




QA**Haverstock Hill, Health Impact Assessment**

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1.0 INTRODUCTION

- 1.1 Greengage Environmental Ltd have been commissioned by OD Camden Hotel Ltd (the 'Applicant') to undertake a Health Impact Assessment (HIA) in relation to an application for the proposed development at 5-17 Haverstock Hill (the site) within the London Borough of Camden (LB Camden).
- 1.2 The proposed development is for the demolition of existing building and erection of a part-six, part-seven storey development comprising residential (Use Class C3), Hotel (Use Class C1) and associated commercial, business and service (Class E) use with associated works.
- 1.3 This report will consider the potential health risks and benefits that would result from the proposed development and consider the ability of local health services to cater for the additional demand created as a result of the proposed development.

2.0 PROPOSED DEVELOPMENT

- 2.1 The application site covers an area of 0.207 hectares (ha) and is centred on National Grid Reference TQ280844, OS Co-ordinates 528077, 184426.
- 2.2 The site is located in Camden, North London and comprises a former carpark/ storage with ancillary offices. It is bound to the north by Haverstock Hill, to the northeast by a line of trees and a block of 6-storey residential apartments and to the south by Adelaide Road.
- 2.3 The proposed development is for the demolition of existing building and erection of a part-six, part-seven storey development comprising residential (Use Class C3), Hotel (Use Class C1) and associated commercial, business and service (Class E) use with associated works.

3.0 ASSESSMENT METHODOLOGY

- 3.1 The report will first conduct a review of the relevant local policy in relation to health and wellbeing. Following this, a desktop study of relevant data sources will form a health profile of the local area, considering both the health of the local population and the provision of healthcare facilities.
- 3.2 In assessing the potential health impacts of the proposed development, the HIA will follow the assessment criteria and procedure contained within the following two key documents:
- The NHS Healthy Urban Development Unit's 'HUDU Planning for Health – Healthy Urban Planning Checklist'¹; and
 - The NHS Healthy Urban Development Unit's 'HUDU Planning for Health - Rapid Health Impact Assessment Tool'².
- 3.3 The proposed development's health impacts will be assessed against the Healthy Urban Planning Checklist, considering impacts directly related to the particular proposals, as well as indirect influences on the wider community. The outcomes of this analysis will form the evidential base for the second stage of the assessment framework using the Rapid Health Impact Assessment Tool to determine the results of the proposed development's impact on health.

4.0 POLICY BACKGROUND

National Planning Policy Framework (NPPF)

- 4.1 The revised NPPF³ was published in February 2019, replacing the previous NPPF, adopted in March 2012. The revised NPPF sets out the Government's planning policies for England and how they are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Within this framework, the chapter that is most relevant to this HIA is Chapter 8 'Promoting healthy and safe communities'. This states that:
- 4.2 *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*
- 4.3 *a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- 4.4 *b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
- 4.5 *c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*

The London Plan, 2016

- 4.6 The London Plan⁴ suggests in Policy 3.2 'Improving health and addressing health inequalities' that a HIA is used to consider the impacts of major development proposals on the health and wellbeing of communities. It also states that new developments should be *'designed, constructed and managed in ways that improve health and promote healthy lifestyles to reduce health inequalities'*.
- 4.7 Policy 7.14 'Improving air quality' states that development proposals should help to address local air quality problems as well as promote sustainable design and construction techniques to reduce emissions.

Intend to Publish London Plan, 2019

- 4.8 The draft new London Plan⁵ was published in November 2017. In July 2019, a 'consolidated' version of the London Plan was published, showing all of the Mayor's suggested changes following the formal Examination in Public (EiP) of the draft plan. Currently the status is as an Intend to Publish Version of the Draft London Plan (December 2019). Once it has been adopted, it will replace the current London Plan. Although it has not yet been adopted, it is important to consider its policies as these will eventually have implications on future developments.
- 4.9 Policy GG3 Creating a healthy city: This policy outlines requirements that proposals must follow to improve health and reduce health inequalities. These requirements include promoting more active lives, seeking to improve London's air quality and improving access to and the quality of green spaces and play space.

Camden Local Plan, 2017

- 4.10 The Camden Local Plan (2017)⁶ is the primary planning document of the London Borough of Camden (LB Camden). It sets out the spatial strategy, long term spatial vision, strategic objectives and core policies for development within the borough up until 2031. The Local Plan sets out the broad locations for delivering sustainable development and enhancement.
- 4.11 The Local Plan sets out a number of strategic objectives one of which relates directly to health:
- '11. To improve health and wellbeing of Camden's population and reduce health inequalities through good spatial planning, supporting healthier lifestyles and environmental improvements, as well as ensuring appropriate access to health facilities.'*
- 4.12 The following policies within the Local Plan are also considered most relevant to this health impact assessment:
- 4.13 Policy H4 Affordable Housing: This includes a number of requirements including that development proposals of 25 or more homes must provide at least 50% affordable housing and that *'the Council may seek affordable housing for older people or vulnerable people as part or all of the affordable housing contribution'*.
- 4.14 Policy H6 Housing choice and mix: This policy sets out the council's requirements to provide high quality accessible homes. This includes meeting internal space standards and targets for the provision of adaptable and wheelchair accessible housing.

- 4.15 Policy H8 Housing for older people, homeless people and vulnerable people – This policy states that the Council will support developments that provide housing for specific groups of people providing that it meets local needs and other criteria.
- 4.16 Policy C3 Health and Wellbeing: this policy states that:
- 'The Council will improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities.*
- Measures that will help contribute to healthier communities and reduce health inequalities must be incorporated in a development where appropriate.*
- The Council will require: a. development to positively contribute to creating high quality, active, safe and accessible places; and b. proposals for major development schemes to include a Health Impact Assessment (HIA).'*
- 4.17 Policy C5 Safety and Security: This policy states that developments must incorporate design principles which contribute to community safety and security.
- 4.18 Policy C6 Access for all: Policy C6 Access for all: this policy seeks to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. Developments should meet the principles of lifetime neighbourhoods.
- 4.19 Policy A1 Managing the impact of the development: This policy seeks to prevent negative impacts from developments including providing mitigation to reduce noise and air pollution.
- 4.20 Policy A2 Open space: This policy aims to protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure. This includes prioritising on-site provision for open space and seeking off-site provision or developer contributions for open space enhancements using Section 106 agreements and the Community Infrastructure Levy (CIL). Camden Council will also prioritise to play facilities and the provision of amenity space which meet residents' needs over other open space.

