

# SGN Belvedere, Bexley

## Health Impact Assessment





## Contents

1.	Introduction	1
2.	Application Site and Proposed Development	3
3.	Health Impact Assessment	4
4.	Conclusion	21
	Appendix A – Social Infrastructure Capacity Assessment	22

## 1. Introduction

### 1.1. Commission & Purpose

- 1.1.1. Savills has been commissioned by Bellway Homes Ltd to undertake a Health Impact Assessment (HIA) for the proposed redevelopment of the Southern Gas Networks (SGN) Belvedere Gas Works, in Yarnton Way, Belvedere, DA17 6JR. The Purpose of this report is to assess the impacts of the Proposed Development on the health and wellbeing of existing residents of Belvedere and future residents of the scheme.

### 1.2. Proposed Development

- 1.2.1. The proposals are for the

*'redevelopment of the site to provide residential units including affordable housing (Use Class C3) and commercial floorspace (Class E) in new buildings ranging between 3 to 5 storeys in height, together with associated car parking and cycle storage, landscaping including new areas of public open space and a reptile retention zone, associated infrastructure including new junctions off Yarnton Way, drainage and land raising.'*

### 1.3. Approach & Context

- 1.3.1. The 2023 Adopted Local Plan of the London Borough of Bexley notes in Policy DP16 'Health Impact Assessments' that "major applications are required to complete and submit a desktop health impact assessment checklist as part of the planning application."<sup>1</sup> The policy does not prescribe a specific type of HIA, and refers to guidance from the London Health Urban Development Unit (HUDU). This assessment uses the Healthy Urban Development Unit's (HUDU) Healthy Urban Planning Checklist (2017) in accordance with the Greater London Authority's (GLA) Social Infrastructure Supplementary Planning Guidance (SPG) (2015)<sup>2</sup>. The Mayor of London's Social Infrastructure SPG (2015) notes three types of HIA: a 'full' HIA involves comprehensive analysis of all potential health and wellbeing impacts; a 'rapid' HIA is a less resource intensive process, involving a more focused investigation of health impacts; and a 'desktop' assessment which draws on existing knowledge and evidence, often using published checklists. The SPG states that for major planning applications not subject to an EIA, carrying out a 'Desktop' HIA is sufficient. This includes a broad overview of potential health impacts, following the HUDU Checklist.
- 1.3.2. HUDU's Healthy Urban Planning Checklist (2017)<sup>3</sup> states that the checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of major planning applications are consistently considered. The Social Infrastructure SPG suggests that the checklist could be used as a 'desktop' assessment tool for the health of residents in a Proposed Development and submitted in support of the planning application, subject to validation requirements. Therefore, the checklist was used for the HIA.

### 1.4. Structure

1.4.1. The report is structured as follows:

- Section 2 considers the application site;
- Section 3 sets out the Healthy Urban Planning Checklist; and
- Section 4 presents a summary of the assessment.

### 1.5. Summary

1.5.1. The HIA is underpinned by the Healthy Urban Planning Checklist which assesses the impacts of the Proposed Development across four key themes relevant to the health of existing residents of Belvedere and future residents of the scheme. The assessment shows that the impacts of the Proposed Development are mainly beneficial for the health of residents and comply with relevant planning policies.

---

<sup>1</sup> LB Bexley (2023) Bexley Local Plan <https://www.bexley.gov.uk/sites/default/files/2023-07/bexley-local-plan-adopted-26-april-2023.pdf>

<sup>2</sup> Mayor of London – Social Infrastructure Supplementary Planning Guidance (2015) <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/social-infrastructure>

<sup>3</sup> Healthy Urban Planning Checklist (2017) <https://www.healthyrbandevelopment.nhs.uk/wp-content/uploads/2017/05/Healthy-Urban-Planning-Checklist-3rd-edition-April-2017.pdf>

## 2. Application Site and Proposed Development

### 2.1. Application Site

- 2.1.1. The SGN Belvedere site extends to 3.48 hectares (34,604 sqm) and was formerly used for gas storage. Whilst some gas infrastructure remains the two column guided gas-holders that characterise the site are now redundant with the eastern one having recently been demolished. The site is managed by SGN who has a statutory commitment with Ofgem to dismantle the gas-holders by 2029. Ongoing management and maintenance is required at the site to inspect and maintain the gas pipes that will be retained following demolition and redevelopment.
- 2.1.2. The site is located in the London Borough of Bexley (LBB), and lies south of the River Thames, east of Abbey Wood and Thamesmead, west of Erith, and north of Bexleyheath and the boundary of the Belvedere District Centre. The site is subject to a PTAL rating of 3 (moderate) indicating a good level of public transport accessibility. The nearest train station is Belvedere approximately 0.2m to the south-east of the site, with a 30 minute journey time into central London (London Bridge).
- 2.1.3. The site is accessed from the north of Yarnton Way, a dual carriageway with a secondary, gated access available from Sutherland Road to the east. To the south, the site is bounded by the existing railway line linking Belvedere and Abbey Wood stations. There is an area of terraced and semi-detached two storey housing along Sutherland Road and Maida Road to the east and to the north east, along Waterfield Close, the building form rises to three storey flatted buildings. Existing commercial and industrial premises, which are used for storage and distribution lie to the West of the site.

### 2.2. The Proposed Development

The proposals are for the '*redevelopment of the site to provide residential units including affordable housing (Use Class C3) and commercial floorspace (Class E) in new buildings ranging between 3 to 5 storeys in height, together with associated car parking and cycle storage, landscaping including new areas of public open space and a reptile retention zone, associated infrastructure including new junctions off Yarnton Way, drainage and land raising.*'

- 2.2.1. Table 2.1 below summarises the quantum of residential and commercial floorspace delivered.

