Colt Hayes Digital Park

Health Impact Assessment

March 2025

Prepared on behalf of Colt Data Centre Services

Quality management			
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1 Introduction

1.1 Background

1.1.1 This Health Impact Assessment (HIA) has been prepared by the Savills Health and Social Impact Assessment team within the Environment & Infrastructure department, on behalf of Colt Data Centres Services (hereafter referred to as 'the Applicant'), in support of the hybrid planning application at Beaconsfield Road, Hayes (the 'proposed development'). This HIA accompanies the following development proposal:

> *"Hybrid planning application for a four-phased redevelopment to deliver a data centre campus comprising of:*
>
> *Phase 1 – Full planning permission for (a) a data centre building (b) energy, power, and water infrastructure (c) site access and internal roads including a vehicular and pedestrian link between Uxbridge Road and Bullsbrook Road (d) site security arrangements and security fencing (e) hard and soft, green and blue, infrastructure and (f) other ancillary and auxiliary forms of development;*
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1.1.2 HIA is a process to identify and assess the potential health outcomes (both adverse and beneficial) of a proposed project, plan or programme and to deliver evidence-based recommendations that maximise health gains and reduce or remove potential negative impacts on health and wellbeing.

1.1.3 In this instance, the purpose of this HIA is to investigate, address and assess potential health risks to the existing neighbouring community, and to communicate how the project aligns with, and is supportive of local health and wellbeing priorities.

1.2 Report structure

1.2.1 The remainder of the HIA is structured as follows:

- Section 2: Policy and Legislative Context;
- Section 3: Approach and Methodology;
- Section 4: Project Profile;

- Section 5: Health and Wellbeing Baseline;
- Section 6: Assessment;
- Section 7: Mitigation and Monitoring; and
- Section 8: Conclusion .

2 Policy and Legislative Context

2.1 Introduction

2.1.1 This section presents the national and local legislative and policy requirements pertinent to the assessment of health. On the basis that a wide range of environmental, social and economic factors have the potential to influence health, many local policies which relate to these determinants are also relevant to health. However, to ensure a focused list of relevant policies and to avoid duplication of policies pertinent to the inter-related technical reports that inform the HIA, the policies referenced in this section have been selected only if they explicitly mention health and/or wellbeing, and are applicable to the proposed development.

2.1.2 The policy and guidance have been applied to inform the process, scope, focus and methodology of the HIA.

2.2 National policy and guidance

National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2024) sets out the planning policies for England.

2.2.2 Promoting healthy and safe communities is a central theme, whereby the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction (including opportunities for meetings between people who might not otherwise come into contact with each other), are safe and accessible, and enable and support healthy lifestyles (paragraph 96).

2.2.3 Furthermore, the NPPF (paragraph 98) states that to provide the social, recreational and cultural facilities and services that communities need, planning policies and decisions should:

- plan positively for the provision and use of shared spaces, community facilities and other local services;
- take into account and support the delivery of local strategies to improve health, social and cultural wellbeing;
- guard against the unnecessary loss of valued facilities and services;
- ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
  ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

National Planning Practice Guidance

2.2.4 The National Planning Practice Guidance (NPPG) (Ministry of Housing, Communities and Local Government, 2022) supports the NPPF and provides guidance across a range of topic areas, including ‘healthy and safe communities’. It is recognised in the NPPG that the design and use of

the built and natural environments, including green infrastructure are major determinants of health and wellbeing, whereby a “healthy place” is one which:

- supports and promotes healthy behaviours and environments and facilitates a reduction in health inequalities for people of all ages;
- will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing;
- is inclusive and promotes social interaction; and
- meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.

2.2.5 In addition, engagement with individuals and/or organisations, will help ensure local public health strategies and any inequalities are considered appropriately.

2.3 Local policy and guidance

Introduction

2.3.1 Relevant local policy documents comprise the Local Plan: Part 1-Strategic Policies (Hillingdon Borough Council, 2012) , The London Plan 2021 (Mayor of London, 2021), and Greater London Authority Social Infrastructure Supplementary Planning Guidance (Greater London Authority, 2015). Following the approach outlined within paragraph 2.1.1, local policies pertinent to health and wellbeing are outlined in more detail below.

Local Plan: Part 1- Strategic Policies

2.3.2 There are no policies relevant to the proposed development and health and wellbeing, and within the Hillingdon Local Plan: Part 1 – Strategic Policies.

The London Plan

2.3.3 Policy GG3 Creating a healthy city states that those involved in planning and development must assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessment.

Greater London Authority Social Infrastructure Supplementary Planning Guidance

2.3.4 The Social Infrastructure SPG outlines the following types of HIA:

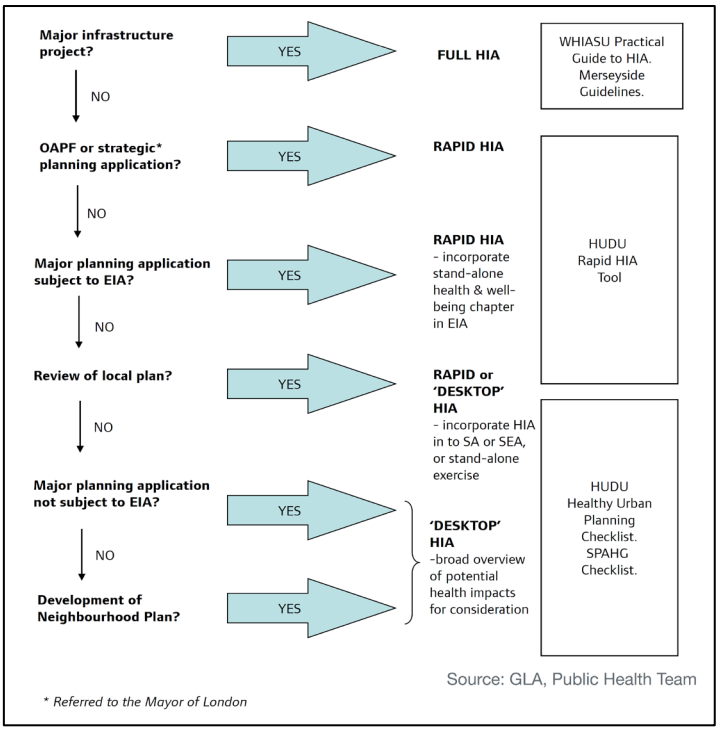
- A ‘full’ HIA – involves comprehensive analysis of all potential health and wellbeing impacts. It can be demanding in time and resources e.g. requiring an extensive evidence search, expert analysis and primary data collection (including qualitative feedback from local residents and other stakeholders). Typically this can take several months to complete.
- A ‘rapid’ HIA – is a less resource intensive process, involving a more focused investigation of health impacts, and usually takes days or weeks to complete (but still considers both

quantitative and qualitative evidence sources, including some consultation with local stakeholders).

- A 'desktop' HIA – draws on existing knowledge and evidence to complete the assessment, often using published 'checklists' developed for this purpose.

2.3.5 As shown in Figure 2.1, the SPG provides an approach to decide the type of HIA that should be required when considering a new plan or proposal to ensure that the HIA is proportionate to the size of the plan or project type and its likely implications for health and social infrastructure.

