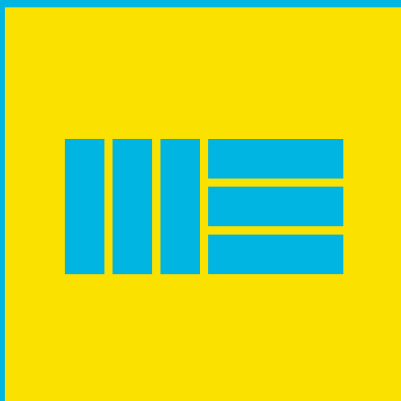


SUBSTITUTED **HEALTH IMPACT** **ASSESSMENT**

BATTERSEA PARK ROAD

PREPARED ON BEHALF OF WATKIN JONES GROUP

24 JANUARY 2024



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1.0 INTRODUCTION

- 1.1 This Substituted¹ Health Impact Assessment (HIA) has been prepared by Montagu Evans on behalf of Watkin Jones Group ('the applicant') in relation to a proposed residential-led development on Battersea Park Road, within the London Borough of Wandsworth (LBW).
- 1.2 The Proposed Development is described as follows:
- “Application for Phased Full Planning Permission for: Demolition of existing building and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works.”*
- 1.3 More specifically, the Proposed Development will result in the following:
- Demolition of existing Booker cash and carry warehouse (3,018 sq.m)
 - Construction of 81 units of Affordable Housing (39 London Affordable Rent tenure and 42 Shared Ownership tenure)
 - Construction of 28,458 sq.m (GIA) of Student Accommodation, including 779 student bedrooms, 1,100 sq.m of communal private amenity space
 - 514 sq.m (GIA) of Class E/F floorspace at ground floor level
- 1.4 The purpose of this HIA is to determine the extent to which the Proposed Development is expected to impact upon the health of those affected by the proposed demolition and construction works, and well as by the new accommodation provided.
- 1.5 This HIA makes use of the NHS London Healthy Urban Development Unit (HUDU) Rapid HIA Toolkit. This toolkit provides the framework for a focused assessment of health impacts relevant to the built environment and issues directly or indirectly influenced by planning decisions.
- 1.6 The HUDU toolkit comprises of 51 assessment criteria, divided between the following themes:
1. Housing Design and Affordability
 2. Access to health and social care and other social infrastructure
 3. Access to open space and nature
 4. Air quality, noise and neighbourhood amenity
 5. Accessibility and active travel
 6. Crime reduction and community safety
 7. Access to healthy food
 8. Access to work and training
 9. Social cohesion and inclusive design
 10. Minimising the use of resources
 11. Climate change

¹ This HIA was updated in January 2024 to account for changes to local and national planning policy since the original submission. The Proposed Development remains unchanged, and the original assessment and conclusions continue to apply.

2.0 POLICY CONTEXT

NATIONAL PLANNING POLICY

2.1 The National Planning Policy Framework (NPPF) was published in its current form in December 2023. The NPPF highlights the importance of sustainable development and identifies the ways in which the planning system is expected to support it. In addition to environmental sustainability, the NPPF also highlights the importance of the other two dimensions of sustainability – Economic and Social – the latter of which specifically refers to health and wellbeing:

*“Achieving sustainable development means that the planning system has **three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways** (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

*b) a social objective – to support **strong, vibrant and healthy communities**, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering **well-designed, beautiful and safe places**, with accessible services and open spaces that reflect current and future needs and **support communities’ health, social and cultural well-being**; and*

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”² (Our Emphasis)

2.2 Paragraph 96 of the NPPF goes on to state that planning policies and decisions should aim to achieve healthy, inclusive and safe places, and more specifically that they should:

“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”³

REGIONAL PLANNING POLICY

2.3 The London Plan 2021 is founded on six ‘Good Growth’ principles. Good Growth principle 3 (GG3) – Creating a Healthy City – establishes a strategic approach relating to health in the context of planning and development. GG3 highlights how those involved in planning and development must take steps to improve the health of Londoners and reduce health inequalities. This includes taking steps to address wider determinants of health, enabling Londoners to make healthy choices, and planning for appropriate health and care infrastructure.

2.4 GG3 also establishes the need to assess potential impacts of development proposals on the mental and physical health and wellbeing of communities, and that Health Impact Assessments can help to achieve this.⁴

² MHCLG, National Planning Policy Framework, Paragraph 8

³ Ibid., Paragraph 96(c)

⁴ GLA, London Plan 2021, Policy GG3

2.5 The Plan also confirms that Boroughs may require Health Impact Assessments for certain uses.⁵

LOCAL PLANNING POLICY

2.6 The current Wandsworth Local Plan, covering a plan period of 2023-2038, was adopted in July 2023, and replaces the previous development plan which included the March 2016 Core Strategy, Development Management Policies and Site-Specific Allocations, as well as 2018 Policies Map and Employment and Industry Document.