**Table 2.1 Proposed Dwellings and Commercial Floorspace**

Component	Quantum
1 bedroom flat	118
2 bedroom flat	160
3 bedroom flat or house	96
4 bedroom house	18
Affordable provision	10%
Commercial floorspace	218.31 sqm
Communal open amenity space	14,751 sqm

Source: Savills Planning Statement, 2023



### 3. Health Impact Assessment

3.1.1. This section covers the Healthy Urban Planning Checklist, which is set out below.

Theme 1: Healthy Housing				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
<b>Healthy Design</b>	Does the proposal meet all the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?	<p>Yes – A Daylight and Sunlight Report was prepared and submitted as part of the application. The Proposed Development will deliver an ‘excellent’ level of compliance with relevant Building Research Establishment’s (BRE) guidelines with regards to internal daylight and internal sunlight. The shared communal / play areas all receive good levels of sunlight and will be well sunlit through the year.</p> <p>A Noise Impact and Vibration Assessment is also submitted with the application. It noted that good acoustic design processes have been followed to reduce sound levels across the site. The result of the noise survey is followed by mitigation strategies to demonstrate the suitability of the site used for residential development, such as masonry cavity walls for non-glazed elements of the external building fabric, appropriate glazing and ventilation. Additionally, external communal amenity areas will form a green corridor that also insulates</p>	<p>London Plan Policy SI 2 Minimising greenhouse gas emissions and Housing SPG Standard 35: zero carbon residential buildings from 2016 and non-domestic buildings from 2019</p> <p>Housing SPG Standard 29 on dual aspect and Standard 32 on daylight and sunlight Housing SPG Standard 4 on communal open space, supported by London Plan Policy G4</p> <p>Housing SPG Standard 26 notes a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be</p>	<p>Satisfying these standards can help meet carbon dioxide emissions targets.</p> <p>Good daylight can improve the quality of life and reduce the need for energy to light the home.</p> <p>The provision of an inclusive outdoor space, which is at least partially private, can improve the quality of life.</p> <p>Improved sound insulation can reduce noise disturbance and</p>

# SGN Belvedere, Bexley

## Health Impact Assessment



		<p>noise from rail and road. The assessment concludes the site is suitable for residential development subject to the mitigation measures, based on guidance from ProPG (Professional Practice Guidance on Planning and Noise) and British Standard BS8233.</p> <p>The Design and Access Statement (DAS) notes that 14 units will be fully wheelchair accessible in line with part M4(3)2b standards and 25 units will be wheelchair adaptable, meeting Part M4(3)2a requirements. All other homes will meet Part M4(2) requirements, as required by Policy D7 of the London Plan. Thresholds will be level and door openings width will be in accordance with Part M requirements.</p> <p>The scheme will deliver 4,577 sqm of private amenity spaces, through balconies, terraces and rear gardens, exceeding requirements from the GLA Housing SPG and the LB Bexley Design for Living SPG. The Access Statement highlights that residents will have access to all residential amenity spaces and balconies and that terraces and gardens will be step free.</p>	<p>provided for each additional occupant. Standard 27 states that the minimum depth and width for all balconies and other private external spaces should be 1500mm.</p> <p>London Plan Policy D7 Accessible Housing and Housing SPG Standard 11 on access require 90% of new homes meet Building Regulation M4(2) 'accessible and adaptable dwellings'.</p> <p>Sound insulation and noise – London Plan Policy D14 and Housing SPG Standard 30 on noise</p> <p>Housing SPG Standards 8 and 9 on entrance and approach</p>	<p>complaints from neighbours.</p>
<b>Accessible housing</b>	Does the proposal provide accessible homes for older or disabled people?	<p>Yes – As outlined in the Design and Access Statement, 14 homes will be delivered in line with M4(3)2b to be wheelchair accessible and 25 homes will be delivered as wheelchair adaptable, in line M4(3)2a standard. The remaining homes will also meet building M4(2) wheelchair accessible criteria and London Plan Housing Design Standards 2023.</p>	<p>London Plan Policy D7 Accessible Housing and Housing SPG Standard 11 on access require 10 per cent all new housing to be designed to be wheelchair accessible or easily adaptable such that they meet Building Regulation</p>	<p>Accessible and easily adaptable homes can meet the changing needs of current and future occupants.</p> <p>One of the main</p>



# SGN Belvedere, Bexley

## Health Impact Assessment



	Does the proposal ensure that every non-ground floor dwelling is accessible by a lift that can accommodate an ambulance trolley?	The Access Statement highlights that residents will have access to all residential amenity spaces and balconies. Terraces and gardens will be step free. All internal stairs will be suitable to ambulant disabled users in accordance with Part M. All lifts will be Part M compliant. Thresholds will be level and door openings width will be in accordance with Part M requirements.	M4(3) 'wheelchair user dwellings'.  Housing SPG Standards 15 and 16 relate to the provision of lifts. Good practice standard - the provision of an ISO standard 13 person lift in a configuration which can accommodate a trolley bed (see <a href="#">Department of Health Technical Memorandum 08-02: Lifts</a> )	methods of transportation of immobile patients is by trolley bed. Non-ground floor dwellings should be accessible by a lift that can accommodate an ambulance trolley.
<b>Healthy living</b>	Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces?  Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and	Yes – As outlined in the Design and Access Statement, the dwellings within the Proposed Development have been designed to comply with the relevant London Plan, London Plan Housing SPG and Building Regulations which include minimum standards for bedrooms, storage and internal areas. 5.6% of the housing units in the site are dual or triple aspect.  Stair access is evidenced in the submitted drawings. The proximity between building entrance, lifts and adjacent stairs will encourage usage.	London Plan Policy D6 (Table 3.3 - minimum space standards for new dwellings) and Housing SPG Standard 24 on dwelling space standards  Housing SPG Standard 25 - dwellings should accommodate the furniture, access and activity space requirements relating to the declared level of occupancy.  Also, Housing SPG Standard 28 on privacy and Standard 31 on ceiling heights  Housing SPG Standards 12 to 16 relate to shared internal	Sufficient space is needed to allow for the preparation and consumption of food away from the living room to avoid the 'TV dinner' effect.  Rather than having lifts at the front and staircases at the back of buildings, it is preferable to have them located at the front to encourage people that can use them.