Figure 2.1: Suggested approach of when to use different types of HIA

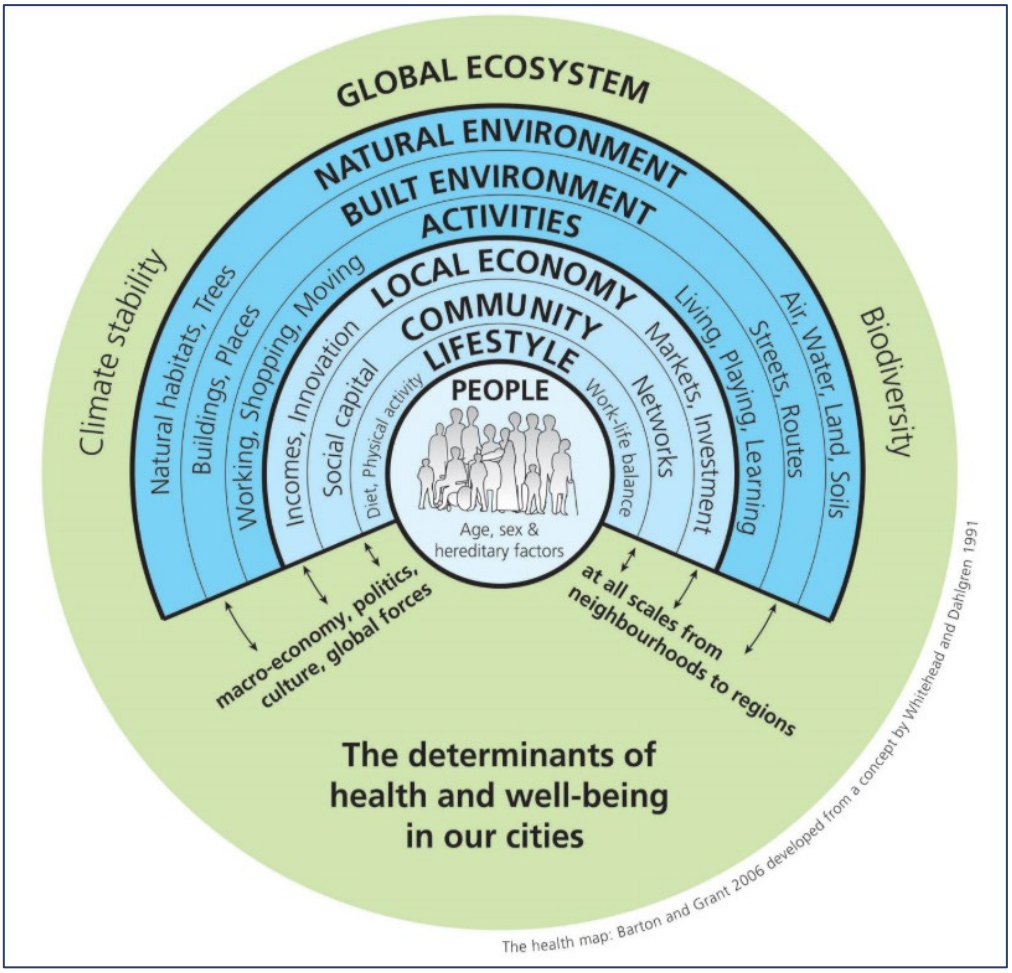


3 Approach and Methodology

3.1 Approach

3.1.1 The assessment of health and wellbeing impacts applies a broad socio-economic model of health (see Figure 3.1) that encompasses conventional health impacts such as disease, accidents and risk, along with wider health determinants vital to achieving good health and wellbeing such as employment and local amenity. It addresses both physical and mental health outcomes, and also considers equality and social impacts where possible.

Figure 3.1: The determinants of health and wellbeing in our neighbourhoods



Source: A health map for the local human habitat (Barton & Grant, 2006)

3.1.2 The assessment methodology follows a source-pathway-receptor model to identify and assess population and health effects that are plausible and directly attributable to the proposed development. As shown in Table 3.1, a hazard source itself does not constitute a health risk: it is only when there is a hazard source, a sensitive receptor and a pathway of exposure that there is a potential risk to human health. The same is true for potential health benefits where a positive influence must be present alongside a pathway of exposure and a receptor for there to be a potential health improvement.

3.1.3 Where a source-pathway-receptor linkage exists, it is then the nature of the specific hazard source or positive influence; the magnitude of impact via the pathway of exposure; and the sensitivity of the receptor that will determine what level of health risk or benefit is predicted, if any.

Table 3.1: Source-pathway-receptor model

Source	Pathway	Receptor	Plausible Health Impact	Explanation
x	✓	✓	No	There is not a clear source from where a potential health impact could originate.
✓	x	✓	No	The source of a potential health impact lacks a means of transmission to a population.
✓	✓	x	No	Receptors that would be sensitive or vulnerable to the health outcome are not present.
✓	✓	✓	Yes	Identifying a source, pathway and receptor does not mean a health outcome is a likely significant effect; health impacts should be assessed (describing what effect will occur and its likelihood) and likely health effects are then evaluated for significance.

Source: Health in Environmental Impact Assessment – A Primer for a Proportionate Approach (IEMA, 2017)

3.1.4 When defining potential population and health determinants associated with a project, it is also useful to consider three broad domains of public health:

- health protection (i.e. environmental objective thresholds set to be protective of health);
- health promotion (i.e. ways in which to support healthy lifestyles, improve socio-economic status and address inequality); and
- healthcare (i.e. provision, effectiveness and equity of access to healthcare services).

3.2 HIA methodology

3.2.1 A 'rapid HIA', as defined in Section 2.3, is considered appropriate for the proposed development when following the HIA scoping approach presented within the GLA Social Infrastructure SPG. This involves the use of the London Healthy Urban Development Unit (HUDU) Rapid HIA Tool and has been applied in this instance as the adopted local policy documents for Hillingdon Borough Council do not outline any specific HIA methodology to be followed.

3.2.2 The HUDU assessment matrix comprises a range of criteria categorised by the following topics or broad determinants:

- housing design and affordability;
- access to health and social care services and other social infrastructure;
- access to open space and nature;
- air quality, noise and neighbourhood amenity;
- accessibility and active travel;
- crime reduction and community safety;
- access to healthy food;
- access to work and training;
- social cohesion and inclusive design;

- minimising the use of resources; and
- climate change.

3.2.3 Each theme comprises several criteria, whereby the relevancy to the proposed development and direction/details of any potential impact on health and wellbeing are determined. Where appropriate, recommended mitigation and enhancement measures are provided in the final column.

3.2.4 It is important to note that the appraisal criteria are prompts to facilitate healthy urban design tailored to local priorities and needs. The true value is therefore where the assessment process is applied to iteratively inform and refine an application, prior to final appraisal provided in Section 6.

3.2.5 Due to the nature of the proposed development, a number of the HUDU assessment matrix topics are not applicable. Table 3-2 presents the topics of the HUDU assessment matrix for which no source-pathway-receptor linkage is considered to exist, and hence the topics proposed to be scoped out of further assessment.

Table 3.2: HUDU topics to be scoped out

Topic to be scoped out	Source	Pathway	Receptor	Plausible Health Impact	Explanation
Housing design and affordability	×	×	✓	No	As neither the existing site nor the proposed development include the provision of housing, and the existing and proposed site are both commercial in nature, there is not a clear source from where a potential health impact could originate, and hence no pathway to receptors, in relation to housing design and affordability.
Access to healthy food	×	×	✓	No	Similarly, as neither the existing site nor the proposed development include the provision of food, there is not a clear source from where a potential health impact could originate, and hence no pathway to receptors, in relation to access to healthy food.

4 Project Profile

4.1 Site description, setting and context

4.1.1 The proposed site sits as part of a wider commercial area which is broadly bound to the north by Uxbridge Road, the west by Springfield Road (and Minet Country Park), to the east by the Yeading Brook, and to the south by Beaconsfield Road. The broader area comprises of a mix of commercial operations with retail uses located predominantly in the northern part and industrial, storage, and manufacturing operations across much of the central and southern areas.

4.1.2 The site consists of two distinct parts which together have a site area of approximately 4.4ha but are separated from each other by Bullsbrook Road, an adopted highways which serves other premises within the wider commercial area.

4.1.3 On the northern side of Bullsbrook Road is Hayes Bridge Retail Park. The Hayes Bridge Retail Park consists of a terrace of seven retail units and a standalone commercial bank (Metro Bank) set around a central surface car park which is accessed from the Uxbridge Road. The majority of these units are vacant. It is anticipated that demolition of units within the retail park (save for Metro Bank) will take place whilst this application is being considered in accordance with an application for prior notification of demolition.

4.1.4 To the south of Bullsbrook Road and Hayes Bridge Retail Park is Heathrow Interchange. Heathrow Interchange consists of a series of industrial units arranged into two parallel terraces which are orientated north-south and separated from each other by an open yard with parking and vehicle turning which is served by Bullsbrook Road.

4.2 Project description summary

4.2.1 This HIA accompanies the following development proposal:

> "*Hybrid planning application for a four-phased redevelopment to deliver a data centre campus comprising of:*
>
> *Phase 1 – Full planning permission for (a) a data centre building (b) energy, power, and water infrastructure (c) site access and internal roads including a vehicular and pedestrian link between Uxbridge Road and Bullsbrook Road (d) site security arrangements and security fencing (e) hard and soft, green and blue, infrastructure and (f) other ancillary and auxiliary forms of development;*
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(e) hard and soft, green and blue, infrastructure and (f) other ancillary and auxiliary forms of development."

4.3 Study area

4.3.1 Environmental health determinants (such as changes to air quality and noise exposure) typically have a local distribution pattern, where the hazards are limited by their concentration and physical dispersion characteristics. Likewise, changes in transport nature and flow rate have a particular distribution on the local road network.

4.3.2 As baseline data is limited to administrative boundaries, collection of demographic and physical health data (relevant to environmental health determinants) focusses on Wood End ward (which the proposed development is located within), Belmore ward and Southall west ward (which are adjacent to the proposed development – collectively referred to as the 'ward study area'.

4.3.3 Socio-economic health determinants (such as employment and related income generation) have a wider geographic scope of influence than environmental health determinants due to the willingness to commute significant distances to work. While data is collected at the ward level for context, the focus for socio-economic baseline statistics should be on the London Borough of Hillingdon (LBH) (which the proposed development is located in) and the London Borough of Ealing LBE) (which Southall west ward is located in) – collectively referred to as the 'borough study area'.

4.3.4 The study area defining the relevant sensitive receptors identified for assessment purposes is proposed to remain consistent with the inter-related technical reports provided to support the planning application, which the HIA relies upon.

4.4 Local health priorities

4.4.1 As outlined in Hillingdon's Joint Health and Wellbeing Strategy 2022-2025 (Hillingdon Borough Council, 2022), the six health priorities are:

- 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 unavoidable 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 old age and through their end of life;
- Priority 5: Improving mental health services through prevention and self-management;
- Priority 6: Improving the ways we work within and across organisations to offer better health and social care.