Planning for Health and Wellbeing CPG, 2018

- 4.21 The Planning for Health and Wellbeing Camden Planning Guidance (CPG)⁷ provides more detailed information about how developments should improve health and wellbeing including promoting healthy lifestyles. The CPG sets out how developments can take a holistic approach to improving health and wellbeing within the borough including (but not limited to):
- Promoting active lifestyles;
 - Providing and improving access to high quality green and open spaces;

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- Creating well designed homes and environments that support independent living for an aging population;
 - Encouraging the supply of healthy food;
 - Encouraging social interaction through designs; and
 - Providing secure local employment and training opportunities.
- 4.22 In particular, the CPG also emphasises the importance of promoting active travel in accordance with the Transport for London's Healthy Streets initiative and the role that active travel plays in reducing health inequalities.
- 4.23 The CPG also identifies that other environmental aspects also play a role in health and wellbeing such as reducing air pollution and noise pollution, minimising flood risk, adapting to and mitigating against climate change.

5.0 HEALTH PROFILE BASELINE

- 5.1 It is important when undertaking an assessment of the health impacts of a proposed development that the geographical scope of the assessment is clearly understood.
- 5.2 The full geographical scope of the proposed development is as follows:
- Lower Layer Super Output Area (LSOA): Camden 012E;
 - Ward: Haverstock;
 - Local Authority: London Borough of Camden (LB Camden);
 - Region: Greater London; and
 - National: England.

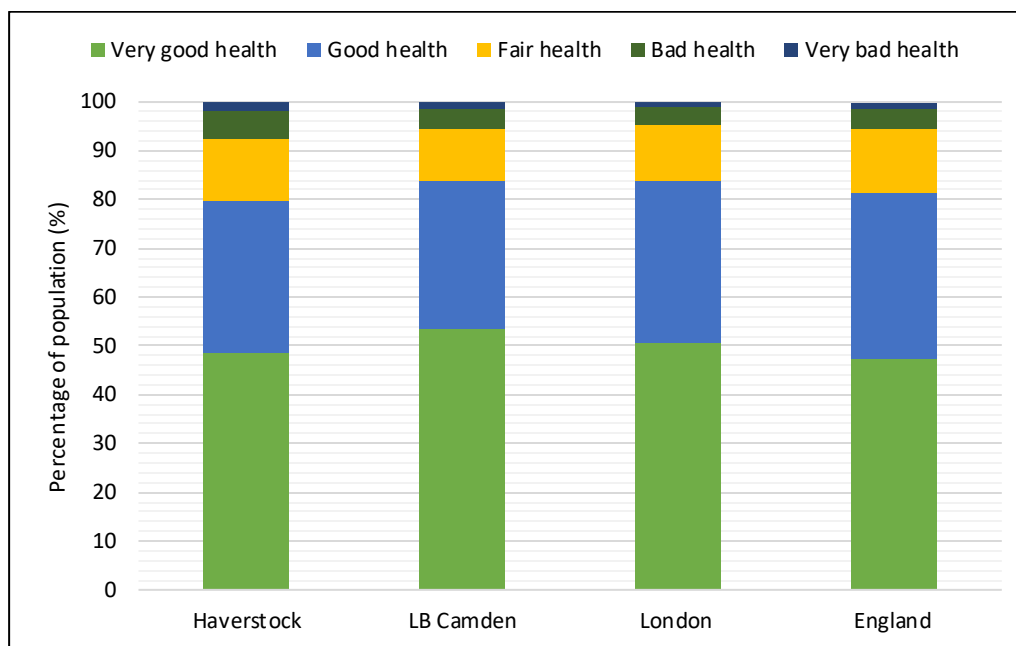
Health Profile Baseline

- 5.3 A review of the relevant data sets has been conducted to establish a health profile baseline of the local area. Levels of general health have been considered, along with determinants of health. The World Health Organisation⁸ (WHO) describes the determinants of health as the factors that combine together to affect the health of individuals and communities. They identify the social and economic environment, the physical environment and the person's individual characteristics and behaviours as determinants of health. The health profile baseline has therefore considered data sets on determinants of health that have the potential to be affected by the proposed development, such as levels of deprivation and level of health. The health profile baseline has also considered the provision of primary healthcare services within the local area and their capacity.
- 5.4 Wherever possible, the health profile baseline of the local area has been compared to the wider local authority, regional, and national levels.

Health Profile: Population

- 5.5 According to the most recent published census data (2011 Census⁹), 48.6% of residents within Haverstock ward are in 'Very good health' and 31.3% of residents are in 'Good health'. The proportion of residents in 'Very good health' is slightly lower than in LB Camden (53.4%) and London (50.5%) but similar to the average in England (47.2%). 1.9% of residents in Haverstock ward are in 'Very bad health'. This is higher than in LB Camden (1.4%), London (1.2%) and nationally (1.2%). Figure 5.1 demonstrates the health profile in these areas.

