trips to be made and therefore minimises associated noise and air pollution. The design ethos of the proposed development, as underpinned by the proposed Design Code, includes a landscaped-led approach which should positively act to reduce the associated noise and air pollution generated.</p> <p>Furthermore, it should be noted that around 20% of all car parking will have active electrical charging for electric vehicles ('EV'), with the remaining 80% having capacity to be converted to EV charging spaces in due course.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p>None</p>
<p>Does the proposal minimise noise pollution caused by traffic and commercial uses?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development has been designed to reduce car use and protect homes from noise and harsh air pollution conditions along Park Road and Hillingdon Road.</p> <p>Access to/from all commercial units has been designed in line with best practice, and seeks to minimise noise pollution to all users.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<p>None</p>
<p>5. Accessibility and active travel</p>				

Does the proposal address the ten Healthy Streets indicators?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development was designed in line with the latest guidance (incl. The Mayor's Transport Strategy) and best practice. The design aims to create streets and routes that encourage walking, cycling and public transport, and reduce car dependency.</p> <p>Pedestrians are prioritised, with limited on-street parking and vehicles restricted to the areas beneath the podiums of blocks A and C. Furthermore, the proposed development includes a new public square (Squadron Square), whilst routes through the site seek to improve permeability for the wider area.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will deliver a substantial amount of public realm with a main public square (Squadron Square) in the centre which is hard landscaped and urban in nature to ensure it caters for a variety of events and uses. There are also several pedestrian routes and one PRoW across the site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The illustrative scheme for the proposed development includes the provision of up to 632 residential long stay bicycle spaces across the TCE site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal connect public realm and internal routes to local and strategy cycle and walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A large area of public realm and improved connections to the local street network will be provided. This will provide a safe and accessible route for pedestrians to move throughout the development and connect the TCE Site with its surroundings, providing access to local amenities across the town centre.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include traffic management and calming measures	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development is committed to having the lowest level of car parking per home (i.e. in comparison	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative	None

to help reduce and minimise road injuries?	<input type="checkbox"/> N/A	with the rest of St Andrew's Park Masterplan). This seeks to reduce the potential for vehicular trips to/from the TCE Site. Furthermore, it should be noted that the proposed development has been designed using a landscape-led approach which should positively act to calm traffic and minimise road injuries.	<input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is the proposal well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development is located on a vacant brownfield site east of Uxbridge town centre and within close proximity to local transport links, services and facilities. Furthermore, the TCE Site is located within close walking distance to Uxbridge Station (with access to the Metropolitan and Piccadilly lines), and is served by a number of local bus services (including 427, A10, N207, U1, U3, U4 and U7).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The illustrative scheme considered has a residential parking ratio of 0.3, and will provide up to 632 residential long stay bicycle parking spaces, in addition to 24 on-street space to encourage cycling and reduce reliance on car use. In addition, the proposed development will also include 2 car club spaces on-Street to reduce the need for private car owners.</p> <p>The illustrative scheme will also deliver 106 residential parking spaces, 1 operational parking space, 24 commercial parking spaces, 22 on-street spaces and 20 short stay parking spaces.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development has been designed in line with best-practice guidance and relevant Building Regulation Requirements (including Building Regulation Requirement M4(3) for wheelchair accessible homes. This means that all public realm, residential buildings and provision of on-site amenity space will be accessible to	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

		those with mobility problems and/or disabilities.		
6. Crime reduction and community safety				
Does the proposal incorporate elements to help design out crime?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Design and Access Statement ('DAS') outlines ways in which the proposed development has been designed to reduce crime as well as anti-social behaviour within the TCE Site. The proposed development has been informed by the principles of Secured by Design, such as well-defined and well-lit routes promoting access and movement, the use of surveillance (both natural and closed-circuit television ['CCTV']), and other well-designed security features. The illustrative masterplan demonstrates how the parameters can accommodate a scheme which promotes passive surveillance over communal amenity spaces, which can inhibit anti-social behaviour and reduce the fear of crime.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development has been designed to promote passive surveillance through landscaping and the positioning of buildings over the use of gated communities and excessive CCTV. Furthermore, design of the proposed development has been informed by Secured by Design principles.</p> <p>Routes through the TCE Site improve permeability for the wider area. The main east-west pedestrian route is aligned to the view from Modin Place towards The Civic Centre Clock Tower, and the eastern end of the High Street.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include attractive, multi-use public spaces and buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development will deliver 660 sq.m of flexible commercial floorspace as well as a 440 sq.m food store and 992 sq.m of commercial floorspace within the former cinema building, comprising a gym and café. Associated landscaping and public realm improvements will also be delivered on-site, with substantial amounts of</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