2.7 The adopted Plan defines HIA as follows:

“A combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population”⁶

2.8 Policy LP15 – Health and Wellbeing (Strategic Policy) states the following in relation to HIA for planning applications – confirming the requirement for submission of an HIA for schemes of 50 units or higher:

“Planning Applications will be required to demonstrate that:

- *Any potential negative health and well-being impacts have been addressed and health benefits have been maximised through the **submission of a Health Impact Assessment** for all development proposals which include 50 or more residential units”⁷ (Our Emphasis)*

THE HUDU RAPID HEALTH IMPACT ASSESSMENT TOOLKIT

2.9 As noted above, the adopted Local Plan stipulates that HIA should follow the NHS London Healthy Urban Development Unit (HUDU) Health Impact Assessment toolkit to assess the impacts of a proposal within the borough.

2.10 As noted in the HUDU Toolkit’s supporting guidance, there is no single definition of a HIA, and it is recommended that HIAs are localised to the context of the proposal being assessed.⁸

2.11 The HUDU Rapid HIA tool includes a five stage methodology for undertaking a HIA, summarised by the diagram below.

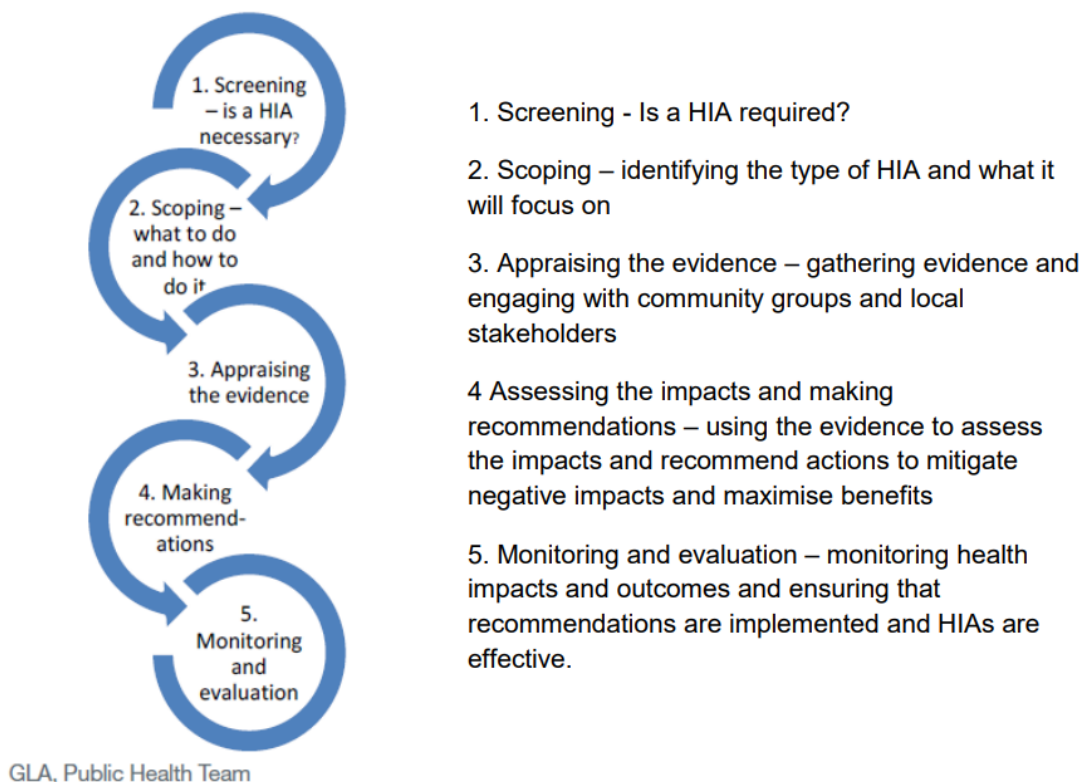
⁵ GLA, London Plan 2021, p.271

⁶ LBW, Adopted Local Plan 2023-2038, p.485

⁷ LBW, Adopted Local Plan 2023-2038, pp.336-337

⁸ NHS NUDU, Rapid Health Impact Assessment Tool 2019, p.5

Figure 1 – NHS HUDU Rapid HIA Methodology



2.12 Baseline information on local health-related issues is summarised within Section 3.0 of this HIA.

2.13 Section 4.0 then provides the assessment, based on the HUDU toolkit approach. As noted in the Introduction section, the HIA rapid assessment tool includes 51 assessment criteria across 11 themes. The tool guidance, however, instructs users to focus on criteria which are most relevant to the proposal:

“[The rapid HIA tool] helps identify those determinants of health which are likely to be influenced by a specific development proposal. It does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. Not all the issues or assessment criteria may be relevant, and the user is encouraged to prioritise specific actions which focus on key impacts.”

2.14 This HIA has been prepared based on the HUDU rapid assessment toolkit, and where assessment criteria are not relevant or not applicable in the context of the Proposed Development this has been noted. For all relevant criteria, commentary has been provided to support the assessment made, alongside any details of mitigation or enhancement measures.