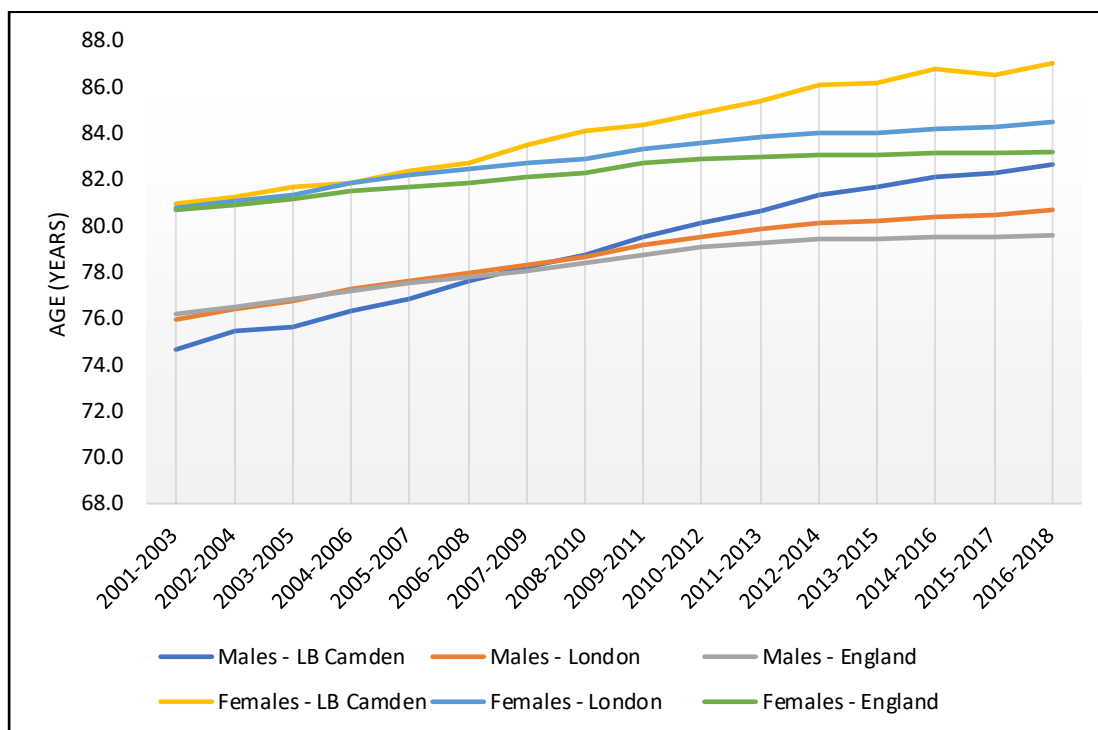
Figure 5.1 General Health by Area



Source: 2011 Census

- 5.6 According to data from the Office for National Statistics (ONS)¹⁰ the life expectancy for males and females in LB Camden is higher than compared to London and England. Life expectancy has increased since 2001-2003 to 2016-2018 for both males and females, with male life expectancy being 82.7 years and females 87.0 years in LB Camden. Male life expectancy in LB Camden has increased more quickly than other spatial scales, with male life expectancy in LB Camden now being 3.1 years higher than in England. Similarly, female life expectancy in LB Camden has increased more quickly than other spatial scales, with female life expectancy in LB Camden now being 3.8 years higher than in England. The below figure demonstrates life expectancy in LB Camden, London and England.

Figure 5.2 Life Expectancy by Area



Source: Life expectancy at birth, ONS (2019).

- 5.7 The Public Health Profile (2019)¹¹ for LB Camden states that the local authority has an infant mortality count of 22 which equates to a value (rate of deaths in infants aged under 1 year per 1,000 live births) of 2.8 between 2016 and 2018. This is similar to in both London and England, which have values of 3.3 and 3.9, respectively.
- 5.8 Between 2016 and 2018, the under 75 morality rate from all cardiovascular diseases in LB Camden had a count of 293 which equates to a value (age-sex standardised rate per 100,000 population aged under 75) of 62.7. This is lower than England with a value of 71.7. LB Camden has a lower value for the under 75 mortality rate from cancer (109.8) in comparison to England too (132.3).
- 5.9 Within LB Camden 70.1% of adults are physically active¹². This is higher than in England, within which 67.2% of adults are physically active. However, data shows that there is a high prevalence of childhood obesity within the local area. 26.7% of children in year 6 in Camden 012E are classified as obese. This proportion of obese children is greater than both LB Camden and England. In contrast, the proportion of obese adults in the local area is higher than LB Camden but lower than in England. Table 5.1 below demonstrates these figures.

Table 5.1 Proportion of obese residents by area

Area	Proportion of obese adults (18+)	Proportion of Obese children in year 6
LSOA Camden 012E	17.8%	26.7%
LB Camden	15.5%	22.6%
England	24.1%	20.0%

Source: Sport England (2019)¹²

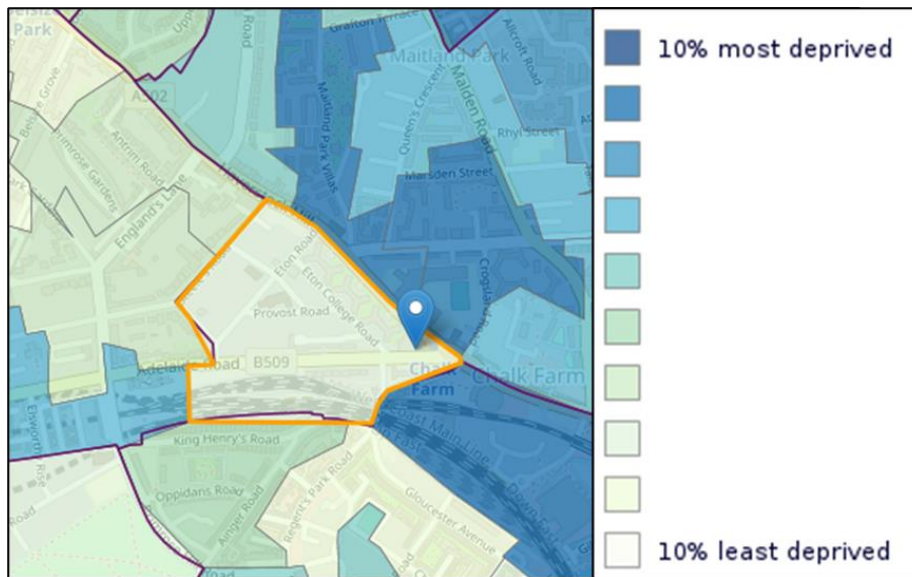
- 5.10 The Department for Digital, Culture, Media & Sport publishes data to show satisfaction with life¹³ under different factors. The scale for answers ranged from 1 (very unhappy) to 10 (extremely happy). The happiness score for LB Camden was 7.38 in 2018/19 which is lower than the London average of 7.51 and the England average of 7.56.

Health Profile: Area Context

Deprivation

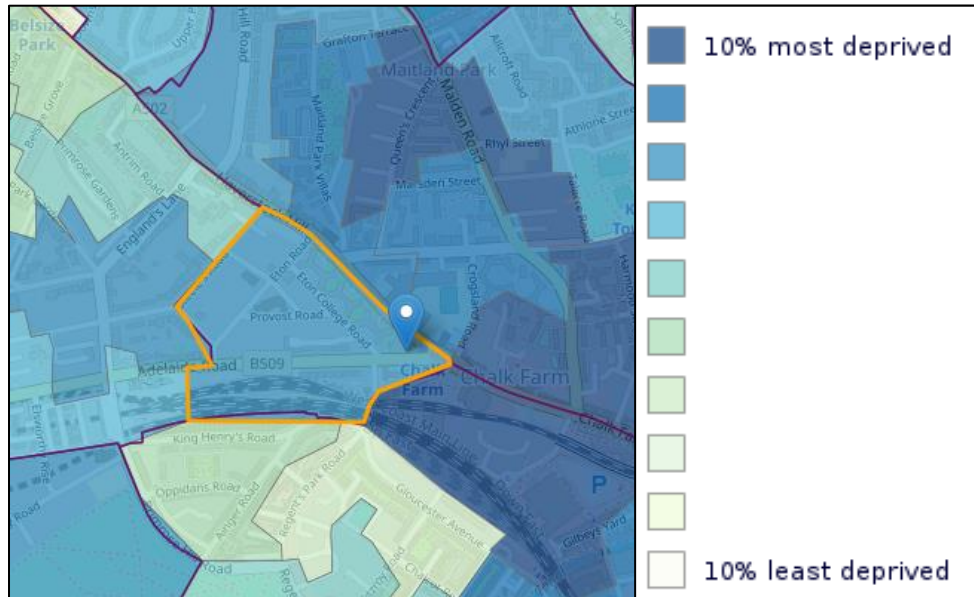
- 5.11 The context of people's lives directly influences their health. The Indices of Deprivation (2019)¹⁴ showed that LB Camden ranks 132 out of the 317 local authority districts in the UK under the Indices of Multiple Deprivation which demonstrates that the site is within a moderately deprived area. The Indices of Multiple Deprivation measures the relative deprivation of small areas of England, the LSOAs, according to a range of variables including wealth, health and quality of life.
- 5.12 LSOA Camden 012E is within the 30% least deprived neighbourhoods in the country. However, the adjacent LSOAs Camden 012D, 012B and 018B are within the 20% most deprived neighbourhoods in the country. This is shown in Figure 5.3.