5 Health and Wellbeing Baseline

5.1 Introduction

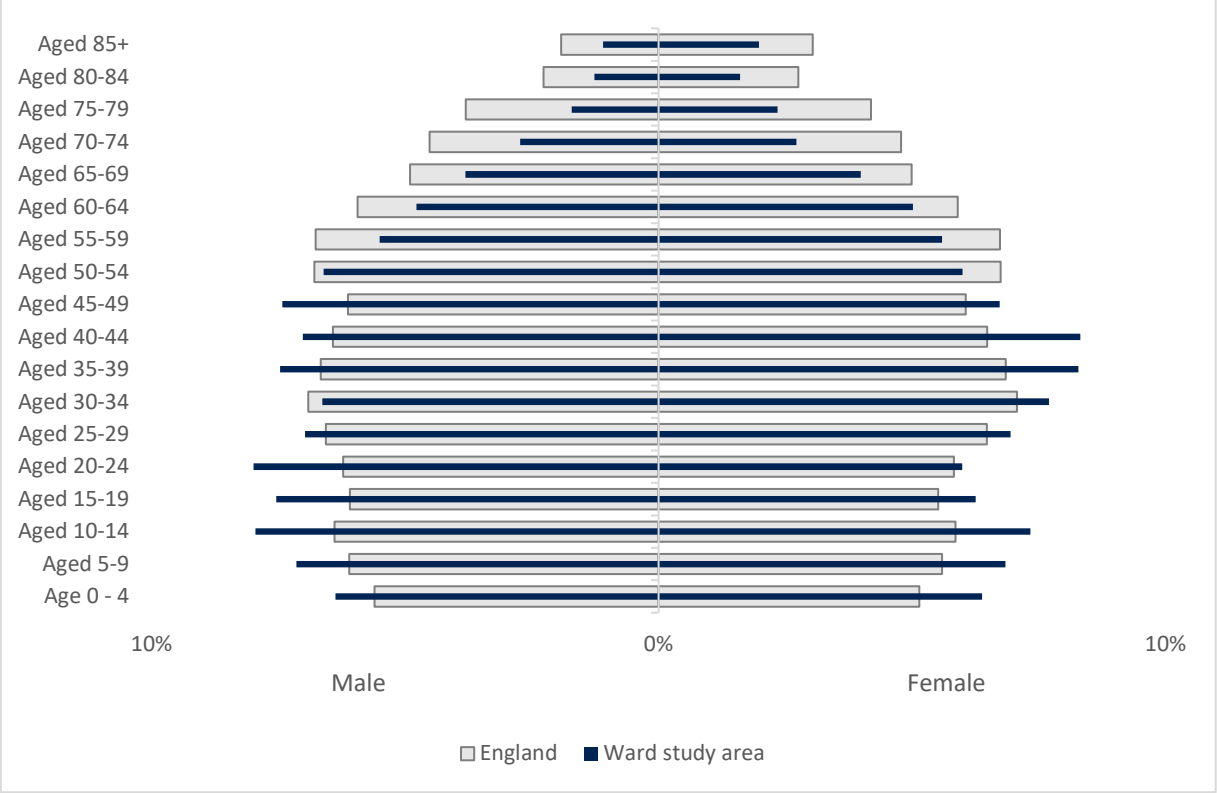
5.1.1 Different communities have varying susceptibility to health and wellbeing effects (both adverse and beneficial) as a result of social and demographic structure, behaviour and relative economic circumstance.

5.1.2 The aim of the following information is to outline the local health and socio-economic circumstance of the communities living within the ward and borough study areas. It should be noted that the description of the whole population, and of the populations within the study area, do not exclude the probability that there will be some individuals or groups of people who do not conform to the overall profile.

5.2 Demography, deprivation and socio-economic circumstance

5.2.1 Figure 5.1 shows the age structure of the ward study area in comparison to the national average. As shown, the ward study area has a more youthful population than nationally, whereby there is a higher proportion of the population (both male and female) aged 0-49 years and fewer people aged 50-85+ years.

Figure 5.1: Age structure



Source: Nomis Population Estimates/Projections (local authority based and small area) (Nomis, 2022)

5.2.2 As outlined in paragraph 4.3.3, while socio-economic data is collected at the ward level for context, the focus for socio-economic baseline statistics should be on Hillingdon and Ealing London Boroughs as socio-economic health determinants have a wider geographic scope of influence. As shown in Table 5.1, the majority of indicators at the ward level have worse socio-economic circumstance than the national average.

5.2.3 While the borough study area scores some socio-economic indicators above than the national average, the ward level remains consistently lower, and is sensitive to socioeconomic change (both adverse and beneficial).

Table 5.1: Deprivation and socio-economic circumstance

Indicator	Date	Ward study area	Borough study area	England
IMD Score (2019)	2019	27.2	20.5	21.7
Income deprivation (%)	2019	16.8	12.8	12.9
Child poverty (%)	2019	19.3	16.2	17.1
Older people in deprivation (%)	2019	27.0	18.4	14.2
Older people living alone (%)	2011	27.0	31.2	31.5
Overcrowded houses (%)	2011	26.7	19.8	8.7
Fuel poverty (%)	2020	12.5	10.5	13.2
Unemployment (%)	2021-22	8.4	6.8	5.0
Long term unemployment (crude rate per 1,000)	2021-22	2.1	2.4	1.9
Key:				
	Better than the England average			
	Worse than the England average			

Source: OHID Local Health (OHID, n.d.)