2.15 Section 5.0 of this HIA summarises the key positive and negative health impacts identified, and recommends steps to be taken to monitor and evaluate health impacts over time.

3.0 BASELINE INFORMATION

LOCAL HEALTH PROFILE

3.1 Table 1 below summarises the demographic profile of the local area (defined as Queenstown Ward), compared against the Borough and London as a whole. For further demographic baseline data, please see the Socio-Economics chapter of the Environmental Statement.

Table 1 - Basic Demographics

	Local Area	LBW	London
Total Population (2011)	16,405	307,710	8,204,407
Total Population (2020)	21,079	329,735	9,002,488
% Change	+28.5%	+7.2%	+9.7%
Age Group (% of total population)			
Age 0-4	6.2%	6.4%	6.6%
Age 5-11	7.3%	8.2%	9.2%
Age 12-15	3.2%	3.6%	4.7%
Age 16-17	1.4%	1.6%	2.2%
Age 18-24	8.6%	7.9%	8.2%
Age 25-64	65.6%	62.7%	56.9%
Age 65-74	4.6%	5.3%	6.6%
Age 75+	3.2%	4.4%	5.6%

Source: ONS, Mid-year Population Estimates 2020

- 3.2 Over the period 2011-2020, the Local Area population grew rapidly (+28.5%) compared with LBW and London as a whole. The local population has more young adults (18-24) and people of core working age (25-64) than LBW and London averages, balanced by a relatively small elderly population and fewer children.
- 3.3 According to the 2011 Census, 11.0% of the Local Area population self-reported as having a disability or long term health problem, in line with LBW average of 11.2% and lower than the London average of 14.2%.
- 3.4 Table 2 overleaf is an extract from the Public Health England Local Authority Health Profile dashboard, which summarises key health indicators at Borough level and provides a comparison against higher levels of geography (i.e. regional – in this case London, and national – England). For each measure, it has been noted whether LBW performs **Worse**, Similar or **Better** than the comparison area.
- 3.5 Compared against London, LBW has similar life expectancy at birth and under 75 mortality rates, and better life expectancy than national average. Inequality in life expectancy is also low relative to London (male only) and England (male and female). Broadly speaking, LBW performs at a similar or better level than London and England across most indicators, and performs particularly well on physical activity / obesity (including Child obesity relative to London average). LBW does, however, perform worse than average on diabetes diagnoses and new STI diagnoses.
- 3.6 Overall, LBW performs well in terms of public health indicators.

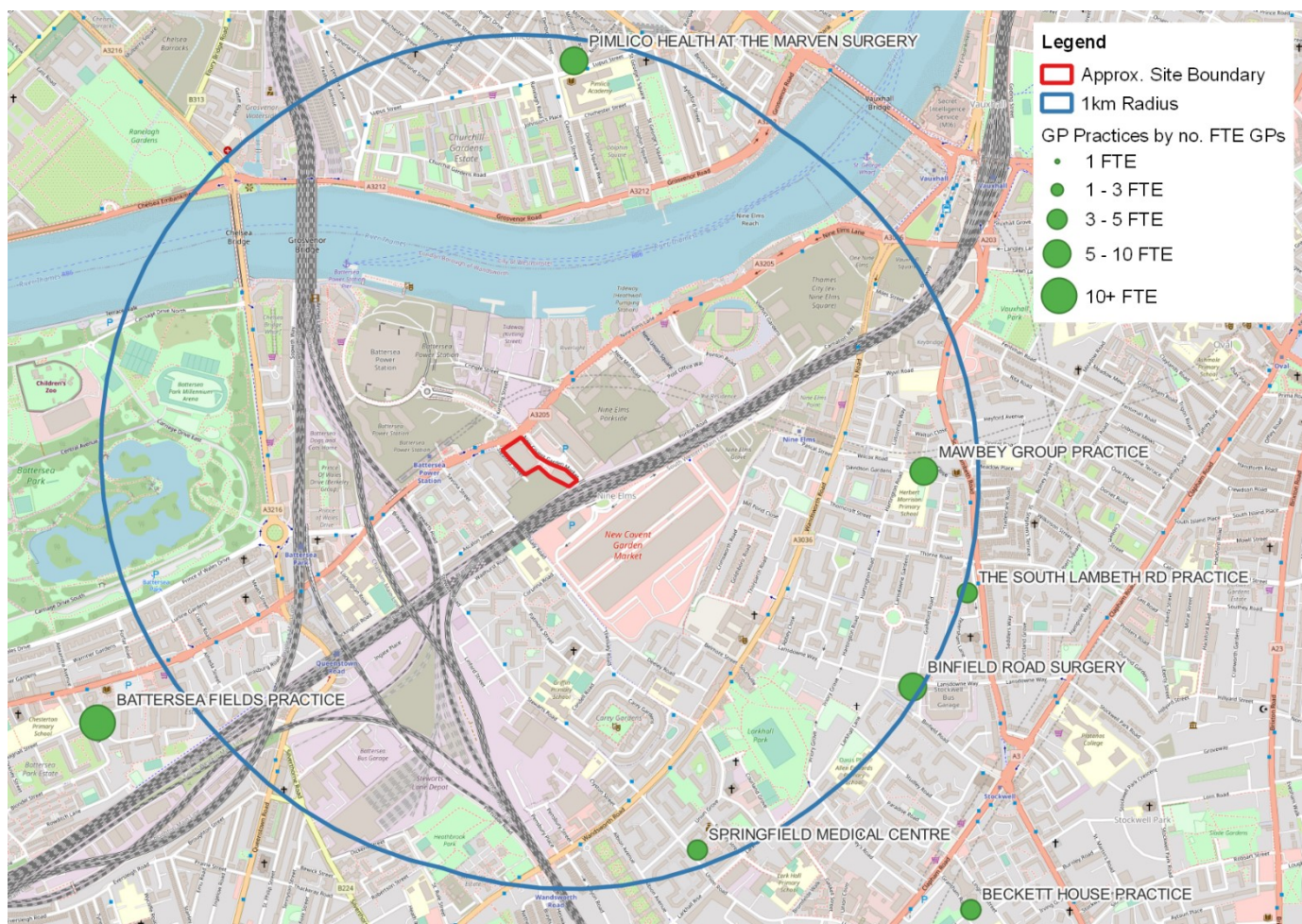
Table 2 – Public Health England – Local Authority Health Profile