Figure 5.3 Indices of Multiple Deprivation around the site



- 5.13 Under the Living Environment Domain, Camden 012E is within the 40% most deprived neighbourhoods nationally¹³. This domain considers the quality of the housing, local air pollution and the frequency of road traffic accidents.
- 5.14 Under the Health Deprivation and Disability Domain, Camden 012E is within the 20% least deprived neighbourhoods nationally¹⁴. This domain combines four indicators about a range of health issues. These indicators are Years of Potential Life Lost; Comparative Illness and Disability Ratio; Measures of acute morbidity, derived from Hospital Episode Statistics; and the proportion of adults under 60 suffering from mood or anxiety disorders based on prescribing suicide mortality rate and health benefits data.
- 5.15 Under the Crime Domain, Camden 012E is within the 30% most deprived neighbourhoods nationally¹³. This domain measures the risk of personal and material victimisation at the local level.

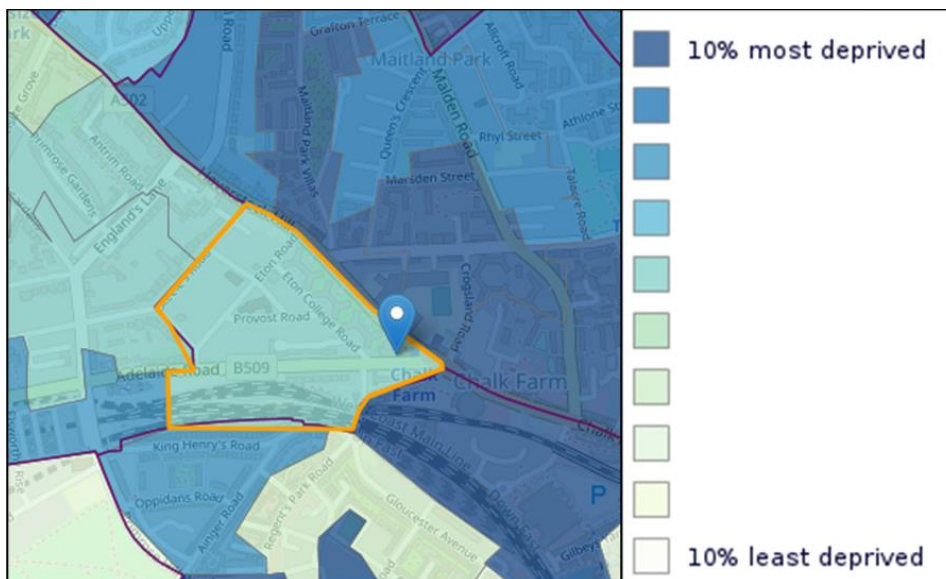
Figure 5.4 Crime Deprivation around the site



Source: Indices of Deprivation (2019)¹⁴

- 5.16 Under the income deprivation affecting older people domain, Camden 012E is within the 50% most deprived neighbourhoods nationally. This measures the proportion of the population experiencing deprivation relating to low income. In addition, the adjacent LSOAs to the east of the site are within the 10% most deprived LSOAs nationally. The levels of income deprivation around the site are shown in Figure 5.5 below.

Figure 5.5 Income Deprivation Affecting Older People



Source: Indices of Deprivation (2019)¹⁴

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- 5.17 The Public Health Profile (2019)¹¹ for LB Camden revealed that the percentage of children in low income families (under 16s) was 27.3% in 2016. This is greater than the London and England averages of 18.8% and 17.0%, respectively.

Local Health Services

- 5.18 The NHS database¹⁵ has identified 10 GP surgeries within a 1-mile radius of the proposed development (NW3 2BP). Figure 5.2 below summarises this. The average ratio of patients per GP at these 10 practices is 1,142 which is below the best practice of 1,800 patients per GP recommended by the General Medical Council (GMC) used by the Department of Health (DoH) and Primary Care Trusts. This suggests that there is good capacity at local services. In addition, all GP surgeries are accepting new patients.

Table 5.2 GP Surgeries within 1 mile of the site

GP surgery	Distance (miles)	No. of GPs	No. of patients	GP to patient ratio	Accepting new patients?
Primrose Hill Surgery	0.2	6	6719	1,120	Yes
Adelaide Medical Centre	0.3	7	11,823	1,689	Yes
Prince Of Wales Group Surgery	0.4	8	8,865	1,108	Yes
Queens Crescent Practice	0.4	11	7,228	657	Yes
James Wigg Group Practice	0.6	24	21,917	913	Yes
Hampstead Group Practice	0.7	16	15,863	991	Yes
Swiss Cottage Surgery	0.8	6	14,643	2,441	Yes
Caversham Group Practice	0.8	7	15,774	2,253	Yes
Parliament Hill Medical Centre	0.9	10	7,711	771	Yes
Daleham Gardens Health Centre	1.0	5	3,558	712	Yes

5.19 According to the NHS choices database¹⁵, there are 15 dentists within 1 mile of the site. The extent to which they are accepting new NHS patients varies across each practice. Table 5.3 below summarises this.