5.3 Life expectancy and physical health

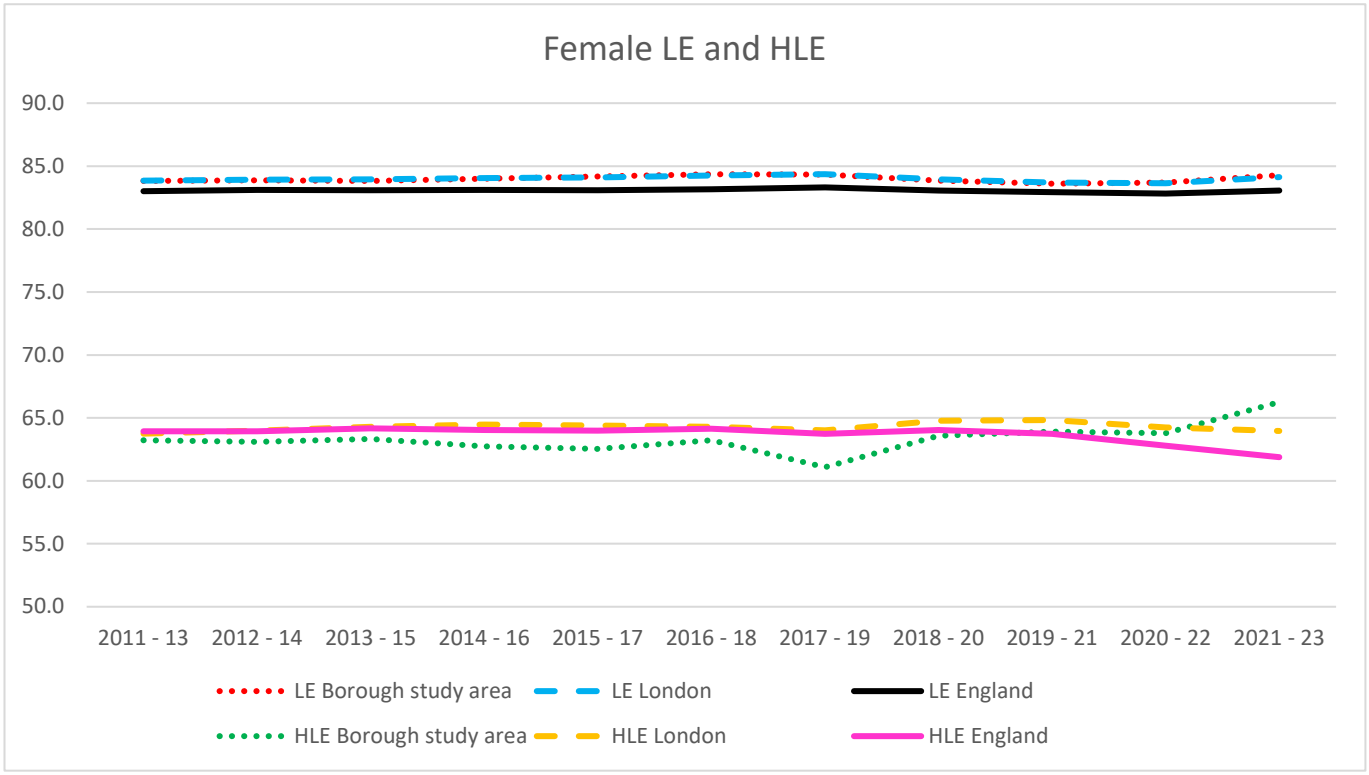
Life expectancy

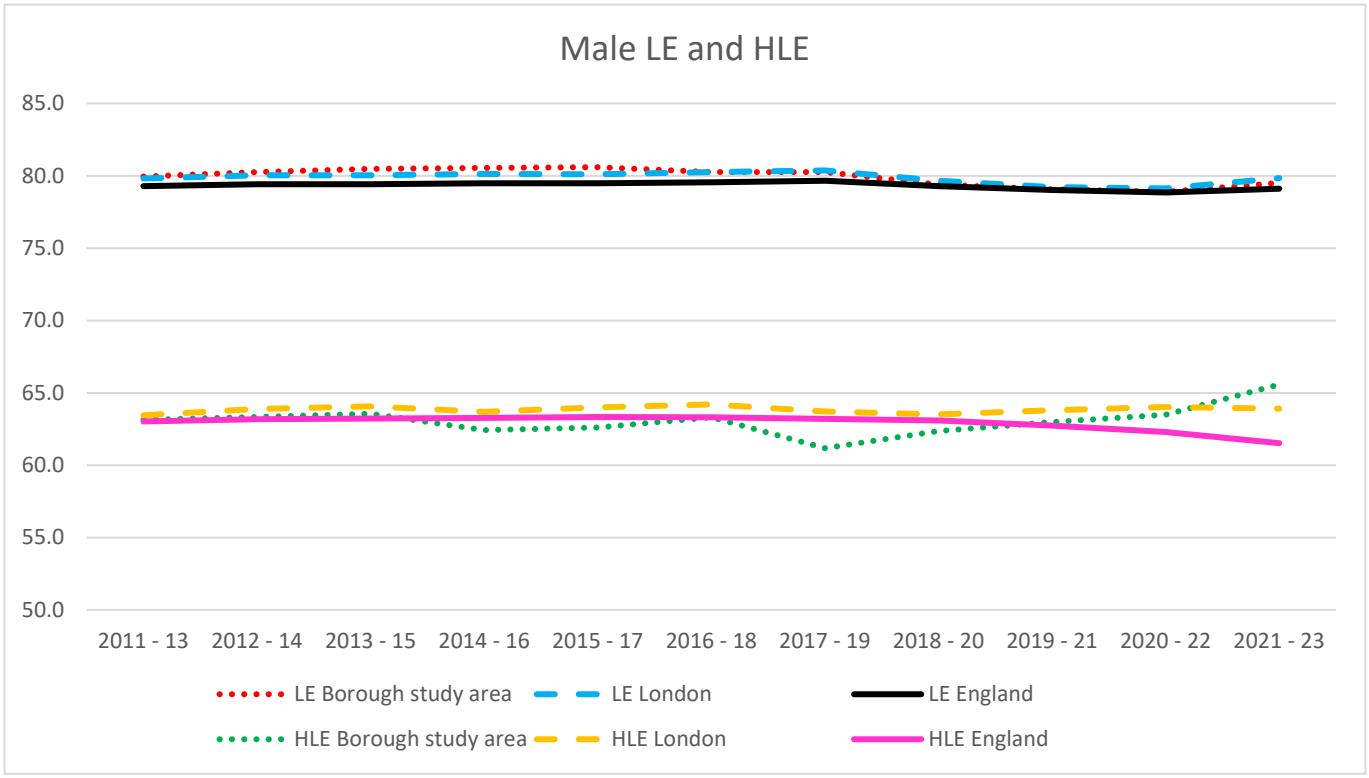
5.3.1 Figure 5.2 shows time-series data, spanning 2011-23 for life expectancy (LE) and healthy life expectancy (HLE) (i.e. the number of years spent in good health) for the borough study area, London and England.

5.3.2 Both male and female LE in in the borough study area was consistently higher than the national average between the 2011-13 and 2018-20 periods, with male LE dropping to national average by 2018-2020. The borough study area LE was consistent with London LE for females and higher than London LE for males between 2011-13 and 2018-20.

5.3.3 HLE in the borough study area has followed a similar trend for females and males, increasing between 2020-22 to above national average. Female HLE was below national average from the periods of 2011-13 to 2019-21 whereas male HLE was equal to national average between 2011-13 to 2013-15, before dropping to below national average.

Figure 5.2: Life expectancy and healthy life expectancy





Source: OHID Public Health Profiles (OHID, n.d.)

Hospital admissions and cancer incidence

5.3.4 Figure 5.3 shows emergency hospital admissions for the ward study area and all relevant comparators.

5.3.5 All emergency hospital Standardised Admission Ratios (SARs)[1] are higher at ward level than all relevant comparators.

5.3.6 In the absence of emergency hospital admission data for cancer, the statistics relating to the incidence have been collected. The incidence of all cancer is lower in the ward study area than all relevant comparators.

Figure 5.3: Emergency hospital admissions and cancer incidence statistics

Source: OHID Local Health (OHID, n.d.); N.B. Emergency hospital admissions data are Standardised Admissions Ratio (SAR) for the years 2015-16 to 2019-20 and incidence of all cancer are Standardised Incidence Ratio (SIR) per 100 for the years 2015-2019

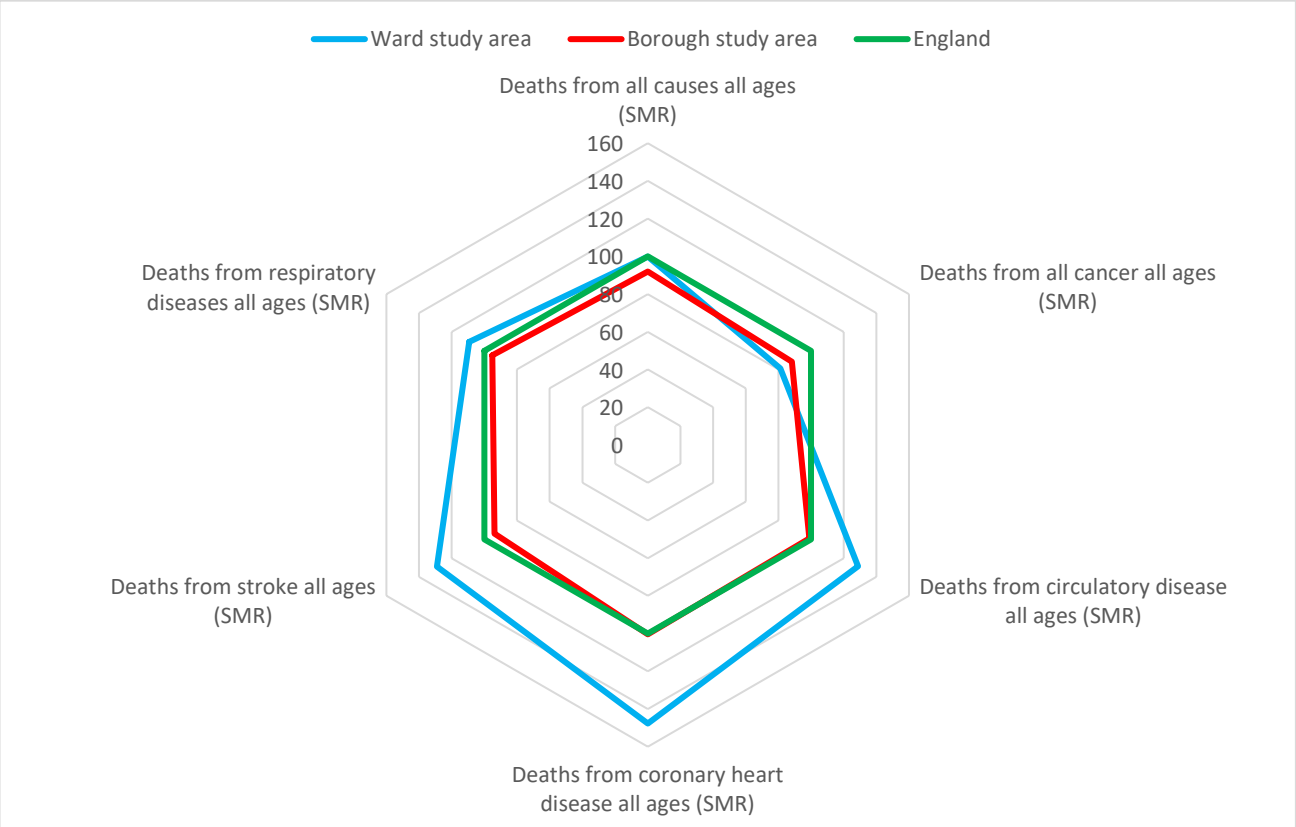
[1] Standardised Admission Ratio (SAR) measures the likelihood of hospital admission in a specific area compared to a standard population, accounting for age, sex, and socioeconomic factors.

Mortality

5.3.7 Figure 5.4 shows standardised mortality rates (SMR)[2] for the ward study area and all relevant comparators.

5.3.8 Mortality rates from all causes at ward level are equal to national average but death from the majority of specific health outcomes (circulatory disease, coronary heart disease, stroke and respiratory diseases) are higher at ward level than all relevant comparators. Death from all cancer is lower in the ward study area than all relevant comparators.

Figure 5.4: Mortality statistics



5.4 Mental health, lifestyle and behavioural risk factors

5.4.1 Table 5.2 shows the hospital stays for self-harm and suicide rates, which are indicative of mental health. Hospital stays for self-harm withing the ward study area is lower than national average (less than half of) but higher than the borough study area. Suicide rate is not available at ward level but the borough study area is lower than national average.