# SGN Belvedere, Bexley

## Health Impact Assessment



	welcoming?		circulation, cores and lifts.	
<b>Housing mix and affordability</b>	Does the proposal provide affordable family sized homes?	Yes – As outlined in the Planning Statement a diversity of housing mix is offered in the proposal from one to four bedroom flats and houses. This includes 96 3-bedroom and 18 4-bedroom properties, in addition to 118 1-bedroom units and 160 2-bedroom dwellings. The site will provide 29.1% of family-sized homes, and a 10% affordable housing provision.	<p>London Plan Policy H4 Delivering Affordable housing.</p> <p>The Mayor's <a href="#">Homes for Londoners: Affordable Homes Programme 2016-21</a> is a £3bn fund to help start building at least 90,000 affordable homes by 2021</p>	<p>The provision of affordable housing can create mixed and socially inclusive communities.</p> <p>The provision of affordable family sized homes can have a positive impact on the physical and mental health of those living in overcrowded, unsuitable or temporary accommodation.</p> <p>Both affordable and private housing should be designed to a high standard ('tenure blind').</p>



Theme 2: Active Travel				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
<b>Promoting walking and cycling</b>	Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?	<p>Yes – As outlined in the Healthy Streets Transport Assessment, the scheme will provide 728 cycle spaces for residents and 17 spaces for visitors. Secure cycle stores and large cycle parking spaces are also offered. A Travel Information Pack (TIP) will be provided to all residents and employees and displayed in the communal areas.</p> <p>A green link connecting the site’s main entrance and active street frontages will also encourage walking within the site.</p>	<p>London Plan Policy T2 Healthy Streets</p> <p>London Plan Policy T4 Travel plans</p> <p>London Plan Policy T5 Cycling</p> <p>London Plan Policies S5 and GG2 Walking</p> <p>London Plan Policy T5 and Table 10.2 Cycle parking minimum standards</p> <p>Housing SPG Standards 20 and 21 oncycle storage</p>	<p>A travel plan can address the environmental and health impacts of development by promoting sustainable transport, including walking and cycling.</p> <p>Cycle parking and storage in residential dwellings can encourage cycle participation.</p>
<b>Safety</b>	Does the proposal include traffic management and calming measures and safe and well-lit pedestrian and cycle crossings and routes?	<p>Yes – The Healthy Streets Transport Assessment analysed key journey routes and collision incidents. A priority T-junction will be placed at Yarnton Way. Access road will be 6.5m wide, with a 2m wide pedestrian footway on both sides. The assessment suggests the inclusion of traffic calming measure, such as signage, coloured road surfacing and zebra crossing on raised tables. The latter would ensure pedestrians have priority and would decrease vehicle approach speed.</p>	<p>London Plan Policy T5 Cycling</p> <p>London Plan Policies S5 and GG2 Walking</p>	<p>Traffic management and calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.</p>

# SGN Belvedere, Bexley

## Health Impact Assessment



<p><b>Connectivity</b></p>	<p>Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?</p>	<p>Yes – The proposal will introduce a new road layout that connects Maida Road in the East and Yarnton Way north of the Site. This was set up such that a potential future new bus route could be routed through the site to serve the project area.</p> <p>Pedestrian and cycle access will be available in Maida Road and Sutherland Road east of the site, connecting with existing communities. This will shorten the route to Belvedere railway station and the Q14 Quietway via Yarnton Way.</p>	<p>London Plan Policy T5 Cycling</p> <p>London Plan Policies S5 and GG2 Walking</p> <p><a href="#">Green Infrastructure: The All London Green Grid SPG (March 2012)</a></p> <p><a href="#">Transport for London Legible London.</a></p> <p><a href="#">Transport for London Bus Service Planning Guidelines.</a></p>	<p>Developments should prioritise the access needs of cyclists and pedestrians.</p> <p>Routes should be safe, direct and convenient and barriers and gated communities should be avoided.</p> <p>Developments should be accessible by public transport.</p>
<p><b>Minimising car use</b></p>	<p>Does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs?</p>	<p>Yes – A Transport Assessment was conducted for the Proposed Development. Not all residents will be provided with a parking space under the proposal, which will minimise car use. There have been discussions for the inclusion of a car club, to remove the need of residents to have their own vehicle. Residents will be encouraged to sign up to lift sharing websites to lower car ownership rates. Cycling to and from the site will be encouraged through the provision of appropriate cycle facilities.</p>	<p>Housing SPG Standards 17 to 19 on car parking provision</p> <p>London Plan Policy T6 Car Parking</p>	<p>Space for pedestrians and cyclists should be given priority over commercial and private vehicles.</p> <p>Maximum car parking levels allows for provision to be reduced as far as practicable.</p> <p>Car clubs can be effective in reducing car use and parking demand at new residential developments.</p>



Theme 3: Healthy Environment				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
<b>Construction</b>	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes – The Air Quality Assessment identified potential risks of dust emissions during demolition, earthworks and construction activities. The Construction Management & Logistics Plan submitted with the application outlines measure to minimize construction impacts. It notes for instance that a 5mph speed limit will be imposed on the site and all vehicle wheels will be washed when entering and leaving the construction site to reduce dust. A noise and vibration monitoring mechanism will be implemented to ensure those are kept within standards. Silencers and acoustic covers will be provided. Fixed items of the plants will be electrically powered rather than diesel or petrol driven where possible.	<p>London Plan Policy SI 7 Reducing waste and supporting the circular economy.</p> <p>The <a href="#">Control of Dust and Emissions During Construction and Demolition SPG</a> (July 2014)</p> <p>Housing SPG Standard 34 on environmental performance</p>	<p>Construction sites can have a negative impact on an area and can be perceived to be unsafe. Construction activity can cause disturbance and stress, which can have an adverse effect on physical and mental health.</p> <p>Mechanisms should be put in place to control hours of construction, vehicle movements and pollution.</p> <p>Community engagement before and during construction can help alleviate fears and concerns.</p>

# SGN Belvedere, Bexley

## Health Impact Assessment



<p><b>Air quality</b></p>	<p>Does the proposal minimise air pollution caused by traffic and energy facilities?</p>	<p>Yes – the Air Quality Assessment notes that during operation the overall air quality of traffic and energy facilities without mitigation is considered insignificant and it is expected that future residents will experience good air quality. Cycling will be encouraged to reduce car usage and reduce emissions during operational phase.</p>	<p>London Plan Policy SI 1 Improving air quality.</p> <p>At least 'air quality neutral' - Housing SPG Standard 33 on air quality</p> <p>London Plan Policy G5 Urban greening</p>	<p>The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.</p>
<p><b>Noise</b></p>	<p>Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?</p>	<p>Yes – The design proposal has considered the impact of noise. The Noise and Vibration Assessment notes that, for instance, private amenity spaces were placed on the sheltered side of buildings so that it maximises the distances with noise sources. The Assessment also makes recommendations on the type of external materials required to maximise sound insulation.</p>	<p>London Plan Policy D14 Noise</p> <p>Limit the transmission of noise to sound sensitive rooms - Housing SPG Standard 30 on noise</p>	<p>Reducing noise pollution helps improve the quality of urban life.</p>
<p><b>Open space</b></p>	<p>Does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing spaces?</p> <p>Does the</p>	<p>Yes – The proposal will not cause any impact on open spaces nearby. It is close to existing local open spaces and playing fields. The scheme will provide 14,751 sqm of public amenity space and landscaped area, which will provide amenity to both existing and future residents.</p> <p>In terms of natural space, the Landscape Statement proposes a tiny-forest scheme and a reptile retention zone. Accessible footpaths and dedicated crossing will be provided to facilitate the use of the new green space located on the east side of the site area.</p>	<p>London Plan Policy G4 Open space</p> <p>London Plan Policy G6 Biodiversity and access to nature</p> <p>Housing SPG Standards 3 and 4 on communal and public open space</p>	<p>Access to open space has a positive impact on health and wellbeing. Living close to areas of green space, parks, woodland and other open space can improve physical and mental health regardless of social background.</p> <p>To maintain the quality and usability of</p>