Table 5.3 Dentists within 1 mile of the site

Dentist	Address	Distance (miles)	Accepting new NHS patients?
Albany Dental Practice	50 Haverstock Hill, London, NW3 2BH	0.1	Yes
Michael Wieder's Dental Surgery	34 Malden Road, London, NW5 3HH	0.2	No data available

Dentist	Address	Distance (miles)	Accepting new NHS patients?
Kentish Town Dental Centre	50 Malden Road, London, NW5 3HG	0.3	Yes
Ivy House Dental Practice	51 Kentish Town Rd, London, NW1 8NX	0.5	Yes
Bray Dental Practice	4 Bray Tower, Fellows Road, swiss cottage, London, NW3 3JX	0.5	Yes
Ace Dental	Ace Dental, 158 Kentish Town Road, London, NW5 2AG	0.6	No
Camden Pct Community Dental Services	Gospel Oak Health Centre, Lismore Circus, London, NW5 4QD	0.6	No data available
Parkway Dental Care	86 Parkway, London, NW1 7AN	0.6	Yes
Oral Surgery Service – Whittington Health NHS Trust	Whittington Health NHS, Kentish Town Health Centre, 2 Bartholomew Road, London, NW5 2BX	0.6	No data available
A G Dentistry	333 Kentish Town Road, London, London, NW5 2TJ	0.7	No data available
Camden Dental Centre	77 Camden High Street, London, NW1 7JL	0.8	No data available
Hampstead Orthodontic Practice	4 Elm Terrace, Constantine Road, Hampstead, NW3 2LL	0.8	No data available
Camden High Street Dental Practice	22 Camden High Street, London, NW1 0JH	0.9	No data available
Swiss Cottage Dental Surgery	5-6 Regency Parade, Finchley Road, London, NW3 5EG	0.9	No data available
Aspire Dental Clinic	139 Fortess Road, London, Greater London, NW5 2HR	1.0	No data available

5.20 There are 23 hospitals within 2 miles of the site¹⁵. The Royal Free Hospital is 0.8 miles northwest of the site and offers a great array of services, including accident and emergency services.

- 5.21 In terms of mental health services, according to the NHS choices website¹⁵ the nearest services to the site are the Mind in Camden (0.7 miles south) and Islington Mind (1.6 miles northeast).
- 5.22 Within 1 mile of the site there are also 27 pharmacies. All of these pharmacies have electronic prescription services.

Education

- 5.23 Whilst not a direct indicator of health, the HUDU Healthy Urban Planning Checklist¹ makes reference to the importance of access to education for mental health in terms of self-esteem, job opportunities and earning capacity. The current education provision in the proposed development's local area is therefore considered here.
- 5.24 The Department of Education states that statutory walking distances are 2 miles for children under 8 years and 3 miles for children aged 8 and over¹⁶. Therefore, in order to assess the current state of local education provision for the proposed development, this HIA has used a conservative distance of 1 miles for primary schools and 1.5 miles for secondary schools, measured from the centre of the proposed development, NW3 2BN.
- 5.25 Using the government's search tool for schools¹⁷, non-religious primary schools within a 1-mile radius of the proposed development are listed in Table 5.5 below. This search identified 9 primary schools. The surplus capacity of each school is also identified using data from the Education Funding Agency and the Department for Education¹⁸.

Table 5.4 Primary schools within a 1-mile radius

Primary school	Distance (miles)	Number on roll	School places	Net capacity	Surplus capacity (%)
Rhyl Primary School	0.3	359	420	61	17.0%
Primrose Hill School	0.3	412	420	8	1.9%
Hawley Primary School	0.5	162	210	48	29.6%
Carlton Primary School	0.5	273	420	147	53.8%
Fleet Primary School	0.7	196	210	14	7.1%
Gospel Oak Primary School	0.8	418	420	2	0.5%

Primary school	Distance (miles)	Number on roll	School places	Net capacity	Surplus capacity (%)
Robinsfield Infant School	0.9	164	180	16	9.8%
Richard Cobden Primary School	1	370	420	50	13.5%
Eleanor Palmer Primary School	1	210	210	0	0.0%

Source: Department for Education (2020) School capacity: academic year 2018 to 2019¹⁸

- 5.26 The table above demonstrates that there is currently capacity for 346 primary school pupils across the 9 primary schools within 1-mile of the site. The Government recommends that for surplus capacity, in mainly urban areas, a reasonable target is 5%, a figure that both enables accommodation of unanticipated in migration, and minimises the expenditure on running oversized premises. 6 of these primary schools meet this target.
- 5.27 Using the government's search tool for schools, secondary schools within a 1.5-mile radius of the proposed development are listed in Table 5.6 below. This search identified 10 secondary schools. The surplus capacity of each school is also identified using data from the Education Funding Agency and the Department for Education¹⁸.

Table 5.5 Secondary schools within a 1.5-mile radius

Secondary school	Distance (miles)	Number on roll	School places	Net capacity	Surplus capacity (%)
Haverstock School	0.1	964	1224	260	27.0%
The UCL Academy	0.8	1120	1150	30	2.7%
Camden School for Girls	0.9	1022	1134	112	11.0%
Parliament Hill School	1.0	1163	1260	97	8.3%
William Ellis School	1.0	838	883	45	5.4%

Secondary school	Distance (miles)	Number on roll	School places	Net capacity	Surplus capacity (%)
Harris Academy St John's Wood	1.1	1228	1450	222	18.1%
Acland Burghley School	1.1	1008	1381	373	37.0%
Regent High School	1.1	1008	1467	459	45.5%
Beacon High	1.2	No data available	No data available	No data available	No data available
Capital City Academy	1.4	1122	1200	78	7.0%

Source: Department for Education (2020) School capacity: academic year 2018 to 2019¹⁸

- 5.28 Across the 10 secondary schools, there is currently the capacity for 1,676 secondary school pupils. Eight of these schools meet the government's target of a surplus capacity of 5%.

Open Space

- 5.29 The site is in close proximity to a number of designated open spaces including Chalcot Square Gardens (330m south), Talacre open space (450m north west), Primrose Hill (500m southwest), Regents Canal (550m south), Castlehaven Open Space (600m southeast), and Regent's Park (760m south). Hampstead Heath is also 1.3km north of the site .
- 5.30 However, these are above the accessibility threshold identified in the Camden Local Plan which identifies that all residents should have access to public amenity open space within 280m (5 minutes' walk) of their home⁶. The site is therefore considered to be in a location of open space deficiency.
- 5.31 Nearby outdoor recreation facilities include outdoor pitches at Talacre Open Space and Primrose Hill as well as a variety of leisure facilities at Parliament Hill (1.3km north) including an athletics track, cricket pitches, tennis courts and a lido.
- 5.32 The nearest equipped play areas are at Antrim Grove Playground (700m northwest), Primrose Hill playground (800m south), Gloucester Gate Playground (1.1km south, due to reopen in 2021) and Falkland Place playground (1.2km northeast). Parliament Hill (1.3km north) also has an adventure playground. However these play areas are outside the accessibility distances set out in the Camden Public Open Space CPG¹⁹ of 100m for under 5s and 400m for 5-11 year olds.