Indicator	Age Group	LB Wandsworth	vs. London	vs. England
Life expectancy at birth (Male)	All ages	80	Similar	Better
Life expectancy at birth (Female)	All ages	84.3	Similar	Better
Under 75 mortality rate from all causes	<75 yrs	317.9	Similar	Better
Under 75 mortality rate from all cardiovascular diseases	<75 yrs	76.6	Similar	Similar
Under 75 mortality rate from cancer	<75 yrs	125	Similar	Similar
Suicide rate	10+ yrs	8	Similar	Similar
Killed and seriously injured (KSI) casualties on England's roads (historic data)	All ages	42.8	Similar	Similar
Emergency Hospital Admissions for Intentional Self-Harm	All ages	87.9	Similar	Better
Hip fractures in people aged 65 and over	65+ yrs	367	Better	Better
Estimated diabetes diagnosis rate	17+ yrs	60.9%	Worse	Worse
Estimated dementia diagnosis rate (aged 65 and over)	65+ yrs	77.3%	Better	Better
Admission episodes for alcohol-specific conditions - Under 18s	<18 yrs	13.1	Similar	Better
Admission episodes for alcohol-related conditions (Narrow): Old Method	All ages	549	Similar	Better
Smoking Prevalence in adults (18+) - current smokers (APS)	18+ yrs	13.50%	Similar	Similar
Percentage of physically active adults	19+ yrs	72.30%	Better	Better
Percentage of adults (aged 18+) classified as overweight or obese	18+ yrs	50.30%	Better	Better
Under 18s conception rate / 1,000	<18 yrs	11.7	Similar	Better
Smoking status at time of delivery	All ages	4.80%	Similar	Better
Infant mortality rate	<1 yr	1.9	Better	Better
Year 6: Prevalence of obesity (including severe obesity)	10-11 yrs	19.0%	Better	Similar
Smoking Prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	18-64 yrs	19.20%	Similar	Similar
Inequality in life expectancy at birth (Male)	All ages	5.5	Lowest quintile	Lowest quintile
Inequality in life expectancy at birth (Female)	All ages	5.2	Middle quintile	2nd lowest quintile
Children in low income families (under 16s)	<16 yrs	17.2%	Better	Similar
Average Attainment 8 score	15-16 yrs	53.9	Similar	Better
Percentage of people in employment	16-64 yrs	81.0%	Better	Better
Statutory homelessness - Eligible homeless people not in priority need	N/A	0.4	Better	Better
Violent crime - hospital admissions for violence (including sexual violence)	All ages	44.7	Similar	Similar
Excess winter deaths index	All ages	14.30%	Similar	Similar
New STI diagnoses (exc chlamydia aged <25) / 100,000	15-64 yrs	1,889	Worse	Worse

Source: Public Health England

3.7 Figure 2 overleaf shows the locations of GP Practices within the local area. A 1km radius is shown, however, the Site's proximity to the River Thames means that some sites which are geographically close can take a long time to access in practice. Table 3 below summarises the number of patients registered at each practice, and the extent of any spare capacity to register new patients.