# SGN Belvedere, Bexley

## Health Impact Assessment



	proposal set out how new open space will be managed and maintained?	The Landscape Maintenance and Management Plan outlined operations for at least five years. A key person will be identified to carry out the management objectives and maintenance works such as cleaning, weed control, routine inspection of deficiency and report on repairs needed.		open spaces an effective management and maintenance regime should be put in place.
<b>Play space</b>	Does the proposal provide a range of play spaces for children and young people?	<p>Yes – Based on the GLA Population Yield Calculator, the Proposed Development would yield 160.3 children, resulting in a requirement for 1,603 sqm of play space within the site (10 sqm per child). The Proposed Development will offer 2,405 sqm of play space, which is well in excess of the requirements.</p> <p>As outlined in the Landscape Statement, the proposal includes a range of types of play space, including doorstep play, incidental wild play and communal space. This enables diversified play opportunities. The play area is also spread across the site, thus accessible to all users. A large central communal area is also provided as a focal point for residents to interact and socialise.</p>	<p>London Plan Policy S4 Play and informal recreation.</p> <p><u>Shaping Neighbourhoods: Play and Informal Recreation SPG (Sept 2012)</u> - quantity Benchmark Standard of a minimum of 10 square meters per child regardless of age (4.24) and accessibility to play space Benchmark Standard (Table 4.4)</p> <p>Housing SPG Standard 5 on play space</p>	<p>Regular participation in physical activity among children and young people is vital for healthy growth and development.</p> <p>The location of play spaces should be accessible by walking and cycling routes that are suitable for children to use.</p>
<b>Biodiversity</b>	Does the proposal contribute to nature conservation and biodiversity?	<p>Yes – The proposal offers biodiversity enhancements and an urban greening factor of 0.468. The landscape strategy proposes a nature corridor, pocket parks and a tiny forest. No trees of high landscape or biodiversity value are to be removed.</p> <p>Moreover, a thoughtful planting palette and</p>	<p>London Plan Policy G6 Biodiversity and access to nature</p> <p>Housing SPG Standard 40 on ecology</p>	<p>Access to nature and biodiversity contributes to mental health and wellbeing.</p> <p>New development can improve existing, or create</p>

# SGN Belvedere, Bexley

## Health Impact Assessment



		tree strategies are proposed, as highlighted in the Landscape Statement. 145 new trees are proposed across the Site. Native species will be introduced to maintain a strong wildlife corridor. Existing scrubs will be maintained and improved to retain reptiles. The proposal also includes 4,890 sqm of living and green roof.		new, habitats or use design solutions (green roofs, living walls) to enhance biodiversity.
<b>Local food growing</b>	Does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?	Yes – As outlined in the Design and Access Statement, all houses are provided with private external open space with rear gardens, totalling 1,305 sqm. Other apartments are provided with either a private terrace or balcony, spanning 3,272 sqm in total. These may provide opportunities to residents for some food growing. No allotments are proposed to be delivered.	<p>London Plan Policy G5 Urban greening</p> <p>London Plan Policy G8 Food growing</p> <p>London Plan Policy G1 Green infrastructure</p>	Providing space for local food growing helps promote more active lifestyles, better diets and social benefits.
<b>Flood risk</b>	Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?	Yes - a site-specific Flood Risk Assessment has been undertaken and incorporated in the Sustainable Drainage Assessment. The site is defended against flooding from the River Thames. Also, the proposed Sustainable Drainage System comprised of permeable paving, shallow geo-cellular attenuation tanks and above ground pond features.	<p>London Plan Policy G1 Green infrastructure</p> <p>London Plan Policy SI 13</p> <p>Flooding and drainage - Housing SPG Standards 38 and 39</p>	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. It is likely that increasing development densities and building coverage coupled with more frequent



# SGN Belvedere, Bexley

## Health Impact Assessment



				extremeweather events will increase urban flood risk.
<b>Overheating</b>	Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?	Yes – The relevant measures are outlined in the Overheating Mitigation Strategy submitted with the Application. Internal heat generation will be minimised through energy efficient design. The amount of heat exiting buildings will be reduced through efficient design fabric, high performance solar control glazing, and external shading to some windows through balconies and overhangs. A concrete floor slab is proposed, to absorb excessive internal heat. Openable windows will be the primary mean of passive ventilation, while mechanical ventilation is also proposed for houses.	London Plan Policy SI 4 Managing heat risk  London Plan Policy G5 Urban greening  London Plan Policy G1 Green infrastructure  Overheating - Housing SPG Standards 36	Climate change with higher average summer temperatures is likely to intensify the urban heat island effect and result in discomfort and excess summer deaths amongst vulnerable people.  Urban greening - tree planting, green roofs and walls and soft landscaping can help prevent summer overheating.
<b>Theme 4: Vibrant Neighbourhoods</b>				
<b>Issue</b>	<b>Key questions</b>	<b>Yes / No / Not relevant Comment</b>	<b>Policy requirements and standards</b>	<b>Why is it important</b>
<b>Health services</b>	Has the impact on healthcare services been addressed?	Yes – The Design and Access Statement advised that the Proposed Development would yield a population of 857 people. As noted in Table A1 and Figure A1 in Appendix A, there are two GP surgeries within 2km from the Site. Lakeside Medical Practice is located 1.9km	London Plan Policy S2 Health and social care facilities  <a href="#">NHS London Healthy Urban Development Unit Planning</a>	Poor access and quality of healthcare services exacerbates ill health, making effective treatment more difficult. The