- 5.33 The nearest allotment to the proposed development is 850m north of the site at Westcroft Estate Allotments.

Community and Leisure Facilities

- 5.34 There are a number of community facilities within close proximity to the site, these include Primrose Hill Community Association (400m south), Thanet Youth and Community Centre (600m north), Castlehaven Community Centre (600m west) and Queen's Crescent Community Centre (700m north).
- 5.35 There are several libraries within close proximity to site which include Primrose Hill Community Library (400m south), Bellsize Community Library (700m northwest), Queen's Crescent Library (700m north) and Kentish Town Library (1.1km north east).
- 5.36 In addition, there are a number of leisure facilities within close proximity to the site including Talacre Community Sports Centre (550m northeast) and Kentish Town Sports Centre (700m east).

Footways and Cycleways

- 5.37 The streets surrounding the site has an established network of footways which provide access to the proposed development, nearby facilities and amenities, local bus stops, and Chalk Farm Underground Station (which is situated immediately to the east of the site, also on Adelaide Road).
- 5.38 Pedestrian crossing facilities are present at the Adelaide Road / Haverstock Hill junction. Footways are located on both sides of Haverstock Hill and Adelaide Road, which are overlooked and lit. The section of footway on the northern side of Adelaide Road, adjacent to the site, has an effective width ranging from 4.6m to 9.4m. A pedestrian priority zebra crossing is located on Adelaide Road immediately outside of the site, featuring dropped kerbs and tactile paving.
- 5.39 The site is conveniently placed within an efficient network of on and off-road cycle routes. To the south west of the site, routes lead to Regents Park and Primrose Hill, providing cyclists with a safe and scenic throughway to Central London. Cycleway 6, which provides a segregated cycle route into Central London via Farringdon and Blackfriars, is situated a 4-minute ride from the site, on Kentish Town Road.

6.0 POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

- 6.1 The potential health impacts of the proposed development have been assessed against the Healthy Urban Planning Checklist¹, considering impacts directly related to the particular proposals as well indirect influences on the wider community. This assessment is set out in the below paragraphs and considers all uses of the proposed development. The outcomes of this analysis have formed the evidential base for the second stage of the assessment framework which uses the Rapid Health Impact Assessment Tool². This second stage of the assessment can be seen in Appendix 1.

Healthy Housing

- 6.2 Access to suitable housing is exceedingly important for the health and wellbeing of a resident population. A range of tenures with a high level of design are needed to meet the varying needs of the population. Consideration should be given to orientation, energy efficiency, use of recycled and renewable resources, adaptability and accessibility.

Healthy design

- 6.3 The proposed development includes 35 residential units. All residential units have been designed to meet or exceed internal space standards.
- 6.4 The design includes balconies and a rooftop amenity space to provide private and communal amenity space for residents.

Accessible housing

- 6.5 All residential units have been designed to meet Building Regulation M4(2) criteria for accessible and adaptable dwellings. Of the 35 residential units proposed, 4 units (11.4% of total units) will be wheelchair user dwellings in line with Building Regulation M4(3).
- 6.6 The residential aspect of the proposed development will include one lift in each of the two cores of the building, making all units accessible to future residents.

Housing mix and affordability

- 6.7 The provision of affordable housing can have a positive impact on the physical and mental health on those that are living in unsuitable accommodation, particularly larger families that would benefit from affordable homes of a larger size.

- 6.8 The proposed development will provide a mix of residential sizes and will provide 51% affordable housing (18 units). While the tenures will be split into two separate residential cores, the quality of the design will be the same throughout.
- 6.9 The residential units are broken down as shown in Table 6.1 below.

Table 6.1 Housing mix

Size	Market	Social	Total	Percentage of units (%)
1 bed	8	1	9	26%
2 bed	8	9	17	49%
3 bed	1	8	9	26%
Total	17	18	35	

Safety

- 6.10 It is important to consider the proposed development's ability to create a safe environment in which residents and building users feel secure, so as to avoid accidents and promote mental wellbeing.
- 6.11 There is a high level of footfall around the immediate area of the development, however, as well as a perceived negative impact, it also means that there will be greater passive and natural surveillance by people walking through the area.
- 6.12 A number of mitigation measures will be incorporated into the design based on the Security Needs Assessment that has been prepared for the commercial aspect of the scheme. These will include:
- Ensuing secured main entrances are highly visible and provide a well-lit area;
 - Providing gates to the main courtyard which will be lockable at night;
 - Dedicated employee entrances secured with an Automatic Access Control System ; and
 - Use of CCTV monitoring at all hotel, commercial and residential entrances and the hotel reception.

Active Travel

Promoting walking and cycling

- 6.13 Active travel such as walking and cycling leads to increased physical activity leading to reduced cardiovascular disease and obesity.
- 6.14 The proposed development has been designed with particular consideration for pedestrians as no car parking is provided on-site.
- 6.15 Cycle access to the residential aspect of the proposed development will be provided from Adelaide Road. This entrance will be step-free and the access route and internal corridors towards the cycle stores will be designed in line with the London Cycle Design Standards.
- 6.16 Cycle parking will be provided in line with the Intend to Publish London Plan standards and will include a total of 76 long-stay spaces and 34 short-stay spaces for hotel, residential, retail and café use.
- 6.17 Changing facilities, showers and lockers will be provided for staff in line with the Intend to Publish London Plan requirements.
- 6.18 An Active Travel Zone assessment has been undertaken as part of Transport Assessment, which is a qualitative analysis of the cycle and walking network based on the Healthy Streets approach. Based on the findings of this assessment, is considered that the high-quality cycle parking provision and associated facilities proposed to support the development proposals will encourage active travel.

Connectivity

- 6.19 As identified in the baseline assessment, the nearest local on-road cycle route is the Cycleway 6. The nearest Santander Cycle Hire Docking points are located on Hawley Crescent, Greenland Road and Arlington Road within an 8 to 10 minute walk from the site.
- 6.20 The site also benefits from excellent access to local public transport nodes and has an 'excellent' PTAL score of 6A. The nearest London Underground Station to the site is Chalk Farm Station, located adjacent to the site within less than a 1-minute walk. Chalk Farm Station is served by the Northern Line. The site is located on a number of bus routes (31, N28, N31, 168, 393, N5) providing buses to Camden Town, Wandsworth, Clapham Junction Station, White City, Belsize Park, Old Kent Road and Whitehall with the nearest stop located in front of Chalk Farm Station.