Figure 2 - GP Practices within 1km Radius



Source: NHS Digital; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors

Practice Name	Patients	GP FTE	Patients per FTE	Capacity	Unused Capacity	Walk Time from Site
MAWBEY GROUP PRACTICE	11,038	7.5	1,482	13,410	2,372	18
SPRINGFIELD MEDICAL CENTRE	6,760	4.7	1,441	8,442	1,682	18
BATTERSEA FIELDS PRACTICE	12,499	11.01	1,135	19,818	7,319	18
THE SOUTH LAMBETH RD PRACTICE	9,148	3.65	2,506	6,570	-2,578	23
BINFIELD ROAD SURGERY	8,428	5.6	1,510	10,044	1,616	24
PIMLICO HEALTH AT THE MARVEN SURGERY	14,533	5.7	2,559	10,224	-4,309	31

3.8 There are four GP Practices based within a 1km radius of the Site. However, one of these Practices, Pimlico Health at the Marven Surgery, is located across the river – a 31min walk from the Site. The closest practices (in terms of walking time) are Mawbey Group Practice (to the east of the Site), Springfields Medical Practice (to the south) and Battersea Fields Practice (to the west). Taken together, these three sites have significant unused capacity when comparing the number of Full Time Equivalent (FTE) GPs against the number of patients.

- 3.9 Additionally, a new £13m Health Centre is due to be provided as part of the Battersea Power Station development, which will provide capacity for 20,000 patients – further boosting the provision within the local area.⁹
- 3.10 The Royal College of GPs states that 1 FTE GP should be available for each 1,800 registered patients. Based on this ratio, these three practices combined could register 11,373 additional patients. Some more distant practices, however, are operating over capacity. Even including the distant Pimlico Health surgery north of the river, however, there potential capacity of over 6,100 remains across the six practices combined. As noted within the Socio-Economic Statement, students (who will comprise the majority of future residents) are typically encouraged to register with GP Practices aligned to their universities, which receive additional support to handle large but transient populations of students. As such, the Proposed Development is highly unlikely to have a discernible effect on local GP provision.
- 3.11 The nearest major hospital to Site is St. Thomas', located approximately 3.5km to the north west of the Site (around 41mins walk, 20 minutes by public transport c. 10-15 minutes' drive). The nearest hospital with A&E facilities is Chelsea and Westminster Hospital, which has received an 'Outstanding' rating by the Care Quality Commission, with all individual services rated as 'Good' or 'Outstanding'.

SUMMARY OF KEY BASELINE HEALTH ISSUES

- 3.12 The baseline review has identified the following baseline health-related issues locally and within the Borough as a whole:
- Health inequalities (in terms of life expectancy inequalities) are less severe than London and National average
 - Average life expectancy is in line with London average, though LBW performs better than average across many public health indicators
 - There is significant potentially unused GP capacity locally, with the three nearest GP practices being undersubscribed compared with the Royal College of GPs benchmark. Further provision is due to be delivered as part of Phase 4a of Battersea Power Station redevelopment
 - The nearest major hospitals are located more than 3km away from Site, though the nearest A&E facility is located at Chelsea and Westminster Hospital, which is rated as Outstanding by the CQC

⁹ <https://www.wandsworth.gov.uk/news/2020-news/news-nov-2020/council-invests-13m-in-new-nine-elms-nhs-health-centre/#:~:text=The%20new%20health%20centre%20on,Station%20%C2%A39bn%20regeneration%20project.>

4.0 RAPID IMPACT ASSESSMENT

4.1 This section presents the HIA matrix, based on the approach set out within the HUDU rapid assessment toolkit.

HOUSING DESIGN AND AFFORDABILITY

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Y	The scheme will comply with the requirements for M4(2). We have also included 8 apartments designed to M4(3) within the residential plot 01.	Positive	None required.
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Y	8 apartments have been designed to comply with M4(3) – Wheelchair user dwellings.	Positive	None required.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Y	Yes – please see above in relation to M4(2).	Positive	None required.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Y	Yes - through passive means of avoiding residential at ground floor and through multiple points of access control, secure cycle stores and natural surveillance. All units meet size guidance and no single aspect north facing residential units.	Positive	None required.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Y	The proposal includes a variety of tenures and sizes, including homes for London Affordable Rent and Shared Ownership, which will help to address local needs for affordable housing. Provision of Student Accommodation (including affordable accommodation) will also help to relieve the pressure on general housing stock from Students occupying HMOs, for example.	Positive	None required.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Y	Yes – under Part L 2013 achieves around 50% average betterment, under the domestic element of the GLA energy hierarchy using the SAP 10.0 carbon factors achieves 63% betterment. See energy statement for further details.	Positive	None required.