# SGN Belvedere, Bexley

## Health Impact Assessment



		<p>away, and is staffed by 11 GPs (Full Time Equivalent) servicing 17,860 patients. The Belvedere Medical Centre is located 1.3km away and has 7.7 GP FTE servicing 17,806 patients. Based on average standards of 1,800 patients per GP FTE, there would be spare capacity for 1,868 patients at the Lakeside Medical surgery, but no spare capacity at the Belvedere Medical Centre.</p> <p>The existing service provision<sup>4</sup> can therefore meet the population generated by the Proposed Development.</p>	<p><u>Contributions Tool</u> (the HUDU Model)</p> <p><u>Social Infrastructure SPG</u> (2015)</p>	<p>provision of support services and advice on healthy living can prevent ill health.</p>
<b>Education</b>	<p>Has the impact on primary, secondary and post-19 education been addressed?</p>	<p>Yes – As shown in Table A2 in Appendix A, there are eight primary schools within a 2km catchment zone from the site, five of which have spare capacity of 125 seats for pupils. The GLA population yield calculator suggests that an additional 54 seats in the primary schools are needed to meet the need of the Proposed Development. This need can be satisfied by existing infrastructures near the site.</p> <p>The GLA Population Yield Calculator estimates a need for 30 secondary school and sixth form students aged 12-17. Based on the National Travel Survey, average distance travelled to school by secondary students is 4.5km. As shown in Table A3 in Appendix A, there are</p>	<p>London Plan Policy S3 Education and childcare facilities.</p>	<p>Access to a range of primary, secondary and post-19 education improves self-esteem, job opportunities and earning capacity.</p>

<sup>4</sup> A third GP practice, Station Road Surgery, is located 0.3km away from the Site. However this practice is a branch of the multi-site Bexley Group Practice, whose other branches are located outside of the 2km catchment. While this practice group has spare capacity for 2,370 patients, it is not possible to estimate the specific list size, GP FTE count and spare capacity of the Station Road Surgery branch on its own. To remain conservative this practice is therefore excluded from the analysis.

# SGN Belvedere, Bexley

## Health Impact Assessment



		<p>three non-selective secondary schools within that 4.5km catchment from the Site, however none of them have spare capacity. There are several selective schools with capacity in the catchment, which have specific admissions criteria, such as additional tests, however those are typically excluded from the capacity assessment as they may not service the Proposed Development. Nevertheless, the Woolwich Polytechnic School for Girls is a girls-only school in the catchment, with spare capacity for 396 students. This could help meet some demand from the Proposed Development, but not all of the demand given the evident imposed limitation. This school is also located in the Royal Borough of Greenwich and not in Bexley. Unmet demand would need to be mitigated, for instance through the use of Community Infrastructure Levy funding, as outlined in the LB Bexley 2008 Adopted Planning Obligations Guidance.</p>		
<p><b>Access to social infrastructure</b></p>	<p>Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?</p> <p>Have opportunities for multi-use and</p>	<p>Yes – The amenity space and local park will become the focal point for the development for residents to play and socialise. It will be located in the centre which makes it accessible by all residents. Flexible commercial floorspace will be delivered alongside Yarnton Way, which is proposed to include a residents only gym and retail space.</p>	<p>London Plan Policy S1 Developing London's social infrastructure</p> <p><u><a href="#">Social Infrastructure SPG (2015)</a></u></p>	<p>Good access to local services is a key element of a lifetime neighbourhood and additional services will be required to support new development. Not doing so will place pressure on existing services.</p> <p>Future social</p>

# SGN Belvedere, Bexley

## Health Impact Assessment



	the co-location of services been explored?			infrastructure requirements are set out in Borough infrastructure plans and developments will be expected to contribute towards additional services and facilities.
<b>Local employment and healthy workplaces</b>	<p>Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?</p> <p>Does the proposal promote the health and wellbeing of future employees by achieving</p>	<p>Yes – There will be provision of 218.31 sqm of commercial space along Yarnton Way that reflects market interest. Proposed future uses include retail space and a residential gym. Alternative uses also include residential workspaces that could provide desk spaces to remote workers working from home.</p> <p>The construction of the Proposed Development would likely generate temporary employment for local residents working in that sector. Based on relevant industry standards from the Construction Industry Training Board and Construction Skills Network, it is likely that the construction phase will generate apprenticeships and work placement opportunities.</p> <p>The Design and Access Statement indicates all commercial units will be designed and built to achieve a BREEAM 'very good' rating under the New Construction 2018 scheme.</p>	<p>London Plan Policy E11 Skills and opportunities for all</p> <p>Workplace environment - <a href="#">BREEAM health and wellbeing credits</a>.</p>	<p>Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Employment can aid recovery from physical and mental illnesses.</p> <p>Creating healthier workplaces can reduce ill health and employee sickness absence.</p>

# SGN Belvedere, Bexley

## Health Impact Assessment



	BREEAM health and wellbeing credits?			
<b>Access to local food shops</b>	<p>Does the proposal provide opportunities for local food shops?</p> <p>Does the proposal avoid an over-concentration or clustering of hot food takeaways in the local area?</p>	<p>Yes – Small local shops are proposed to be placed in the commercial spaces as stated in the Design and Access Statement, totalling circa 205 sqm.</p> <p>The scheme does not currently propose to include hot food takeaways. Given the proposed inclusion of retail uses on site, there is nevertheless a risk that a hot food takeaway shop could settle in the scheme. This should be avoided when future occupiers are selected.</p>	<p>London Plan Policies SD6 and SD7</p> <p>London Plan Policy E9 Retail, markets and hot food takeaways</p>	<p>A proliferation of hot food takeaways and other outlets selling fast food can harm the vitality and viability of local centres and undermine attempts to promote the consumption of healthy food, particularly in areas close to schools.</p>
<b>Public realm</b>	<p>Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?</p> <p>Does the proposal allow</p>	<p>Yes – As outlined in the Landscape Statement, the objective of the landscape strategy is to create a location for people of all backgrounds to live and gather. All residents can navigate within the site area through clear and legible routes. Moveable furniture, play on the way, exposed water course and usable open spaces will all make the public amenity area attractive and foster social interactions.</p> <p>The Access Statement states that the public realm will be designed in such a way that it will be wholly accessible to ambulant pedestrians and wheelchair users alike. With regards to non-residential uses, the Statement highlights</p>	<p>London Plan Policy D5 Inclusive design</p> <p>London Plan Policy D8 Public realm</p> <p><a href="#">Shaping Neighbourhoods. Accessible London: Achieving and Inclusive Environment SPG (Oct 2014)</a></p> <p>Housing SPG Standard 10 on activefrontages</p>	<p>The public realm has an important role to play in promoting walking and cycling, activity and social interaction. It also affects people's sense of place, security and belonging. It is a key component of a lifetime neighbourhood.</p> <p>Shelter,</p>