[2] A standardized mortality rate (SMR) compares the observed number of deaths in a population to the expected number, based on a reference population, to account for differences in age and sex distribution.

5.4.2 Table 5.2 also shows lifestyle and behavioural risk factors in children and adults. When analysing lifestyle and behavioural risk factors of children, the prevalence of overweight children (including obesity) and the prevalence of obesity (including severe obesity) in Reception and Year 6 is higher in the ward study area than all relevant comparators. Smoking prevalence at 15 years is lower in the ward study area than all relevant comparators.

5.4.3 In terms of the adult population, hospital stays for alcohol attributable conditions is higher in the ward study area than all relevant comparators. The borough study area is the lowest geography for which statistics relating to overweight or obese adults, and the percentage of adults who are physically active, are available for. The percentage of the population in the borough study area who are overweight or obese is lower than the national average. Consistently, the percentage of the population in the borough study who are physically active is higher than the national average.

Table 5.2: Mental health, lifestyle and behavioural risk factors

Indicator	Date	Ward study area	Borough study area	England
Mental health				
Hospital stays for self-harm (SAR)	2016-17 to 2020-21	45.2	26.2	100
Suicide rate (per 100,000 population)	2021-23	n/a	9.1	10.7
Lifestyle and behavioural risk factors				
Prevalence of overweight children, including obesity (Reception) (%)	2017-18 to 2019-20	23.0	21.2	22.6
Prevalence of obesity, including severe obesity (Reception) (%)	2017-18 to 2019-20	12.9	10.3	9.9
Prevalence of overweight children, including obesity (Year 6) (%)	2017-18 to 2019-20	43.7	39.3	35.8
Prevalence of obesity, including severe obesity (Year 6) (%)	2017-18 to 2019-20	28.3	24.3	21.6
Smoking prevalence at 15 years (regular) (%)	2014	2.6	4.0	5.4
Hospital stays for alcohol attributable conditions (narrow) (per 100,000 population)	2016-17 to 2020-21	112	99.1	100
Percentage of adults classified as overweight or obese	2022/23	n/a	57.4	64.0
Percentage of physically active adults	2022/23	n/a	64.0	67.1
Key:				
Better than the England average				
Worse than the England average				

Source: OHID Local Health (OHID, n.d.), OHID Public Health Profiles (OHID, n.d.)

5.5 Health and wellbeing baseline summary

5.5.1 In summary, the population living in the ward study area are younger than the national average, are generally more deprived and experience worse living conditions than the national average. The exception to this is fuel poverty.

5.5.2 Life expectancy in the borough study area is generally better than the national average, with the exception for males since 2020, where life expectancy dropped to match national average. In contrast, healthy life expectancy in the borough study area has generally been worse than national average for males and females, only increasing above the national average in 2022-23.

5.5.3 Hospital admissions, incidence and mortality data shows that the burden of poor health in the ward study area is generally worse than all relevant comparators. Mortality from the majority of specific health outcomes (circulatory disease, coronary heart disease, stroke and respiratory diseases) is higher at ward level than all relevant comparators but death from all cancer is lower in the ward study area. When looking at hospital admissions, all emergency hospital admission ratios are higher at ward level than all relevant comparators.

5.5.4 Mental health indicators and indicators relating to substance abuse in the ward study area are worse than the national average. Indicators that relate to weight are also worse for those of Reception and Year 6 age at ward and borough level compared to the national average. Adults in the borough study area display a healthier lifestyle than national average by being more physically active than national average and having fewer of overweight/obese adults.

5.5.5 The population is therefore considered sensitive to changes in environmental and socio-economic circumstance (both adverse and beneficial), and would benefit from features that increase physical activity, lifestyle, income and employment.

6 Assessment

6.1.1 The assessment provided in Table 6.1 to Table 6-9 signposts to, and provides additional narrative for, the consideration of health within the submitted application, structured by the following themes:

- access to open space and nature;
- access to health and social care services and other social infrastructure;
- air quality, noise and neighbourhood amenity;
- accessibility and active travel;
- crime reduction and community safety;
- access to work and training;
- social cohesion and inclusive design;
- minimising the use of resources; and
- climate change.

6.1.2 The “potential impact on health” column is colour coded as follows:

- positive: green;
- negative: orange;
- neutral: blue; and
- uncertain: grey.

6.1.3 The final column presents additional mitigation and/or actions that respond to and address any potentially significant health and wellbeing impact, but also help deliver community support initiatives that would be supportive of public health objectives.

Table 6.1: Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	☒Yes ☐No ☐N/A	As stated in the DAS, the Hayes Bridge Digital Park site is located in an area currently identified as Industrial/Business; it falls within Hillingdon's Strategic Industrial Area, as designated in the Hillingdon Local Plan. Key landscape features in the vicinity include Minet Country Park to the west and Yeading Brook along the eastern boundary. Yeading Brook forms a vegetated corridor with a watercourse, while two additional waterways - the Grand Union Canal and the River Crane - are also nearby. The Landscape Masterplan, the Landscape Design Statement and the Landscape Maintenance and Management Plan highlight the addition of landscaping and planting on the site, including: ▪ Retained trees on the boundary with Uxbridge Road and including trees associated with the Yeading Brook along the eastern boundary of the site. ▪ New public realm tree and shrub planting appropriate to location and function, using native trees species and pollinator friendly shrub species to provide the setting to the proposed access road and built form; roof terraces feature shrubs and perennials in raised beds. ▪ New native hedgerow to provide boundary structure and soften security fencing following the western edge of the area of the Yeading Brook. ▪ Amenity lawns to provide open space and areas of wildflower grassland with mown margins to enhance seasonal visual interest and biodiversity; reinforced grass surfacing to soften the appearance of car parking areas. ▪ New pond with marginal planting within the amenity area.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		▪ Yeading Brook, including existing trees and understorey, channel and marginal vegetation will be positively managed and enhanced through additional planting for ecological and biodiversity benefits. ▪ Employees roof terraces. ▪ Brown roofs (and photovoltaic panels) in areas of the roofs of the proposed buildings.		
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒Yes ☐No ☐N/A	As stated in the DAS, within the application site boundary, pedestrian access to the Yeading Brook is currently unavailable as fences and vegetation create a dead-end barrier for pedestrians walking along Beaconsfield Road. Access is also blocked from Uxbridge Road. Also noted in the DAS and the Landscape Design Statement, the proposal emphasises pedestrian connectivity by creating a publicly accessible route along Yeading Brook, between Uxbridge Road to the north of the site, and Bullsbrook Road to the south of the site, thus connecting Yeading Brook with Minet Park. The DAS also states that the landscape design has maximised the areas for landscaping and ecological enhancements achieving an Urban Greening Factor (UGF) of 0.29 for the Hybrid area and UGF of 0.22 for the Outline Area. The key features which have contributed to the UGF includes biodiverse brown roofs, wildflower grassland, shrub planting, proposed tree planting and retained vegetation along the Yeading Brook. These measures have also contributed to biodiversity net gain in excess of 10% being achieved by the proposed development.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal provide a range of play spaces for children and young people?	☐Yes ☐No ☒N/A	The proposed development is industrial in nature and therefore play spaces for children and young people are not provided and the criteria is not relevant. The DAS does state that Minet Country Park is near the application site, within a 10-minute walking distance to the main access point on	☐Positive ☐Negative ☒Neutral ☐Uncertain	n/a

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		Springfield Road, offering 32 hectares of green space, children's playground, picnic areas, a cycle circuit and a visitor centre.		
Does the proposal provide links between open and natural spaces and the public realm?	☒Yes ☐No ☐N/A	As noted in the DAS and the Landscape Design Statement, the proposal emphasises pedestrian connectivity by creating a publicly accessible route along Yeading Brook, between Uxbridge Road to the north of the site, and Bullsbrook Road to the south of the site, thus connecting Yeading Brook with Minet Park. Furthermore, site access and internal roads including a vehicular link between Uxbridge Road and Bullsbrook Road will be delivered.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Are the open and natural spaces welcoming and safe and accessible for all?	☒Yes ☐No ☐N/A	The new public pedestrian link between Uxbridge Road and Bullsbrook Road, along Yeading Brook, will be designed such that it is accessible for all, including ramps and other wheelchair friendly design elements where applicable. Further, the Landscape Design Statement notes that a structured management and maintenance regime will be implemented which will centre, amongst other things, compliance with all health and safety and security commitments and duties under current legislation. In addition, the Landscape Maintenance and Management Plan notes that, with respect to hard surfaces, the management objective is to: *"maintain a high quality, safe and accessible pedestrian and vehicular network for all users."* Maintenance and management measures outlined within the plan include: ▪ monitoring of condition of street and footway networks and repairs as required to maintain a safe and accessible network; ▪ leaf clearance during leaf fall period to maintain safe access in main amenity landscape areas and streetscape; ▪ and snow and ice clearance as required to maintain safe access.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal set out how new open space will be managed and maintained?	☒Yes ☐No ☐N/A	The Landscape Maintenance and Management Plan sets out a comprehensive strategy for the long-term maintenance of the new green infrastructure and open space provision of the proposed development, to ensure that any ecological benefits are maximised and maintained. The plan notes how each element of new, private open space will be manged, and with respect to the new public realm	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		provision (i.e. the pedestrian route along Yeading Brook), it notes that management and maintenance shall be the responsibility of the Managing Organisation or Company.		