ACCESS TO HEALTH AND SOCIAL CARE AND OTHER SOCIAL INFRASTRUCTURE

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal retain or re-provide existing social infrastructure?	N	There is no existing social infrastructure on site.	Neutral	None required.
Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	Y	An assessment of potential impact on local GP Practices has been carried out within the accompanying Socio-Economic Statement. There is sufficient capacity within local GP practices to accommodate the number of new residents expected to live within the completed scheme.	Neutral	Students are typically encouraged to register with GP Practices aligned to their universities, meaning that only the Affordable Housing element of the scheme is likely to general new patient registrations locally. Additional provision is set to be delivered as part of Battersea Power Station phase 4a.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	N	N/A	Neutral	None required.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools and community facilities?	Y	An assessment of potential impact on local schools has been carried out within the accompanying Socio-Economic statement. No children will be permitted to live within the Student Accommodation, and only a small number of children are expected within the proposed Affordable Housing (who can comfortably be accommodated within local schools). A number of nurseries are also available nearby. The nearest leisure centres are in Vauxhall and Battersea – both easily accessible by bus or 20-25mins walk. Battersea Park library is approximately 15mins walk from Site.	Neutral	Some future residents of the Affordable Housing element may already be living locally as 'concealed households', with children already attending local schools. As such, the number of school places required could in fact be lower than indicated by the GLA population yield calculator. Furthermore, the proposed Class F unit could accommodate a community use, which would benefit the local community.
Does the proposal explore opportunities for shared community use and co-location of services?	Y	Commercial Unit 2 is proposed as Use Class F, which incorporates a range of community uses – including learning and non-residential institutions (e.g. galleries/museums, libraries, public halls/exhibition spaces) and local community uses (including community halls and meeting places). Further details can be found within the submitted Cultural Strategy.	Positive	None required.

ACCESS TO OPEN SPACE AND NATURE

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal retain and enhance existing open and natural spaces?	Y	There is currently no natural/open space on site. Proposed landscaping and public realm will therefore represent a net benefit compared with the current land use.	Positive	None required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	N	The Site is not located within an area of deficiency. Battersea Park, one of London's major public parks, is located less than 1km from the Site, whilst other smaller / local spaces such as Heathbrook Park and Larkhall Park are also located nearby, as well as the Thames Path.	Neutral	None required.
Does the proposal provide a range of play spaces for children and young people?	Y	The proposal provides 374.4m ² of play spaces suitable for all ages with a range of play functionality (374.4m ² is policy compliant with the GLA population Yield Calculator 2019 Requirements). The play space includes climbing, swinging, bouncing, balancing and active play. For young people, the play area provides equipment such as table football and table tennis as well as suitable areas for socialising with friends with platform seating, sun lounges and bleacher seating suitable for small performances. Please refer to the Play Strategy within the Landscape Strategy Report.	Positive	None required.
Does the proposal provide links between open and natural spaces and the public realm?	Y	Within the spaces the site provides suitable and equitable access to all areas within the public realm. In relation to the greater context the site links pedestrians to the Battersea power Station 4a development in the south and to the future linear park to the east.	Positive	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Are the open and natural spaces welcoming and safe and accessible for all?	Y	The public realm proposal provides areas for socialising and play for a range of ages and abilities. These spaces are woven into the public realm between spaces of ornamental plating and trees providing welcoming, shaded spaces for users. The public realm is overlooked by the student and residential buildings within the site allowing for 24 hour passive surveillance. With a diversity of informal and formal seating as well as inclusive play opportunities, the site provided safe and accessible spaces for a range of users to socialise, relax and play within the public realm.	Positive	None required.
Does the proposal set out how new open space will be managed and maintained?	Y	The open space provided will be managed and maintained using service charges and/or contractual obligations on the operators.	Positive	None required.

AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Y	The Applicant has prepared a Construction Environmental Management Plan (CEMP), which establishes how any adverse impacts arising as a result of the demolition and construction works proposed will be mitigated.	Neutral	None required.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Y	With the exception of six blue badge spaces, and one car club space, the Proposed Development is car free. This is a significant net benefit compared with the Site in its current use, which attracts significant vehicular traffic both from deliveries and from customers.	Positive	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Y	The Proposed Development will replace an active commercial use (serviced by regular HGV movements, in addition to customer cars/vans) with a car-free (except for blue badge and car club parking) residential-led development, and is therefore likely to result in a reduction in vehicular movements associate with land uses on site. An environmental Noise and Vibration assessment has also been prepared by PSD Acoustic Consultants, which concludes that the noise level criteria of BS8233:2014 can be achieved within the proposed accommodation.	Positive	None required.