# SGN Belvedere, Bexley

## Health Impact Assessment



	people with mobility problems or a disability to access buildings and places?	that all external doors will have level thresholds, to ensure access.		landscaping, street lighting and seating can make spaces attractive and inviting.  Implementing inclusive design principles effectively creates an accessible environment, in particular for disabled and older people.
--	---	---	--	---

## 4. Conclusion

### 4.1. Summary of Key Findings

- 4.1.1. This section summarises the assessment. The HIA is underpinned by the Healthy Urban Planning Checklist (2017) in accordance with the LB Bexley's planning application validation requirements and the Mayor of London's Social Infrastructure SPG (2015). The report assesses the impacts of the Proposed Development across four key themes relevant to the health of residents.
- 4.1.2. The research finds that the Proposed Development is deemed to have a beneficial impact on the health of residents in the application site and surrounding area and that the aspects of the Proposed Development comply with relevant planning policies set out in the checklist, particularly across four key themes: Healthy Housing, Active Travel, Healthy Environment and Vibrant Neighbourhoods. Some potential negative impacts have been assessed, with regards to access to secondary schools for some students residing in the scheme, which would need to be mitigated through CIL financial contribution. The provision of retail commercial floorspace as part of the development could also result in a hot food takeaway locating on site, which should be avoided to promote healthy eating habits.
- 4.1.3. The Proposed Development would promote the health and wellbeing of existing and future residents through a range of measures, including the following:
- 39 residential units will be M4(3) wheelchair user dwellings and all other dwellings are designed to M4(2) wheelchair accessible standards, ensuring accessibility and good quality of life for people with disabilities;
  - Mitigation measures to ensure good sound insulation for the residential flats to avoid adverse noise impacts on residents;
  - A good mix of two to three bedroom houses and apartments will be provided to accommodate families;
  - The target provision of 10% affordable family-sized homes;
  - The provision of 728 long-stay cycle storage spaces and 17 short-stay cycle storage spaces to promote public transport and physical activity via cycling;
  - Measures will be put in place in the scheme to minimise care use;
  - Mitigation measures to minimise construction impacts, such as implementing speed limits and washing down all vehicles that enter/leave the construction site via wheel washers;
  - The provision of public amenity space to promote social cohesion between residents, develop an inclusive environment for people with disabilities, create a sense of community and encourage social interaction, including the provision of child play space in excess of requirements;
  - The provision of commercial floorspace, proposed to include a resident only gym and retail space.



## Appendix A – Social Infrastructure Capacity Assessment

**Table A1 Patient Capacity of GP Surgery within a 2km Catchment from the Site**

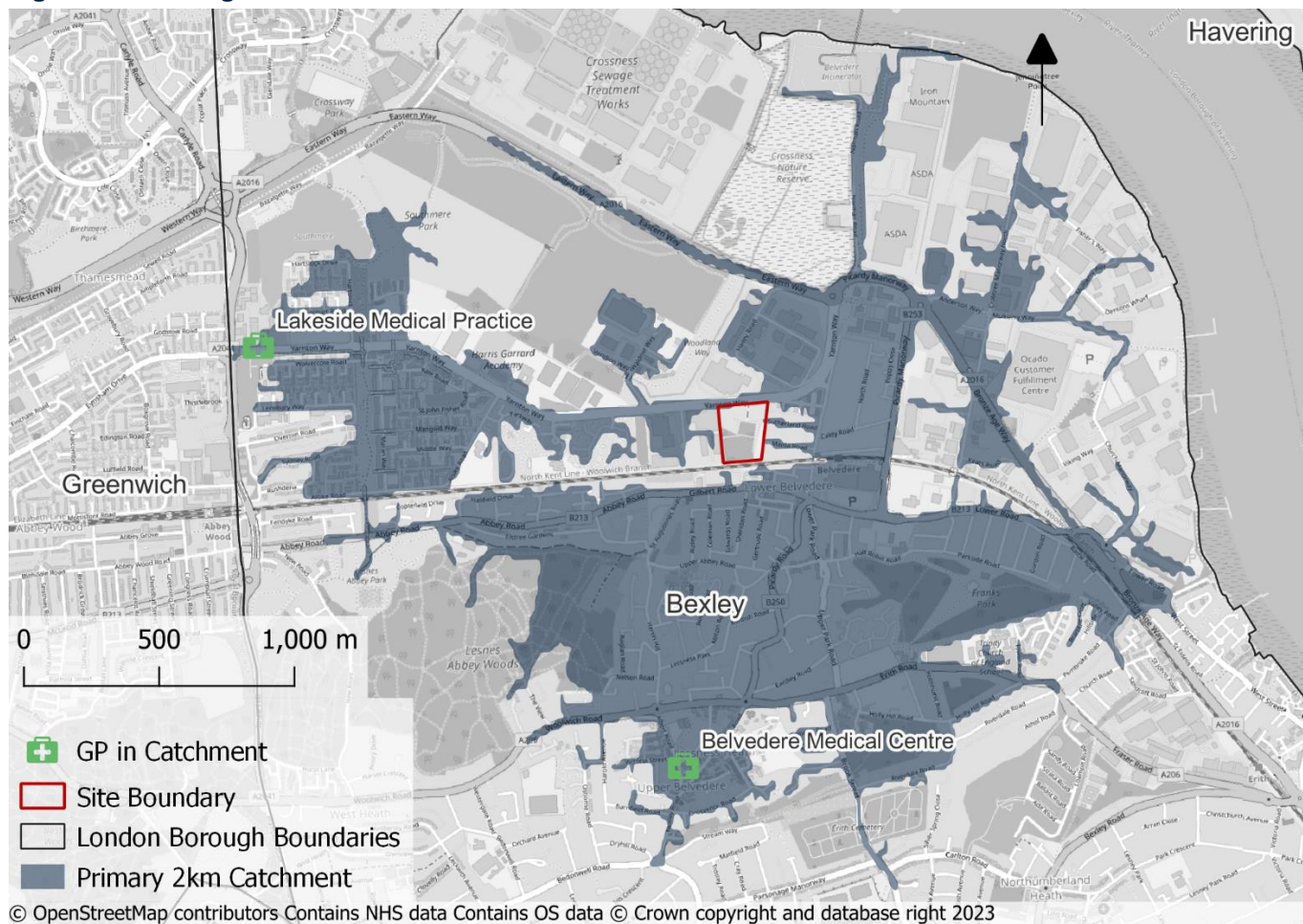
GP Name	Distance	Postcode	(A) List Size	(B) GP FTE	(C) Patients per GP (A / B)	(D) Spare Capacity ((1800 - C) * B)
Lakeside Medical	1.9km	SE2 9LH	17,860	10.96	1,630	1,868
Belvedere Medical Centre	1.3km	DA17 5LQ	17,806	7.65	2,327	0