Table 6.2: Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	☐Yes ☐No ☒N/A	There is no existing social infrastructure on the proposed development site.	☐Positive ☐Negative ☒Neutral ☐Uncertain	n/a
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☐Yes ☐No ☒N/A	The proposed development is not anticipated to introduce any new populations into the local area, and nor are any significant impacts anticipated with respect to noise and air quality, as outlined in the Noise Impact Assessment and Chapter 6 – Air Quality of the accompanying Environment Statement. As such, no impacts on health and social care services are anticipated and contact with local NHS organisations is not considered applicable in this instance.	☐Positive ☐Negative ☒Neutral ☐Uncertain	n/a
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐Yes ☐No ☒N/A	There is no existing healthcare facility on the proposed development site, nor is one proposed.	☐Positive ☐Negative ☒Neutral ☐Uncertain	n/a
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?	☐Yes ☐No ☒N/A	The proposed development is not anticipated to introduce a new population into the site, nor is it to reduce existing capacity or accessibility of other social infrastructure e.g. primary, secondary and post 19 education needs and community facilities. The assessment of the capacity, location and accessibility of other social infrastructure is therefore not applicable to the proposed development.	☐Positive ☐Negative ☒Neutral ☐Uncertain	n/a
Does the proposal explore opportunities for shared community use and co-location of services?	☒Yes ☐No ☐N/A	As part of the proposals, an 'Innovation Hub' is proposed within the Hayes Digital Park campus. This is proposed to function as an educational facility and tech start up space, delivered in partnership with Brunel University.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Table 6.3: Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒Yes ☐No ☐N/A	As stated in the DAS, sustainable management practices to be put into place during the construction, commissioning, handover and aftercare of the Data Centre. The Outline Construction Management Plan (OCMP) notes that there is potential for construction impacts such as dust, noise and vibration, and outlines measures to mitigate any potential impacts. For noise and vibration, mitigation measures include: ▪ Noise levels will need to be controlled by the constant monitoring in line with Council guidelines and best practice; ▪ Agreed trigger action levels for noise will be agreed with the Council; ▪ Noisy planet will be maintained away from the site perimeter as far as is practical; ▪ Noise complaints, or exceeding of agreed levels will be reported to the contractor and immediately investigated; ▪ To avoid site contamination of surrounding areas, site runoff of water or mud should be avoided by use of both physical and mechanical measures including bunds and bumps; ▪ Loading and unloading of vehicles, dismantling of equipment such as scaffolding or moving equipment. With respect to construction dust impacts, mitigation measures include: ▪ Dust levels be controlled by the constant monitoring of air quality levels; ▪ Positioning of monitoring equipment will be agreed with the Local Authority prior to installation; ▪ All vehicles entering and leaving sites will be covered to prevent escape of materials during transport; ▪ Agreed trigger levels for dust and other particulates will be agreed with the Council in advance of demolition; ▪ Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible; ▪ The contractor will erect and maintain throughout the demolition period temporary hoarding around all working areas to assist in the screening of noise and dust generation from low-level sources; ▪ Vehicles transporting materials capable of generating dust to and from site will be suitably sheeted on each journey to prevent the release of materials and particulate matter;	☐Positive ☐Negative ☒Neutral ☐Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		▪ All solid-state hoarding and site fencing and barriers will be maintained using controlled wet methods for cleansing and avoiding water runoff from the activity; ▪ Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period; ▪ Remove materials that have a potential to produce dust from site as soon as possible, unless being reused on site; ▪ Where materials are being re-used on site, they should be covered and protected according to best practice in a manner agreed previously with the council; ▪ Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems; ▪ The contractor will avoid scabbling (roughening of concrete surfaces) if possible, to minimise dust; ▪ Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate; ▪ Use enclosed chutes and conveyors and covered skips; ▪ Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate. ▪ Install hard surfaced haul roads, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned. ▪ Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods. Further, a planning condition will also be used to require further details about the strategy towards air and noise pollution minimisation prior to the commencement of development once a developer is confirmed.		
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒Yes ☐No ☐N/A	As noted within the Transport Assessment which accompanies this planning application, there is anticipated to be a total net reduction of 3,922 annual average daily traffic (AADT) associated with the proposed development. As such, any operational air quality impacts associated with traffic will be an improvement to the existing air quality conditions due to the decrease in number of vehicular movements. With respect to energy facilities, the proposed development is anticipated to be an all-electric scheme, with all energy supplied from the electricity grid and partly from a	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		rooftop solar PV array, as noted in the Energy Statement. As outlined within Chapter 6 – Air Quality of the Environmental Statement which accompanies this planning application, due to the need for data centres to be operational 24/7, the proposed development includes the provision of emergency generators to provide electricity in the event of a power cut. These generators are to be routinely tested, which may present a source of air pollutants. The Air Quality ES Chapter notes that dispersion modelling has demonstrated that operation of the generators associated with the routine testing and maintenance will not present a significant impact to nearby sensitive receptors. Therefore, no further mitigation is required subject to a control over the maximum hours of use of the generators. Further, the Air Quality ES Chapter concludes that the impact of the Proposed Development is considered to be negligible with respect to air pollutants from the emergency generators as any use of the generators would likely be very short term in the unlikely event of a mains power outage, which would be quickly resolved. As such, the Chapter notes that there is no requirement for mitigation beyond the inherent design measures included as part of the Air Quality Positive Statement.		
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒Yes ☐No ☐N/A	As noted within the Transport Assessment which accompanies this planning application, there is anticipated to be a total net change reduction of 3,922 annual average daily traffic (AADT) associated with the proposed development. As such, any operational noise pollution impacts associated with traffic will be an improvement to the existing noise pollution conditions due to the decrease in number of vehicular movements. Further, the Noise Impact Assessment (NIA) which accompanies this planning application assesses noise impacts with respect to the plant equipment of LON6 (the data centre subject to detailed planning). It notes that the predicted noise effects comply with the operational noise limits in line with Hillingdon Council's requirements, subject to the implementation of noise mitigation measures such as the installation of acoustic enclosures and louvres. Hence, the NIA concludes that normal operations of fixed plant noise emissions associated with the detailed element of the application are not considered to have a negative impact on noise sensitive receptors.	☒Positive ☐Negative ☐Neutral ☐Uncertain	Noise mitigation measures will need to be further developed during the detailed phases of the outline elements to see that potential effects remain insignificant.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		With respect to the outline scheme, the NIA explains that preliminary choices for cooling, ventilation, and backup systems have been made to estimate potential noise levels and mitigation strategies. However, these selections will undergo further detailed design development. Noise emissions from such buildings will assume that suitable noise mitigation is included following the outline application to see that the cumulative noise limits from the entire site will comply with the applicable requirements defined by the Local Authority.		