		public realm and a main public square (Squadron Square) in the centre which will have potential to cater for a variety of events and uses.		
Has engagement and consultation been carried out with the local community and voluntary sector?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There was a public engagement event held in person in March 2022 which provided local residents with the opportunity to explore plans and provide feedback on the emerging design, with additional consultation in October 2023.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
7. Access to healthy food				
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development does not provide any facilities which facilitate the growing of food locally on allotments and/or community farms. However, it should be noted that the proposed development includes the creation of a new public square (Squadron Square) which in the future may be used to host farmers' markets for the local community. Furthermore, the proposed development also includes podium gardens which could potentially be used by residents to grow their own food.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will include 660 sq.m of flexible commercial floorspace as well as a 440 sq.m dedicated food store and a new café within the listed former cinema building. At present, there are no plans for any of the flexible commercial floorspace to be provided at affordable rates to social enterprises.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A proliferation of hot food takeaways and other outlets selling fast food can harm the vitality and viability of local centres and undermine attempts to promote the consumption of healthy food, which is crucial due to high levels of child obesity within London. The proposed development does not include any floorspace for the provision of hot food takeaways.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

8. Access to work and training				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development will support direct jobs during construction as well as additional jobs through indirect/supply chain and wider induced effects each year.</p> <p>Once operational, it is estimated that the proposed development will support around 72 FTE jobs directly within the new commercial floorspace provided, as well as the new gym and café. A further 32 FTE jobs will be supported more widely through indirect/supply chain and induced effects across LBH and London.</p> <p>The proposed development will also create opportunities for people with disability and low income or unemployed residents, whilst also supporting apprenticeships, training opportunities and work experience placements.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	<ul style="list-style-type: none"> None
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development does not include any childcare facilities.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include managed and affordable workspace for local businesses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development does not include the provision of managed and/or affordable workspace for local businesses.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include opportunities for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	No specific local procurement arrangements have been agreed but it is expected that a proportion of procurement throughout the construction and operational phases will come from within the local area, benefitting local residents and businesses.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
9. Social cohesion and inclusive design				

Does the proposal consider health inequalities by addressing local needs through community engagement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>This HIA has considered the socio-economic and health profile of the local population, and has identified a number of priority groups (people with long terms disabilities or illnesses or elderly residents, people on low income or unemployed, and children and adolescents) against whom the impacts of the proposed development are considered (see Table 5.2 below).</p> <p>Furthermore, design of the proposed development has been informed by engagement with the local community (including in March 2022 and October 2023).</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The TCE Site sits adjacent to Uxbridge town centre and just to the West of Dowding Park. The proposed development will, in the future, provide a safe and accessible route throughout the TCE Site. Pedestrian routes will also be provided, including one connecting the TCE Site with its local surroundings. There will also be significant public realm improvements and a main public square in the centre, providing a safe and accessible community space to encourage social interaction.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include a mix of uses and a range of community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development will include up to 356 homes (comprising a mix of sizes and tenures), in addition up to 660 sq.m of flexible commercial floorspace, a convenience store of up to 440 sq.m, and conversion of the former cinema building, into a gym and café.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development does not identify specific opportunities for voluntary and community sectors. However, it is possible that voluntary and community groups would be able to, and whenever possible be encouraged to make use of the community spaces and public spaces for their activities.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The design principles informing the proposed development are influenced by inclusive design, with 318 homes (or the equivalent of 89% of all units) designed to meet Building Regulation Requirement M4 (2) for accessible and adaptable homes.</p> <p>The overall design seeks to ensure that everyone has equal access to all public parts of the buildings, and all new homes are suitable for people throughout their life and into old age (in line with the Lifetime Homes Standard).</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
10. Minimising the use of resources				
Does the proposal make best use of existing land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The existing TCE site comprises of a vacant plot of brownfield land just east of Uxbridge town centre, which includes a listed former cinema building.</p> <p>Once completed, the proposed development will see the delivery of up to 356 new homes and 660sqm of flexible commercial floorspace, a 440sqm convenience store, as well as 992 sq.m of gym and café space within the existing former cinema building. This will make an important contribution towards helping the LBH achieve its required housing targets. The completed proposed development will include 35% affordable housing by habitable rooms.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal encourage recycling, including building materials?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The proposed development will encourage recycling during both construction and operation through the following measures:</p> <ul style="list-style-type: none"> • Minimum 95% beneficial use (recycling or re-use) of construction waste, demolition waste, and excavation waste; • 65% municipal waste recycling by 2030; • 75% commercial waste recycling by 2030; and 	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