Source: Savills using data from NHS Digital, General Practice Workforce, July 2023

**Note:**

- A third GP practice, Station Road Surgery, is located 0.3km away from the Site. However this practice is a branch of the multi-site Bexley Group Practice, whose other branches are located outside of the 2km catchment. While this practice group has spare capacity for 2,370 patients, it is not possible to estimate the specific list size, GP FTE count and spare capacity of the Station Road Surgery branch on its own. To remain conservative this practice is therefore excluded from the analysis.
- The 2km catchment is derived from *The Manual for Streets* (Department for Transport, 2007) which states that journeys up to 2km could be considered suitable for walking, where the journey would be safe for pedestrians and in attractive surroundings.

**Figure A1 GP Surgeries within a 2km Catchment from the Site**



© OpenStreetMap contributors Contains NHS data Contains OS data © Crown copyright and database right 2023

Source: Savills using data from NHS Digital, General Practice Workforce, July 2023

**Table A2 Pupil Capacity of Primary Schools within a 2km Catchment from the Site**

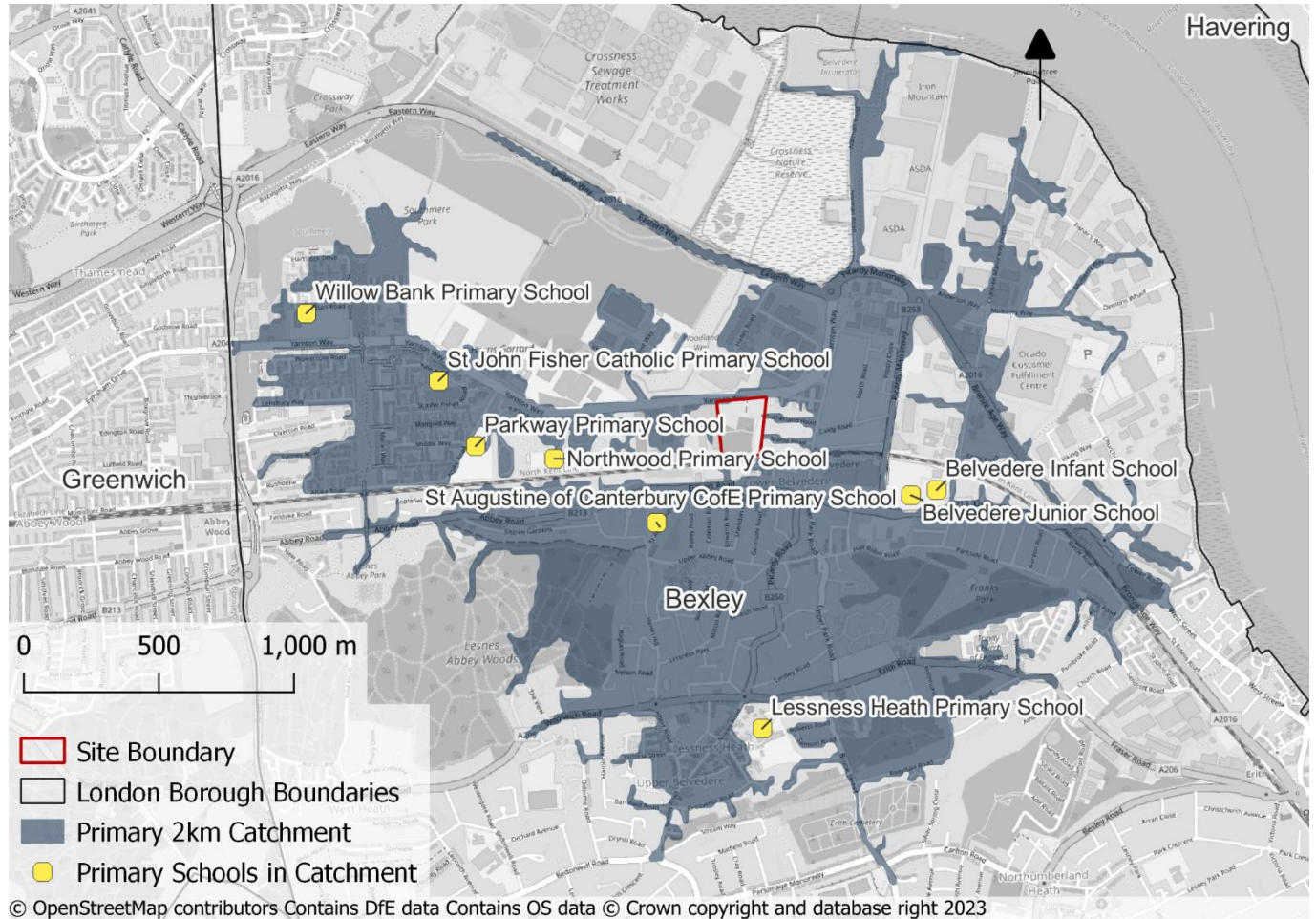
School Name	(A) School Capacity	(B) Number of Pupils	(C) Capacity, including 7.5% buffer (A * (1 - 0.075))	(D) Spare Capacity (C - D)
Parkway Primary School	276	236	255	19
St John Fisher Catholic Primary School	210	203	194	0
Willow Bank Primary School	420	338	389	51
Belvedere Junior School	360	333	333	0
St Augustine of Canterbury CofE Primary School	210	187	194	7
Lessness Heath Primary School	656	643	607	0
Northwood Primary School	240	187	222	35
Belvedere Infant School	322	285	298	13
<b>Total</b>	<b>2,694</b>	<b>2,412</b>	<b>2,492</b>	<b>125</b>

Source: Savills using data from Department for Education, Get Information about Schools, 2023

**Note:**

- The 2km catchment is derived from *The Manual for Streets* (Department for Transport, 2007) which states that journeys up to 2km could be considered suitable for walking, where the journey would be safe for pedestrians and in attractive surroundings.
- Note: The capacity assessment accounts for a 7.5% buffer in line with guidance from the National Audit Office (2013) *Capital Funding for New School Places* report.