Table 6.4: Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	☒Yes ☐No ☐N/A	Due to the nature of the proposed development, all ten Healthy Streets indicators are not considered applicable to the proposals. However, consideration of Transport for London's Healthy Streets Transport Assessment guidance was used to inform the Transport Assessment for the proposed development. The transport assessment outlines the key transport impact and issues, and proposed solutions and mechanisms relevant to the proposed development. With respect to the 'Site and surroundings' indicator of Healthy Streets, the transport assessment notes that the site is in an area with relatively poor public transport accessibility, although cycle paths and pavements are located throughout the wider area, including routes to the site. In response to this, the Framework Travel Plan will seek to inform and promote usage of non-car-based modes of travel. It is acknowledged that most trips will be undertaken by private vehicle due to the site's location and nature, however other options are available and will be promoted. Staff will also be updated if any improvements in connections are made available in the future. Further, high quality cycle parking will also be provided on site to further enhance active travel provision Considering the 'Active Travel Zone' indicator of Healthy Streets, the transport assessment notes that there are several key destinations within a 20-minutes cycle ride of the site, including stations, bus stops and retail destinations. The identified routes highlight how the site is connected to these facilities. In response to this, the transport assessment notes that the ATZ review has not identified any significant issues along the key routes. Potential improvements that could be considered by the local highway authority as part of wider corridor upgrades have been identified. In relation to the 'Trip generation and impact' indicator of Healthy Streets, the transport assessment notes that: reduction in trips across all modes are forecast in the AM and PM peak hours as a result of the proposed development; that this development is forecast to result in a net reduction in total person and vehicle movements; and that there is therefore no adverse impact expected on the network or mitigation required.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	☒Yes ☐No ☐N/A	The DAS states that pedestrian connectivity will be available via a public access route between the proposed development, Yeading Brook and Minet Park. Also, several Public Rights of Way (PRoW) walking trails, including the Grand Union Canal Walk/Hillingdon Trail to the east, connect with the London Loop to the south of the site.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒Yes ☐No ☐N/A	The DAS states that cycling lanes are to be included at the proposed development, along with changing facilities and showers to support reductions in car journeys. Furthermore, off-road segregated cycleways along Uxbridge Road enhance accessibility for cyclists. Further, the proposed development will also result in a significant decrease in parking space provision, relative to the existing land use.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒Yes ☐No ☐N/A	As described above, the DAS states that footpaths and cycling lanes are be included at the proposed development. These will connect the site to the off-road segregated cycleways along Uxbridge Road and to PRoW walking trails such as Grand Union Canal Walk/Hillingdon Trail to the east and the London Loop to the south.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒Yes ☐No ☐N/A	As noted within the Transport Assessment, a reduction in trips across all modes are forecast in the AM and PM peak hours as a result of the proposed development, and this development is forecast to result in a net reduction in total person and vehicle movement. Further, the Transport Assessment states that a Framework Travel Plan has been provided as part of the planning application, which sets out a range of measures and initiatives aimed at encouraging further use of active travel for users of the proposed development. This will seek to help reduce and minimise road injuries by reducing the volume of traffic on the road.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Is the proposal well connected to public transport, local services and facilities?	☒Yes ☐No ☐N/A	As stated in the DAS, the Public Transport Accessibility Level (PTAL) along Uxbridge Road is 2, with a rating of 1b deeper into the site, along Bullsbrook Road. The public transport connection stated is access to the Elizabeth line and Great Western Rail at Hayes & Harlington station and Southall station. This is a 13 minute cycle and a 6 minute cycle, respectively. Less than a five-minute walk from the north of the site is Springfield Road bus stop, providing connections to Hayes and Uxbridge. Local services and facilities such as shops, restaurants and cafes are accessible to the site, located along Uxbridge Road.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒Yes ☐No ☐N/A	As stated in the DAS, the current site has extensive parking facilities. As explained in the Farmwork Travel Plan, a total of 153 parking spaces are proposed, including 11 accessible bays (7% of total provision). All of the parking spaces on site will have provision to be equipped with charging facilities in the future. The Framework Travel Plan also notes that information will be provided to users of the proposed development regarding taxi services and local car clubs to reduce car use.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒Yes ☐No ☐N/A	Although not explicitly mentioned in the DAS or other supporting documentation, it is assumed that all buildings of the proposed development will be designed, constructed and operated in accordance with Part M of the Building Regulations, which would ensure that people with mobility problems or a disability would be able to access buildings and places. Further, due to the Equality Act 2010, employers and service providers are required to make reasonable adjustments to any physical feature which might put a disabled person at substantial disadvantage to a non-disabled person, which would further ensure that people with mobility problems or a disability would be able to access buildings and places.	☐Positive ☐Negative ☒Neutral ☐Uncertain	No further mitigation or enhancement required.

Table 6.5: Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	☒Yes ☐No ☐N/A	The DAS states that shrub and tree planting will be provided along the security fence line to screen the security fencing, whilst following the requirements of the fencing to provide a secure site. Also, a security gate entrance will be provided into LON6 Data Centre.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☐Yes ☐No ☒N/A	The proposed development is industrial in nature, therefore a community is not introduced, making this criteria not relevant.	☐Positive ☐Negative ☒Neutral ☐Uncertain	n/a
Does the proposal include attractive, multi-use public spaces and buildings?	☒Yes ☐No ☐N/A	An 'Innovation Hub' is proposed as part of the outline scheme, to be run by Brunel University. The Hayes Digital Park Innovation Hub Outline Strategy sets out a high level vision and principles as to how the Innovation Hub element would be delivered and function as part of Colt's wider proposals for the redevelopment of Hayes Digital Park. The proposed Innovation Hub comprises a novel, dynamic, and multi-use space that fosters a thriving ecosystem of entrepreneurship, collaboration, which will be the only publicly accessible building of the Proposed Development.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Has engagement and consultation been carried out with the local community and voluntary sector?	☒Yes ☐No ☐N/A	As noted within the Statement of Community Involvement, prior to the pre-application engagement, a stakeholder mapping exercise was undertaken to identify the elected representatives, business groups, residents, site neighbours and community organisations relevant to the site to inform a targeted engagement and consultation strategy. Further, an in-person public consultation event was held on Wednesday 23 October, 2024 from 4:00 pm until 8:00 pm to present the applicant's proposals to residents and neighbouring businesses. The public consultation event took place at Hayes & Yeading United Football Club, The SkyEx Community Stadium, Beaconsfield Road, Hayes, UB4 0SL. 23 members of the public attended the exhibition. These included site neighbours, representatives of local community groups, and nearby residents. Attendees reviewed the public exhibition boards, spoke with members of the	☒Positive ☐Negative ☐Neutral ☐Uncertain	Further community engagement and consultation should be undertaken as the outline proposals mature in design and scope.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		project team, and shared their thoughts on the applicant's proposals for Hayes Digital Park. The Applicant received responses to their consultation event, to which they provided a response in Section 6 of the Statement of Community Involvement.		

Table 6.6: Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒Yes ☐No ☐N/A	As noted in the Economic Impact Assessment which accompanies this planning application, it is estimated that the construction phase of the proposed development will generate 652 net additional jobs per annum across the 9 year construction period. With respect to the operational phase, the Economic Impact Assessment estimates that 251 FTE net additional jobs will be generated by the proposed development, accounting for the displacement of existing retail jobs from the site.	☒Positive ☐Negative ☐Neutral ☐Uncertain	Implement a local procurement strategy which seeks to prioritise the delivery of employment and training opportunities to local people.
Does the proposal provide childcare facilities?	☐Yes ☐No ☒N/A	The proposed development is commercial in nature, therefore this criteria is not relevant.	☐Positive ☐Negative ☒Neutral ☐Uncertain	n/a
Does the proposal include managed and affordable workspace for local businesses?	☒Yes ☐No ☐N/A	As noted in the Hayes Digital Park Innovation Hub Outline Strategy, the proposals include the provision of an 'Innovation Hub', which is to be run by Brunel University. The Hayes Digital Park Innovation Hub Outline Strategy sets out a high level vision and principles as to how the Innovation Hub element would be delivered and function as part of Colt's wider proposals for the redevelopment of Hayes Digital Park. The proposed Innovation Hub comprises a novel, dynamic, and multi-use space that fosters a thriving ecosystem of entrepreneurship, collaboration, which will be the only publicly accessible building of the Proposed Development. The Innovation Hub is intended to provide employment space for digital innovation start-ups. The Hayes Digital Park Innovation Hub Outline Strategy notes that Colt intend for the property to remain affordable in perpetuity and that this can be controlled through the wording of the Section 106 agreement or through the use of planning conditions. The DAS notes that the Innovation Hub is to comprise 2,000 m^2.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		Hence, 2,000 m^2 of affordable workspace will be available as part of the proposed development for local business.		
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒Yes ☐No ☐N/A	As noted above, the Economic Impact Assessment notes that there will be a net addition of 652 and 251 during the construction and operational phase, respectively. There are therefore opportunities for work for local people via local procurement arrangements.	☒Positive ☐Negative ☐Neutral ☐Uncertain	Implement a local procurement strategy which seeks to prioritise the delivery of employment and training opportunities to local people.