		<ul style="list-style-type: none"> Clear labelling of refuse stores, with the ability for waste to be segregated into at least three distinct streams – residual, mixed dry recycling, and food. 		
Does the proposal incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Construction activity will follow best practice guidance for sustainability, in terms of design and construction.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
11. Climate change				
Does the proposal incorporate renewable energy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will include air source heat pumps (currently proposed on the roof of block A) as well as the installation of photo-voltaic ('PV') panels.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The proposed development has been designed to meet targets for sustainability, and adopt a 'fabric first' approach to low energy design, minimising reliance on costly and complex technologies. More detail will be provided subject to future (i.e. reserved matters) applications.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will deliver significant urban greening and biodiversity net gain across the TCE Site as a whole. The existing site is mostly hardstanding but the new public realm will be greened extensively, with a variety of trees, shrubs and grass.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will deliver a variety of sustainable urban drainage features including green roofs, podium deck attenuation, permeable paving, below ground tanks and bio-retention.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

Summary of HIA on Priority Groups

5.2 Drawing on the detailed assessment of the proposed development outlined above, this section provides an overview of the health impacts on the priority groups identified at the end of Section 3.0, based on each of the health determinants listed within the HUDU matrix. It should be noted that the assessment of the proposed development against local priority groups has not identified any adverse effects.

Table 5.2 Health Impact Assessment against identified priority groups

Health determinant	Priority group 1: People with disabilities and long-term illnesses	Priority group 2: People on low incomes and those unemployed	Priority group 3: Children and Adolescents (0-15 years)	General Population
1. Housing design and affordability	Positive	Positive	Positive	Positive
2. Access to health and social care services and other social infrastructure	Neutral	Neutral	Neutral	Neutral
3. Access to open space and nature	Neutral	Neutral	Neutral	Neutral
4. Air quality, noise and neighbourhood amenity	Neutral	Neutral	Neutral	Neutral
5. Accessibility and active travel	Positive	Positive	Positive	Positive
6. Crime reduction and community safety	Positive	Positive	Positive	Positive
7. Access to healthy food	Neutral	Neutral	Neutral	Neutral
8. Access to work and training	Positive	Positive	Positive (albeit indirectly)	Positive
9. Social cohesion and inclusive design	Positive	Positive	Positive	Positive
10. Minimising the use of resources	Positive	Positive	Positive	Positive
11. Climate change	Positive	Positive	Positive	Positive

6.0

Summary and Conclusions

6.1 This HIA has been prepared to identify, assess and present any potential effects on the health and wellbeing of the LIA's population arising from the proposed development. It identifies links between the proposed development and health and wellbeing using determinants, pathways and outcomes to assess potential impacts on health and wellbeing. Factors are personal, social, cultural, economic and environmental. They include working conditions such as employment, the environment, transport, education and access to services.

