

# **Brentford Area Development Health Impact Assessment**

## **FINAL REPORT 2**

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## Executive Summary

Brentford is an area towards the east of the London Borough of Hounslow (LBH). It lies on the western edge of London, north of the river Thames and to the east of Heathrow airport. It is currently undergoing a large programme of development guided by the existing Urban Development Plan (UDP).

There have been a number of plans for Brentford over recent years. The London Borough of Hounslow is currently developing a Brentford Area Action Plan (BAAP) to co-ordinate the activities, incorporate strategic planning guidance as set out in the Mayor's strategy and review the parts of the UDP that relate specifically to the Brentford Area. It is due to be adopted in October 2007.

There are several key policies relating to the development, they include the Brentford Regeneration Area (policy IMP 3.1) that lists broad objectives for the area as:

- To maintain and support existing businesses whilst creating new jobs and investment;
- Implement environmental improvements, with special attention to the town centre, the Thames and canal side and conservation areas;
- To reduce crime and increase community safety;
- To improve the housing stock including affordable housing;
- To provide a range of community, cultural and leisure facilities; and
- To provide a high quality built environment.

In February 2005 the London Borough of Hounslow Scrutiny Committee decided to commission a Health Impact Assessment (HIA) of the overall development plans for Brentford. This followed concerns expressed by some of the local residents.

The Public Health Directorate of Hounslow Primary Care Trust (HPCT) agreed to lead the assessment. The initial process began in May 2005 and involved numerous processes that are detailed in the main report. These include reading through a range of local plans and policies, requesting additional local information, reviewing research from similar urban developments, interviewing key organisations and individuals (see Appendix 2), presenting to a Scrutiny meeting, facilitating a stakeholder consultation event, collating responses, analysing the findings, drafting an interim report in October 2005 for circulation and discussion. The process was completed in January 2006 with this report and recommendations being presented to the Scrutiny committee.

The whole exercise has been time consuming and costly. The direct costs to the PCT are calculated at approximately £10,000. This does not include any additional time spent by employees of the PCT, Local Authority or community organisations who kindly gave information to inform the consultation. It is an estimate of the costs of the Public Health team expertise.

The HIA report is well placed to provide a formal and supportive contribution to the forthcoming Brentford Area Action Plan. Indeed some of the processes have been duplicated and many of the recommendations are mirrored in the preferred options of the BAAP and could help to strengthen the emerging Area Plan. It has shown that it would be beneficial to strengthen partnerships to utilise available mechanisms for maximising health gain in any future development.

### **The key findings**

A social model of health (see Appendix 1) was used to determine the impact on the health of the community. It is recognised that health is influenced by a broad range of factors, such as educational attainment, housing, employment, family background and is not just reliant on health services. The key findings include:

- 1. Communication**  
A lack of adequate communication and overall co-ordination of the area developments
- 2. Co-ordination**  
A range of different people complained that they are often not aware of what others are doing or planning for the area.
- 3. Capital development focus**  
There is a perceived focus on capital development and less attention to the needs of the community. There is insufficient reference to the development of healthier communities in the Brentford Regeneration Area policy.
- 4. Planning and Vision**  
There is a perceived lack of vision and insufficient long-term planning for the area. Some suggest concerns about the legacy that future generations will inherit. The use of the term “we are fast becoming the ‘Manhattan’ of west London” is entering into the local vocabulary.
- 5. Poverty**  
Ground rentals for community organisations are rising and resulting in a loss of local voluntary and community group support
- 6. Funding**  
Funding opportunities for additional health service developments and facilities have been missed.
- 7. Social inclusion**  
There is much interest from local residents in ensuring good inclusion and involvement with those who live in local estates and the new arrivals to the area.

**8. Employment**

There is keen interest in retaining a good mix of residential and employment sites, providing local employment opportunities and maximising options for working closer to home, thus reducing the need to travel out of area to work.

**9. Air quality and pollution**

There is a high level of concern about current levels of pollution and management of traffic congestion. There is much interest in working to ensure the best use of mechanisms to protect people from hazards and dangers.

**10. Housing**

There is a predominance of one and two-bedroom accommodation. There is a high level of interest in developments including a greater mix of housing size in order to enable growing families to remain in the locality.

**11. Social Environment**

Any improvements to the social environment are generally seen as real opportunities for the local community to contribute to and benefit from the improvements. There is a widely felt anxiety about providing a poor environment for the next generation.

**12. Crime and Community Safety**

There is a potential for an increase in theft, anti-social behaviour due to alcohol and road traffic accidents in vulnerable groups.

**13. Community services and health facilities**

There are mixed feelings about current local facilities and keen anticipation that the new developments will support the overall improvement and expansion of health and social services, a better range of shops, social venues and support agencies. There are an increasing number of families with young children being supported by community and voluntary sector agencies due to low levels of formal community health care support. There is likely to be pressure on existing transportation systems, including public transport.

**14. Individuals and community groups**

The evolving community of Brentford will be broad and have diverse strengths and needs. It is important to the positive development of the area to ensure that people are enabled to contribute to the growth of a supportive and welcoming environment.