Minimising car use

- 6.21 The proposed development is car free and contains no on-site parking. There are six car clubs located within a 10-minute walking distance from the site, provided by Zipcar and Enterprise Car Club.
- 6.22 As part of the Travel Plan, the provision of Travel Leaflets for hotel visitors and employees, noticeboards around the site and information on the Hotel website will also help to encourage the use of more sustainable transport instead of cars.

Healthy Environment***Construction***

- 6.23 Best practice environmental management measures will be used during construction to ensure that environmental pollution as a result of construction work is kept to a minimum. This includes dust, noise, vibration and odours. Construction activity results in higher levels of dust, noise, vibration and traffic.
- 6.24 A Construction Management Plan has been produced and will ensure that construction practices minimise any potential negative impacts of the construction works. This document covers procedures for air quality, noise and construction traffic.

Air quality

- 6.25 The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.
- 6.26 An Air Quality Assessment was undertaken to support the planning application in accordance with IAQM guidance. It considers the air quality impacts during the construction and operational phase of the development.
- 6.27 The assessment identified that the unmitigated risk to local sensitive receptors from emissions of dust and pollution from construction is deemed to be medium risk. The risk will be mitigated further through the measures set out in the Air Quality and Dust Management Plan, which will be implemented through the contractor's Construction Management Plan. These mitigation measures will include:
- Ensuring all on-road vehicles comply with the requirements of the London Low Emission Zone;
 - Avoiding the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where possible;

- No idling vehicles;
 - Implementation of a Travel Plan during construction that supports and encourages sustainable travel; and
 - Dust suppression techniques and covering of skips.
- 6.28 With the mitigation measures in place, the residual effects arising from the construction phase of the proposed development would be deemed 'not significant'.
- 6.29 The assessment identified that the NO_x concentrations and PM₁₀ traffic emissions will not exceed the relevant building emission and transport emission benchmarks during operation. The proposed development therefore meets the requirements of the Air Quality Neutral Guidance.
- 6.30 However, the proposals will introduce new residential, hotel, and retail uses to an area that is likely to have poor existing air quality (most notably for NO₂). Therefore, the Air Quality Assessment recommends that all mechanical ventilation systems should be designed with air filters in accordance with BS EN 16798:2017 and BS EN ISO 16890:2016.

Noise

- 6.31 By reducing the noise pollution in a local area, the quality of urban life can be improved.
- 6.32 A Noise Impact Assessment has been undertaken to assess the suitability of the site for residential and commercial occupation. This was based on baseline noise monitoring and informed by best practice guidance from BS8233:2014, BS6472-1: 2008 and BS4142:2014.
- 6.33 The Noise Impact Assessment has identified that acceptable internal residential noise levels will be achieved through mitigation in the form of façade reduction, glazing and balcony screening near the courtyard. For mechanical plant, acceptable noise levels will be met with mitigation such as acoustic attenuators, quieter fans/ set back limits and noise barriers as necessary.
- 6.34 For vibration, acceptable vibration levels will be achieved through the addition of spring or elastomeric isolation bearings to the base of the building structure.

Open space

- 6.35 A rooftop amenity space will be provided for future residents. This will include outdoor tables and attractive planting that has been designed to create a sense of privacy for residents.
- 6.36 However given that no public open space is provided on-site, it is recommended that off-site provision or contributions are provided.

- 6.37 The courtyard off Adelaide Road is provided mainly as an outdoor seating area for café and hotel users. Some benches will also be available for public use. The courtyard will have a varied planting selection including container planting and climbers.

Play space

- 6.38 Enabling children and young people to be physically active is important for healthy growth and reducing childhood obesity rates.
- 6.39 The amenity space extends to 340sqm with 100sqm of informal play space for children of all ages up to 10 years. This is within the CPG 2018 and London Plan recommendations for this size of development which recommends a minimum of 248.3sqm provision.

Biodiversity

- 6.40 Access to nature and biodiversity can contribute to health and wellbeing through providing a relaxing environment and connection with the natural world. The proposed landscaping strategy will include biodiverse roofs and planting at ground level in the courtyard.
- 6.41 A Preliminary Ecological Appraisal has been prepared identified that the existing site is of low ecological value with one building with a low potential for roosting bats. The Preliminary Ecological Appraisal recommends a variety of additional ecological enhancements including:
- The provision of an insect nest box on the biodiverse roof;
 - Bird boxes and bat boxes should be incorporated;
 - Vertical greening should be incorporated on suitable surfaces; and
 - Soft landscaping should be designed with wildlife in mind.
- 6.42 A Bat Survey Report is also being prepared which will be submitted with the planning application.

Flood risk

- 6.43 Flooding can result in risks to physical and mental health. The stress of being flooded and cleaning up can have a significant impact on mental health and wellbeing. Therefore, it is important to ensure that any risk of flooding to the proposed development is being sufficiently managed and mitigation measures will be implemented to reduce any impact on the health of future residents.
- 6.44 The site is in Flood Zone 1 and is unaffected by flooding from the sea, rivers or reservoirs.

- 6.45 A number of Sustainable Drainage System (SuDS) measures have been incorporated into the design including green and blue roofs and below ground attenuation using geo-cellular storage.

Overheating

- 6.46 Due to higher temperatures as a result of climate change, it is likely that the urban heat island effect will be intensified and result in discomfort and excess summer deaths amongst vulnerable people. Therefore, it is important to ensure that the proposed development has been designed to respond to these projected changes.
- 6.47 Overheating measures have been incorporated into the design in accordance with the cooling hierarchy. This has been informed by a TM52 CIBSE Overheating Assessment. Key measures include:
- Solar control glazing - Optimised glazing has been used, with a solar transmittance (g-value) reduced to 0.55;
 - Opening windows and doors – Natural ventilation through opening windows has been applied to the whole development;
 - Night ventilation – All opening windows will be openable during night hours, to enable night purging of hot air built up during the hottest summer days; and
 - External shading – The façade of the building has overhangs and balconies specifically designed to obscure as much solar gains as possible.

Vibrant Neighbourhoods

Health services

- 6.48 The baseline assessment identified 16 GP surgeries within one mile of the site with an average GP to patient ratio of 1,142. This is below the best practice ratio of one GP per 1,800 patients although all GP services are currently accepting new patients.
- 6.49 Assuming maximum occupancy of the accommodation schedule, the proposed development is expected to bring forward a population of 122 persons. This will result in an average GP to patient ratio of 1,144 patients per GP which is below the best practice ratio. Therefore there is sufficient capacity to accommodate the new population.
- 6.50 The baseline assessment identified 15 dentists within 1 miles of the site, the majority of which are accepting new NHS patients. It is considered that there is sufficient capacity for an additional population of up to 122 residents across these 15 dental practices.