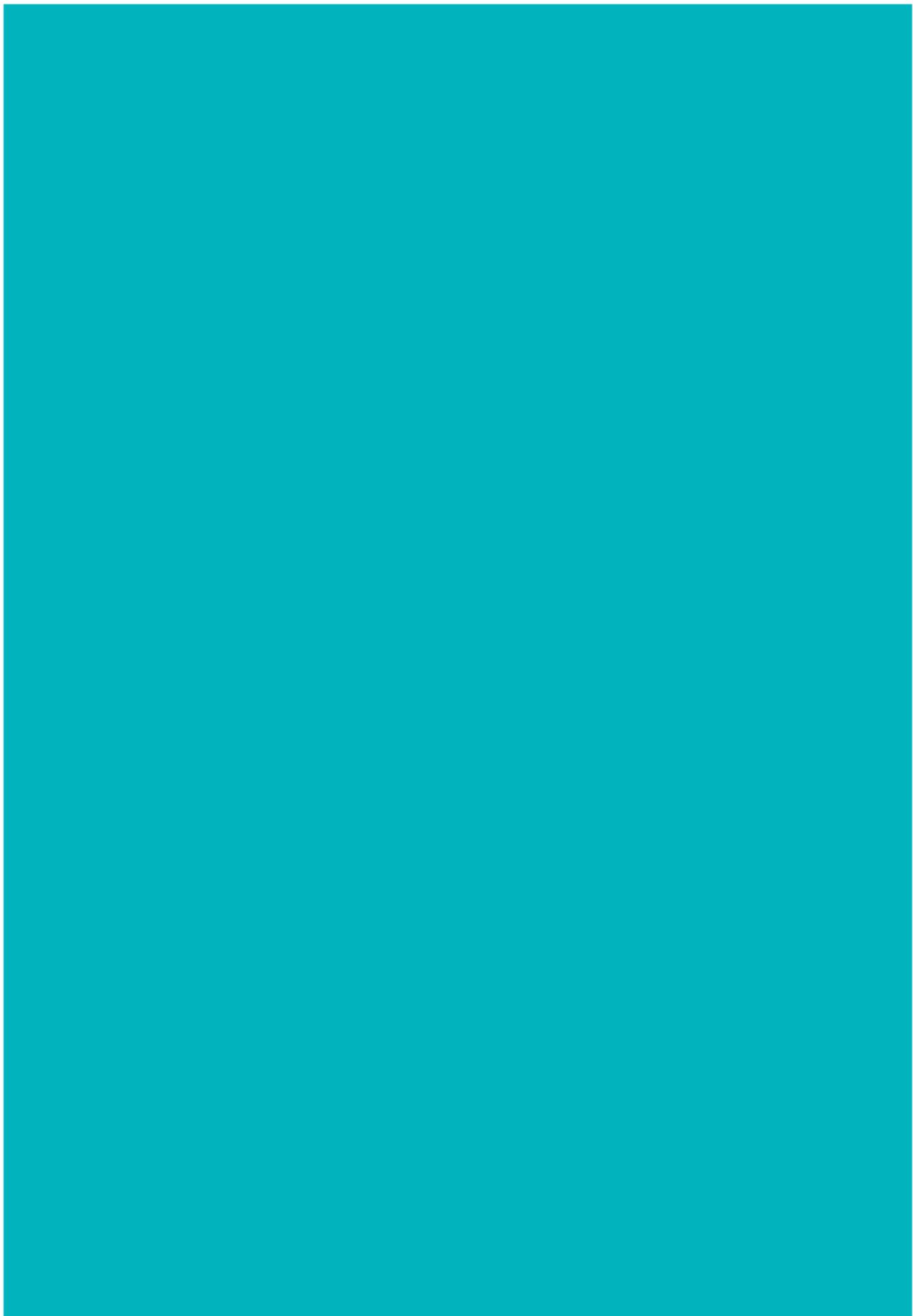
6.2 A review of demographic, socio-economic and health-related indicators, drawing on different data sources, has identified the following priority groups within the LIA and more widely the LBH:

- **Priority group 1: People with disabilities and long-term health problems** - Representing around 13.5% of residents in the LIA, this group may be more susceptible to health issues, experience barriers to movement and may experience higher risks of injury.
- **Priority group 2: Low-income groups and those unemployed** - The proposed development is located in one of the 40% most deprived neighbourhoods nationally. People living in poverty are more susceptible and more likely to experience health problems linked to not being able to access suitable housing, food and healthcare.
- **Priority group 3: Children and adolescents** - Representing around one-fifth of all residents, children and young residents are often more susceptible to health issues and need to have easy access to community infrastructure, services and open space.

6.3 The proposed development is expected to have an overall neutral effect during its demolition and construction phase and an overall positive effect once operational.

6.4 The positive operational health outcome is linked to the provision of new housing, the delivery of flexible commercial floorspace (including potential healthcare space), high-quality local amenities and public realm improvements. In addition, the completed proposed development will improve connectivity between the TCE Site and Uxbridge town centre.

6.5 Overall, the findings suggest that the proposed development aligns with the various principles outlined within national, regional and local policy, and draws on best practice and Building Regulations to support the delivery of an environment which supports a coherent, safe, secure, active and sustainable community as part of the wider regeneration of the area.



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