ACCESSIBILITY AND ACTIVE TRAVEL

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal address the ten Healthy Streets indicators?	Y	The ten Healthy Streets indicators have helped inform the design principles when considering the public realm and transport proposals for the proposed development. Further details are included within the Transport Assessment.	Positive	None required.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Y	The site will contain north-south and east-west pedestrian links through the site which will improve the connectivity and permeability of the site to residents and the surrounding community.	Positive	None required.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Y	Long-stay (resident) and short-stay (visitor) cycle parking will be provided in accordance with London Plan policy and will adhere to the TfL's London Cycle Design Standards. Dedicated, secure cycle stores will be located at ground floor level within each block for long-stay provision, and Sheffield stands will be located within the public realm close to building entrances for short-stay provision.	Positive	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Y	The internal walking/cycling network will have multiple connection points to existing footway and cycle provision along Battersea Park Road, Sleaford Street and New Covent Garden Market Access Road. This includes access to on-road cycle lanes along Battersea Park Road and a shared footway/cycleway along New Covent Garden Market Access Road. Land reserved for longer terms plans by LBW for cycle route.	Positive	None required.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Y	The proposed development will be car-free in nature with the exception of 6 Blue Badge parking bays and 1 Car Club bay along Sleaford Street. Therefore, traffic levels are expected to be low across the day, comprising predominantly of delivery and servicing vehicles. Two inset loading bays are located along Sleaford Street and New Covent Garden Market Access Road to give a dedicated space for loading and off-loading in close proximity to building entrances. In addition, an internal through-route is proposed between Sleaford Street and New Covent Garden Market Access Road from which ad-hoc servicing/deliveries can take place. Bollards will be present at the entry to the through-route with a raised table and level surfacing to minimise vehicle speeds and prioritise pedestrian movements.	Positive	None required.
Is the proposal well connected to public transport, local services and facilities?	Y	Yes - the proposed development is within a 400m walking distance of Battersea Power Station Underground Station and multiple bus services along Battersea Park Road. The site has a Public Transport Accessibility Level (PTAL) of '5' indicating a very good level of accessibility. Further details of public transport services and local facilities can be found in the Transport Assessment.	Positive	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / 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?	Y	The proposed development will be car-free in nature with the exception of 6 Blue Badge parking bays and 1 Car Club bay along Sleaford Street. Further details on how the proposed development will reduce car use and promote sustainable travel is contained within the Travel Plan.	Positive	None required.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Y	The Proposed Development has been designed in accordance with London Plan Policy D5 (Inclusive Design), and includes a number of designated accessible residential units. As such, common areas of buildings will also be accessible to people with mobility problems.	Positive	None required.

CRIME REDUCTION AND COMMUNITY SAFETY

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal incorporate elements to help design out crime?	Y	Yes - through passive means of avoiding residential at ground floor and through multiple points of access control, secure cycle stores and natural surveillance.	Positive	None required.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Y	Buildings are formed around a public landscape to provide a safe open space for a mix of uses; play, socialising, relaxation, study. The mix of residential tenures of affordable, shared ownership & PBSA will help form a balanced & safe community.	Positive	None required.
Does the proposal include attractive, multi-use public spaces and buildings?	Y	Yes, a collection of well detailed and quality buildings set within a green and playful landscape will provide a pleasant and uplifting place to live.	Positive	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Has engagement and consultation been carried out with the local community and voluntary sector?	Y	A number of consultations and consultation events have been carried out during the design phases, with feedback taken into account. Please see the submitted Statement of Community Involvement (SCI) prepared by Kanda for more detail.	Positive	None required.

ACCESS TO HEALTHY FOOD

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	Y	No such facilities proposed. Existing Booker cash and carry specialises in bulk supply of food and non-food products to retail and hospitality businesses, rather than supplying local produce or serving the local community directly.	Neutral	Proposed ground floor commercial spaces could accommodate local food businesses. Potential to align with proposed 'Food and Horticultural Quarter' centred on the adjacent New Covent Garden Market (see submitted Cultural Strategy for more details).
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Y	462.2 sq.m of Class E/F space is proposed, which could accommodate small scale retail and / or social enterprise uses.	Positive	None required.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	N	No such uses are currently trading from the site, and none are proposed.	Neutral	None required.

ACCESS TO WORK AND TRAINING

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Y	It is expected that apprenticeship opportunities will be created during construction. The future management company for the accommodation is not yet known, however it is likely that the operator will seek to employ and provide training opportunities for local people where possible.	Positive	None required.
Does the proposal provide childcare facilities?	N	No such facilities are proposed. With the majority of new residents expected to be students without children, the proposed development is not expected to generate significant demand for additional childcare provision locally.	Neutral	None required.
Does the proposal include managed and affordable workspace for local businesses?	Y	A workspace operator could occupy the proposed Class E space at ground floor level. The proposed community use unit will be provided at affordable rent, as will one of the commercial (Class E) units.	Positive	A workspace operator would likely be actively encouraged by the owner to lease the ground floor Class E/F space on completion.
Does the proposal include opportunities for work for local people via local procurement arrangements?	Y	The applicant will fulfil its duties under the LBW Planning Obligations SPD 2020, which includes provisions relating to local employment and skills. The details of these obligations are to be determined.	Positive	None required.

SOCIAL COHESION AND INCLUSIVE DESIGN

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Y	This HIA, in Section 3.0, has explored local health inequalities and established that LBW performs well against most public health indicators according to PHE data.	Neutral	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
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?	Y	Building layout accommodates movement across the site to link to a range of existing and planned destinations such as the health centre and school.	Positive	None required.
Does the proposal include a mix of uses and a range of community facilities?	Y	A total of 462.2 sq.m of ground floor space has been identified as potentially suitable for Use Class E/F, and could therefore host one or more community facilities which compares favourably to the lack of any facilities on site currently.	Positive	None required.
Does the proposal provide opportunities for the voluntary and community sectors?	Y	Students are an important source of volunteers for many VCSEs, and opportunities are likely to exist for local organisations to advertise volunteering opportunities on notice boards etc. enabling students to contribute to local causes. The applicant has experience of this occurring on other PBSA schemes operated within London. Proposed community use space (Class F) will also provide opportunities for the voluntary and community sectors to make use of space provided.	Positive	None required.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Y	The Proposed Development has been designed in accordance with London Plan policy D5 (Inclusive Design) – see Design and Access Statement for further details.	Positive	None required.