**Figure A2 Primary Schools within a 2km Catchment from the Site**



Source: Savills using data from Department for Education, Get Information about Schools, 2023

**Table A3 Student Capacity of Secondary Schools within a 4.5km Catchment from the Site**

School Name	(A) School Capacity	(B) Number of Pupils	(C) Capacity, including 7.5% buffer (A * (1 - 0.075))	(D) Spare Capacity (C - D)
Trinity Church of England School, Belvedere	900	1071	833	0
Woolwich Polytechnic School	1349	1562	1248	0
St Paul's Academy	1200	1160	1110	0
Woolwich Polytechnic School for Girls	1200	714	1110	396
<b>Total</b>	<b>4649</b>	<b>4507</b>	<b>4300</b>	<b>396</b>

Source: Savills using data from Department for Education, Get Information about Schools, 2023

Notes:

- The Catchment distance is derived from the average distance travelled to school by pupils aged 11-16 in London, from Tale 9908c of the National Travel Survey. Due to the Covid-19 pandemic and associated lockdowns and travel restrictions, the sample size for data from 2020 to 2022 is considered to be inadequate, and the travel distance data from 2019 is therefore used in this analysis.
- The capacity assessment accounts for a 7.5% buffer in line with guidance from the National Audit Office (2013) Capital Funding for New School Places report.
- The assessment of capacity excludes selective schools, in line with best practice, with the exception of the Woolwich Polytechnic School for Girls, which, as a girls' only school without any other selective admission criteria, would be able to meet some of the demand of the Proposed Development.

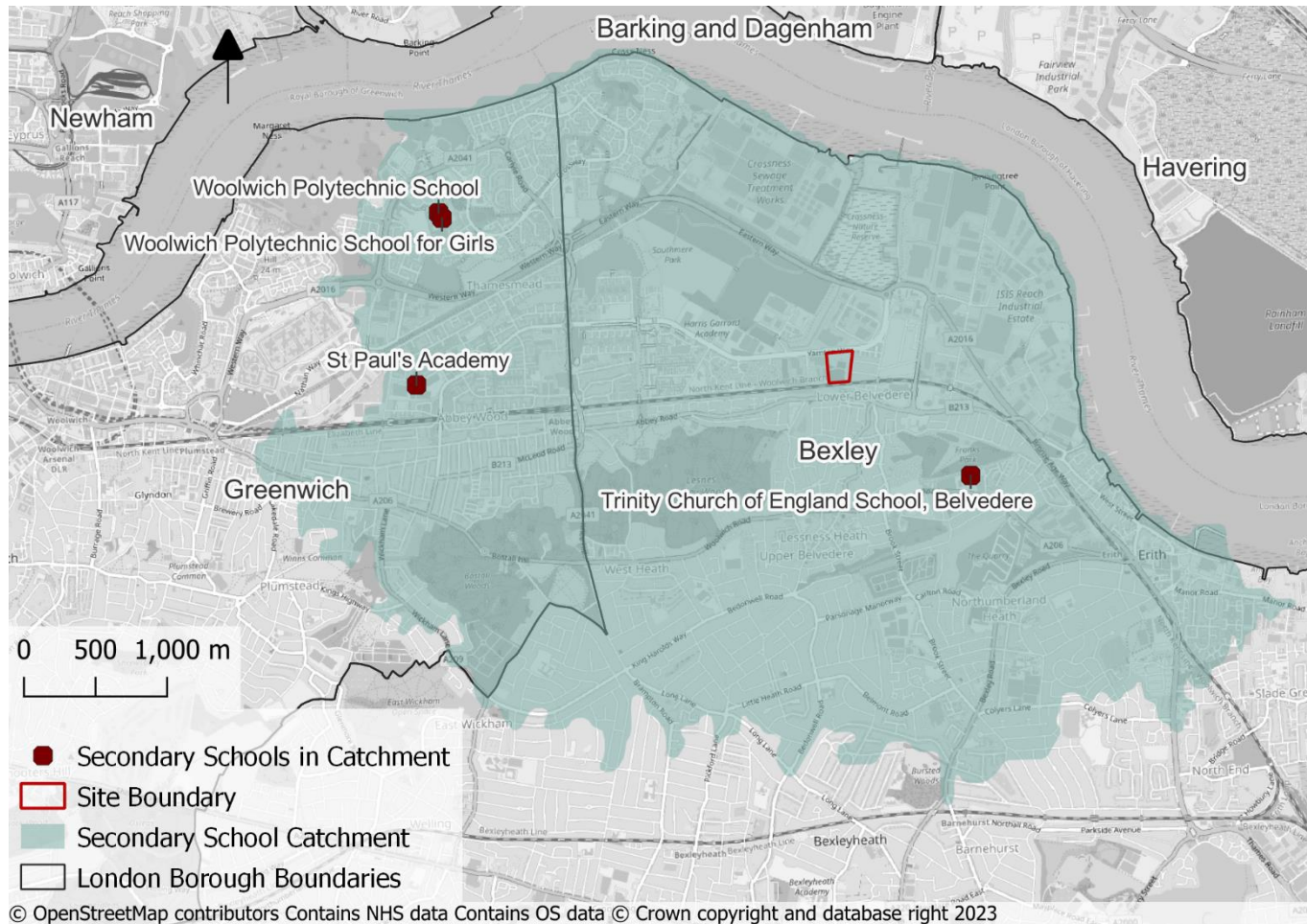


# SGN Belvedere, Bexley

## Health Impact Assessment



Figure A3 Secondary Schools within a 4.5km Catchment from the Site



Source: Savills using data from Department for Education, Get Information about Schools, 2023

**Stefanos Zymis**  
Director

+44 (0) 203 320 8275  
+44 (0) 780 799 9756  
[stefanos.zymis@savills.com](mailto:stefanos.zymis@savills.com)