- 6.51 The baseline assessment identified 23 hospitals within two miles of the site. Across the hospitals, a wide range of services are provided including accident & emergency. It is therefore deemed that there is sufficient provision of hospitals to accommodate for an additional population of up to 122 residents.

Education

- 6.52 Access to education facilities at all ages for mental health in terms of self-esteem, job opportunities and future earning capacity.
- 6.53 Using the GLA child yield calculator and the accommodation mix, a child yield of 9 primary school pupils (aged 5-11) has been predicted. The baseline assessment identified that there is currently the capacity for 346 primary school pupils across the 9 primary schools identified within 1 mile of the site. It is therefore deemed that there is sufficient capacity amongst local primary schools to accommodate the projected child yield from the proposed development.
- 6.54 Using the same method, a child yield of 7 has been predicted for 12-18 year olds from the proposed development. The baseline assessment identified that there is the capacity for 1,676 secondary school pupils across the 10 secondary schools identified with 1.5 miles of the site. It is therefore deemed that there is sufficient capacity amongst local secondary schools to accommodate the projected child yield from the proposed development.

Social infrastructure

- 6.55 As already described, the site has excellent access to public transport with a PTAL rating of 6A and therefore residents will be easily able to access social infrastructure across LB Camden and London.
- 6.56 A review of the local area has also identified several community centres, libraries and leisure centres, all of which provide accessible social infrastructure.

Local employment and healthy workplaces

- 6.57 Unemployment generally leads to poverty, illness and a reduction in personal and social self-esteem. Access to employment and training opportunities, as well as job security, can greatly contribute to mental wellbeing.
- 6.58 Employment will be generated through both the construction of the proposed development and during the long-term operation of the hotel, café and retail unit. It is anticipated that the proposed hotel will provide 100 full-time equivalent (FTE) on-site jobs and 50 FTE off-

site jobs. An Employment and Skills Strategy is being prepared, ensuring that local people will benefit from these employment opportunities.

Access to local food shops

- 6.59 The site is within an urban area with multiple food shops including restaurants, cafes, supermarkets and convenience stores. It therefore provides ample provision of and access to all types of cuisine as well as the opportunity to purchase a wide range of food.
- 6.60 No takeaway units are proposed as part of the proposed development so this will not lead to any negative health impacts.

Social Interaction

- 6.61 The mixed-use nature of the proposal and on-street residential entrances will help to connect the proposal with the existing streetscape. In addition, the residential rooftop amenity space, residential balconies and the outdoor courtyard will help to promote social interaction through the provision of flexible seating.

Community consultation

- 6.62 As described further in the Statement of Community Involvement, community consultation for the proposed development included the following:
- Flyers advertising the consultation launch sent to 1,835 local addresses;
 - Individual emails to local councillors and stakeholder groups, offering briefings; and
 - A consultation website, featuring a 'virtual exhibition' and feedback survey, at <https://haverstockhillhotel.community/>
- 6.63 Residents' general comments on aspects of the scheme that relate to different health and wellbeing outcomes are provided below:
- The economic benefits of a hotel to the local area were widely acknowledged and respondents supported the opening up of employment opportunities to local people.
 - It was suggested that the hotel and café could engage the local community by staging art, music and other cultural events and that the development should seek to support small, creative businesses.
 - Affordable housing – residents broadly welcomed the provision of new social housing on the site.

-
- Traffic and air quality – there was broad support for a ‘car-free’ development, though respondents noted existing traffic congestion issues in the area and sought reassurances that the development would not place undue additional pressure on local car parking provision.

7.0 CONCLUSIONS

- 7.1 The potential health impacts of the proposed development have been fully assessed against the NHS Healthy Urban Development Unit's '*HUDU Planning for Health - Healthy Urban Planning Checklist*', which has enabled completion of the '*HUDU Planning for Health - Rapid Health Impact Assessment Tool*'. This involved assessing the proposals against 51 criteria, with the full assessment available in Appendix 1.
- 7.2 Of the 51 criteria the proposed development has been assessed against, 26 have a positive impact on health, 25 a neutral impact and none have a negative impact.
- 7.3 Recommended enhancements to improve health outcomes have also been provided in this report where appropriate including off-site contributions to provide public open space to accommodate future residents.
- 7.4 Overall, the proposed development will generally have a positive impact on the health of the future and local residents.
- 7.5 The report and associated appendix have demonstrated a clear review of the current baseline health conditions of the area and assessed the proposed development and its associated health impacts accordingly. The outcomes demonstrate that the proposed development has incorporated a number of measures into the design to ensure its impact on health is as positive as possible throughout both the construction and operational phases. This therefore meets all identified policy requirements for production of an HIA as well as ensuring healthy lifestyles and healthier neighbourhoods are promoted.

APPENDIX 1: HUDU RAPID HIA TOOL



London Healthy Urban Development Unit

HUDU Planning for Health

Rapid Health Impact Assessment Matrix

Self-completion Form

October 2019

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NHS London Healthy Urban Development Unit

<http://www.healthyurbandevelopment.nhs.uk>

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HUDU Planning for Health

Rapid Health Impact Assessment Matrix – Self-completion Form

Introduction

The assessment matrix is designed to rapidly assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications. It should be used prospectively at the earliest possible stage during plan preparation, or prior to the submission of a planning application to inform the design, layout and composition of a development proposal.

The matrix does not identify all issues related to health and wellbeing, but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.

The assessment matrix identifies eleven topics or broad determinants. Under each topic, Section 2 of the tool identifies examples of planning issues which are likely to influence health and wellbeing and the section also provides supporting information and references.

Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

Name of assessor / organisation:

Name of project (plan or proposal):

Planning reference (if applicable):

Location of project:

Date of assessment:

1 Housing design and affordability

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

2 Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools and community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

3 Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide a range of play spaces for children and young people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide links between open and natural spaces and the public realm?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Are the open and natural spaces welcoming and safe and accessible for all?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal set out how new open space will be managed and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

5 Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is the proposal well connected to public transport, local services and facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to reduce car use by reducing car parking provision, supported by controlled parking zones, car clubs and travel plans measures?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Has engagement and consultation been carried out with the local community and voluntary sector?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

7 Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

8 Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

9 Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
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		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

10 Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal encourage recycling, including building materials?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

11 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal maintain or enhance biodiversity?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

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