MINIMISING THE USE OF RESOURCES

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal make best use of existing land?	Y	The proposal replaces a low density wholesale use and vacant site (formerly accommodating a car dealership) with a high density residential-led scheme that responds to the local need for additional housing (in particular affordable housing), as well as space within use class E/F1 which could serve a variety of purposes.	Positive	None required.
Does the proposal encourage recycling, including building materials?	Y	Please see submitted Operational Waste Management Strategy and Circular Economy Statement for details on proposed measures to reduce waste, encourage recycling and meet obligations.	Positive	None required.
Does the proposal incorporate sustainable design and construction techniques?	Y	Yes – a Sustainability Statement and BREEAM & HQM Pre-Assessment has been submitted with this application, which highlights how the Proposed Development is targeting BREEAM Outstanding against the BREEAM New Construction 2018 scheme.	Positive	None required.

CLIMATE CHANGE

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal incorporate renewable energy?	Y	The Energy Strategy proposed for Battersea Park Road demonstrates that the development complies with the requirements of the London Plan and Wandsworth council planning policies. Air source heat pumps are proposed, which provide a site-wide 59% carbon reduction, alongside 66 sq.m of PV panels.	Positive	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	Y	Yes – final strategy is natural ventilation with mechanical ventilation incorporating trim cooling, the natural ventilation at night has reduced the trim cooling load and achieved compliance with CIBSE TM59 overheating in homes. Also utilises shading devices to limit solar gain, double plasterboard to the internal surfaces of walls and ceiling to increase exposed thermal mass, optimised g-value to achieve both energy reduction and overheating mitigation and optimised window to wall ratios. Commercial spaces are cooled by VRF with a 0.3 g-value to reduce solar gains. See overheating analysis for further details.	Positive	None required.
Does the proposal maintain or enhance biodiversity?	Y	The Proposed Development achieves a biodiversity net gain (BNG)– please see submitted BNG statement for further details.	Positive	None required.
Does the proposal incorporate sustainable urban drainage techniques?	Y	Yes – please see submitted Drainage Strategy prepared by Apex Consulting Engineers, which includes details of the proposed Sustainable Urban Drainage System (SUDS).	Positive	None required.

5.0 CONCLUSION

POSITIVE HEALTH IMPACTS

- 5.1 The Proposed Development is expected to have multiple positive impacts on health locally, primarily due to the provision of new housing (including affordable housing), new commercial and community facilities, new job opportunities, extensive new public realm improving the permeability of the site, and the replacement of a poor quality and inefficient building with a modern, high-specification development.
- 5.2 New affordable housing provided will make an important contribution to addressing the housing crisis in London, providing new homes for shared ownership occupiers and affordable renting tenants. Housing will be of a high quality, and will be efficient, warm (without overheating), and designed to minimise climate impacts as well as being resilient to the effects of climate change. This will support the health and wellbeing of those who live within the completed development, whilst new public realm will additionally benefit those living elsewhere within the local community.
- 5.3 The construction and operation of the Proposed Development will also contribute to local economic development objectives, creating new jobs which in turn will help to address employment-related deprivation – a key wider determinant of health outcomes. The construction phase in particular is also likely to create apprenticeship opportunities, which will help young people within the local area to learn skills and develop their careers. Further details of these benefits can be found within the accompanying Socio-Economic Statement.

NEGATIVE HEALTH IMPACTS

- 5.4 The proposed development will grow the local population, which in turn will place additional pressure on local healthcare services. A review of current provision has shown, however, that existing facilities have sufficient capacity to accommodate population growth associated with the proposed development, and CIL contributions will further help to mitigate any additional pressure from the Proposed Development on local provision.

CONCLUSION AND NEXT STEPS

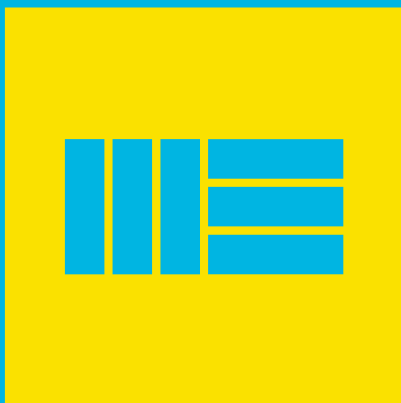
- 5.5 The health impacts identified through this Rapid HIA are overwhelmingly positive, and the Proposed Development is expected to make a positive impact on public health within the local area. In line with the HUDU approach summarised in Section 2.0, it is recommended that LBW and the applicant monitor health impacts associated with the proposals throughout construction and on completion to ensure that the benefits associated with positive impacts are maximised.
- 5.6 The Proposed Development can therefore be considered to align with Local Plan objectives regarding the creation of attractive, safe, sustainable and healthy places.

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