Table 6.7: Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒Yes ☐No ☐N/A	As described in the Statement of Community Involvement, community consultation has been carried out in the form of an in-person public consultation event. Attendees reviewed the public exhibition boards, spoke with members of the project team, and shared their thoughts on the applicant's proposals for Hayes Digital Park. In response to feedback from two members of the community, the project team states that the Innovation Hub will provide significant opportunities for employment, training and skills and represents a significant investment from the applicant in the local area. The applicant has worked with Brunel University to determine their needs and understand how best to maximise the positive impact of this facility. As stated previously, the proposed development is not anticipated to introduce any new populations into the local area, and nor are any significant impacts anticipated with respect to noise and air quality, as outlined in the Noise Impact Assessment and Chapter 6 – Air Quality of the accompanying Environment Statement. As such, physical health and access to public health facilities will not be affected by the Proposed Development.	☒Positive ☐Negative ☒Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☒Yes ☐No ☐N/A	As stated in the DAS, pedestrian connectivity will be provided by creating a public access route between Yeading Brook and Minet Park. Furthermore, site access and internal roads (vehicular and pedestrian) will provide links between Uxbridge Road and Bullsbrook Road.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal include a mix of uses and a range of community facilities?	☒Yes ☐No ☐N/A	While the proposed development is commercial in nature, the Innovation Hub will facilitate training, skills and employment for the local community.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal provide opportunities for the voluntary and community sectors?	☒Yes ☐No ☐N/A	As stated in the Economic Impact Assessment, the Proposed Development will provide opportunities through the construction and operational phases of the developments. It is estimated that the construction phase of the proposed development will generate 652 net additional jobs per annum across the 9 year construction period. With respect to the operational phase, the Economic Impact Assessment estimates that 251 FTE net additional jobs will be generated by the proposed development, accounting for the displacement of existing retail jobs from the site. Further, the Hayes Digital Park Innovation Hub Outline Strategy notes that Colt intend for the Innovation Hub to remain affordable in perpetuity and that this can be controlled through the wording of the Section 106 agreement or through the use of planning conditions. The DAS notes that the Innovation Hub is to comprise 2,000 m^2. Hence, 2,000 m^2 of affordable workspace will be available as part of the proposed development for local business, and may be able to be utilised by the voluntary and community sectors due to its affordability. Overall, the Proposed Development, with the accompanying Innovation Hub will provide high quality employment opportunities for people with a variety of qualification levels.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☐Yes ☐No ☐N/A	The new pedestrian link between Uxbridge Road and Bullsbrook Road, along Yeading Brook, will be designed such that it is accessible for all, including ramps and other wheelchair friendly design elements where applicable. Further, the Landscape Design Statement notes that a structured management and maintenance regime will be implemented which will centre, amongst other things, compliance with all health and safety and security commitments and duties under current legislation. Although not explicitly mentioned in the DAS or other supporting documentation, it is assumed that all buildings of the proposed development will be designed, constructed and operated in accordance with Part M of the Building Regulations, which would ensure that people with mobility problems or a disability would be able to access buildings and places. Further, due to the Equality Act 2010, employers and service providers are required to make reasonable adjustments to any physical feature which might put a disabled person at substantial disadvantage to a non-disabled person, which would further ensure that people with mobility problems or a disability would be able to access buildings and places	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Table 6.8: Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal make best use of existing land?	☒Yes ☐No ☐N/A	As stated in the DAS, Hayes Bridge Retail Park currently consists of a terrace of seven retail units and a standalone commercial bank (Metro Bank) set around a central surface car park which is accessed from the Uxbridge Road. The majority of these units are vacant. Therefore, the proposal will bring use to a largely vacant site, by providing data centres which are the backbone of our digital economy, where the physical storage, processing and distribution of data occurs to facilitate digital activities from banking, healthcare, education, entertainment, online shopping, research to businesses and government activities.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal encourage recycling, including building materials?	☒Yes ☐No ☐N/A	The DAS states that the site will have 100% water recycling from all roofs to be used for toilet flushing and landscape irrigation. Furthermore, Colt's recycling process is laid out in Colt's Waste Policy. It states that recycling rates will be optimised by providing appropriate recycling facilities on site and by factoring the method and cost of item disposal into our purchasing decisions, with recyclable products/equipment with higher proportions of recyclable components being scored higher than non-recyclable alternatives. A standard approach to recycling is also provided, stating: ▪ ensure recyclable waste can be easily separated/sorted according to local recycling plant requirements; ▪ provide centralised recycling stations; and ▪ ensure that the waste management service provider is able to report on recycling volumes and is either formally certified or can demonstrate that it is recycling in accordance with industry quality standards. The Outline Construction Management Plan states that prior to commencement of any work on site, the Contractor will develop, issue, and receive acceptance for a Waste Management Control Plan and recycling program.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal incorporate sustainable design and construction techniques?	☒Yes ☐No ☐N/A		☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Table 6.9: Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement recommendations
Does the proposal incorporate renewable energy?	☒Yes ☐No ☐N/A	As stated in the DAS under Colt Sustainability and Environmental Targets, Colt has mandatory requirements to use solar PVs where possible to support the non-critical systems, and to maximise the use of low impact materials (recycled or renewable) from local sources. As explained in the Energy and Sustainability Statement, following the site development aspiration, the PV system has been maximised with the available roof space and provides 300 m2 of PV installation each for LON07 and LON08, and 70 m^2 for Innovation Hub.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	☒Yes ☐No ☐N/A	As stated in the DAS under Colt Sustainability and Environmental Targets, Colt has mandatory requirements, applying climate responsive building design, achieving highest indoor quality and minimised building loads through detailed building orientation and shading studies. The Energy and Sustainability statement notes that the GLA cooling hierarchy has been followed. The development's external envelope has minimised glazing in the data hall areas. Glazing benefits largely revolve around occupant comfort, but as the data centre will not house occupants frequently there is little need for windows. By limiting glazed areas to core spaces, the building is largely protected from solar gains, which would unnecessarily increase the cooling loads. Furthermore, the fabric will include low u-values in order to minimise the amount of thermal energy transfer via conduction between indoor spaces and outdoors. This measure will also help to reduce both cooling and heating loads.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.
Does the proposal maintain or enhance biodiversity?	☒Yes ☐No ☐N/A	As stated in the Landscaping Design Statement, the landscape design has maximised the areas for landscaping and ecological enhancements achieving a UGF of 0.29 within LON 6 - the detailed area. A potential UGF calculation has been prepared for the whole site, including the outline area, scoring a UGF of 0.22. The site wide potential UGF has assumed what the landscaping could be and will be subject to the detail design of the buildings. The DAS states that, green roofs and walls are proposed as a way to increase biodiversity on the site. Soft planting on the ground is to be maximised, as per Landscape Architect's proposal and there will be amenity grass areas with opportunity for wildflower grass planting to enhance the biodiversity of the site. Furthermore, the existing vegetation from Yeading Brook will be managed positively for ecological and biodiversity benefits. Additional tree planting will further increase the biodiversity of the site.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement recommendations
Does the proposal incorporate sustainable urban drainage techniques?	☒Yes ☐No ☐N/A	As stated in the DAS, sustainable water drainage has been considered as follows: ▪ Water Demand: To minimise potable water demand, low flow sanitaryware will be specified. To provide a metric to compare against the sanitaryware will be specified so that, as a minimum, it will comply with the BREEAM requirements for credit WAT 01. ▪ Flooding and Surface Water: A Flood Risk Assessment (FRA) has been undertaken by Arup. All requirements detailed in the assessment will be incorporated into the proposal to comply with London Plan Policy SI 12 and Hillingdon Local plan policy DMEI 10. ▪ Sustainable Drainage: Moreover, a Drainage strategy has been developed by Arup, in order to ensure all necessary measures are taken. Sustainable Urban Drainage systems (SUDS) will be considered. ▪ Rainwater harvesting will be included to ensure the reduction of the water demand and used as an irrigation method for the green walls and the green roof proposed for the buildings.	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further mitigation or enhancement required.

7 Mitigation and Monitoring

7.1.1 As outlined in the Section 6: Assessment, no adverse health and wellbeing impacts associated with environmental or socio-economic changes directly attributable to the proposed development during construction or operation are anticipated.

7.1.2 Public health is by definition preventative in nature. Therefore, mitigation measures adopted as part of the construction and operation of the project focus on precursors to health and wellbeing outcomes, thereby providing an opportunity for intervention to prevent any adverse impacts.

7.1.3 A Site Waste Management Plan will be implemented during the construction phase, which includes measures to minimise waste and encourage recycling. A Dust Management Plan (DuMP), outlining specific instructions on managing dust and air pollutant emissions, will be produced prior to the start of any construction or demolition works.

7.1.4 During operation, the Hayes Digital Park Innovation Hub will provide affordable employment space for local businesses, along with job opportunities and training. The proposed development is well connected to nearby amenities/facilities and will be connected to existing external active transport links. Access to good quality open space is also important for health and wellbeing; the creation of a publicly accessible pedestrian walking/cycling route, connecting Yeading Brook with Minet Park, will provide a convenient route to Minet Park.

7.1.5 On the basis that no material adverse impacts are anticipated and embedded mitigation measures are designed to be protective of health and wellbeing by targeting precursors to health outcomes, no further health-specific mitigation is considered necessary. Similarly, should any monitoring be required, this should target the determinants of health so as to preclude adverse health and wellbeing impacts. On this basis, no health-specific monitoring is necessary.

8 Conclusion

8.1 Conclusions

8.1.1 The proposed development will deliver four new datacentre buildings at Beaconsfield Road, Hayes, with an associated Innovation Hub.

8.1.2 Overall, taking into consideration the inherent mitigation measures adopted as part of the project, no adverse health and wellbeing impacts associated with the proposed development have been identified within the assessment. The majority of criteria show that the proposed development is conducive to delivering healthy layouts, promoting neighbourhood cohesion, enabling active living and creating the healthiest of environments. Most notably, design features which maximise health benefits, and mitigate against any potential negative health impacts include:

- the Innovation Hub, which will provide affordable employment space for local businesses, and employment opportunities and training for the community;
- landscaping design, which will maximise the areas for ecological enhancement and increase biodiversity through green roofs, soft planting and amenity grass area;
- the creation of a publicly accessible pedestrian walking/cycling route, which will connect Yeading Brook with Minet Park and encourage physical activity;
- connections to existing PRoW routes and cycle routes, which would connect the proposed development to the wider surroundings; and
- the provision of cycle lanes within the proposed development, along with changing facilities and showers to support reductions in car journeys.

8.1.3 It should be noted that employment is a key wider determinant of health. The Proposed Development presents the opportunity to provide access to local employment and training opportunities, including apprenticeships and volunteering during the construction process, as well as 251 FTE net additional permanent ‘end-use’ employment opportunities.

8.1.4 In conclusion, the design of the proposed development encourages healthy behaviours, and provides opportunities to improve local health and wellbeing circumstance while simultaneously reducing health inequalities. On this basis, the proposed development would support the delivery of new healthy employment space, including 2000 m^2 affordable work space which could be utilised by the community and voluntary sectors, as well as for training purposes as the ‘Innovation Hub’ is anticipated to be delivered in partnership with Brunel University.

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