**Recommendations include:**

**1. Communication**

A need to ensure good a high level of communication with residents, community groups, service providers, other local government

departments and interested parties. The responsibility, accountability and mechanisms for this are important considerations

**2. Co-ordination**

Greater consultation and interagency engagement with respect to the area development and the longer-term community needs.

**3. Capital development focus**

Introduction of mechanisms to ensure a shift towards community development, inclusion and local capacity building rather than maintaining the focus on capital development. This should include formal policy inclusion to promote healthier environments. It is currently missing from the Brentford Regeneration Area broad objectives.

**4. Planning and Vision**

Improved mechanisms for engaging with a broader local community about the plans and vision for the area, including residents to the north of the M4.

**5. Poverty**

Consideration of community needs and affordable rental space to be included as a dimension in the overall planning of the area

**6. Funding**

The Local Authority and Hounslow Primary Care Trust to ensure a full engagement in regular formal discussions about planning application and participation in section 106 contributions.

**7. Social inclusion**

A shift towards greater community development, inclusion and local capacity building.

A Review of current mechanisms to reduce the potential for new developments to become isolated or self-contained communities.

**8. Employment**

Encouragement of greater support for a good variety of local jobs for local people

**9. Air quality and pollution**

Greater support for traffic management schemes, green transport plans and public transport, improved reporting arrangements for the public to report pollution and noise concerns and encouragement of local retailers to reduce local journeys to shop.

**10. Housing**

Greater development of larger unit accommodation to encourage local movement of residents rather than transient families

Ensure enforcement of policies and systems and utilisation of modern technology to reduce negative effects of pollution and noise

- 11. Social Environment**  
Encouragement of systems for contributing to a sustainable and greener community environment within all new developments
- 12. Crime and Community Safety**  
Support for more community policing and road traffic management schemes to assist the more vulnerable members of the community
- 13. Community services and health facilities**  
Increased level of communication with planners and developers in order to plan, fund and provide for future services, shops and services  
Pre-emptive investment in capacity and facilities for primary care, community and hospital support with greater application and use of appropriate funding, namely section 106.  
Review the level of support needed from the statutory sector by community organisations engaged in voluntary, informal activities with maternal and child-care.  
Review existing transport and parking services in line with anticipated growth in population and need
- 14. Individuals and community groups**  
Ensure planning to include appropriate services for the needs of the broader community including: infants, children, young people, adults, older people, and families.  
Encourage good community networks and affordable facilities for meetings and social events  
Ensure adequate assistance for voluntary sector and community organisations to continue to provide networks, support and advocacy for individuals and groups.

#### **Further Discussion**

The above recommendations should be further supported by an agreement between agencies to work in closer partnership to:

- Nominate lead agencies or departments
- Identify specific mechanisms for achievement,
- Undertake robust review and evaluation processes with set timescales and
- Ensure formal evaluation and monitoring procedures.

## **1. Introduction**

In February, the Hounslow Health and Social Care Scrutiny Panel commissioned a health impact assessment (HIA) on the Brentford Area Development. This followed concerns about the anticipated increase in population expressed by residents of the Brentford area<sup>1</sup>, particularly those involved in the Brentford Community Council.

Maggie McNab, Assistant Director of Public Health (Health Improvement), Hounslow Primary Care Trust (PCT), with initial assistance from Kathryn Goldin, Public Health Manager, Hounslow PCT/London Borough of Hounslow, embarked on a formal exercise to assess the level of health impacts.

The first scoping stage of the Brentford Health Impact Assessment (BHIA) took place over the months of May to September. It involved interviews with numerous stakeholders, desk research, and data analysis. The process was assisted by the use of a Rapid Interactive Tool, adapted from the GLA and Institute of Public Health Ireland.

The next stage developed the work further, invited wider stakeholder engagement including staging a public consultation event (see an expanded list of the stakeholder contacts and other contributors in Appendix 2) and added an overview of evidence gained from other HIAs undertaken on areas of urban development.

The final stage now draws conclusions from the whole exercise and makes recommendations for future action.

## **2. Background**

Brentford is currently undergoing a large programme of development guided by the existing Urban Development Plan (UDP).

There have been a number of plans for Brentford over recent years. The London Borough of Hounslow is currently developing a Brentford Area Action Plan (BAAP) to co-ordinate the activities, incorporate strategic planning guidance as set out in the Mayor's strategy and review the parts of the UDP that relate specifically to the Brentford Area. It is due to be adopted in October 2007.

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<sup>1</sup> For the purposes of this HIA, the area termed "Brentford" is co-terminous with the area identified within the Brentford Area Action Plan. See [http://www.hounslow.gov.uk/home/az\\_services/b/brentfordanewplan.htm](http://www.hounslow.gov.uk/home/az_services/b/brentfordanewplan.htm)

There are several key policies relating to the development and available on the Council's website [www.hounslow.gov.uk](http://www.hounslow.gov.uk). They include the Brentford Regeneration Area (policy IMP 3.1) that lists broad objectives for the area as:

- To maintain and support existing businesses whilst creating new jobs and investment;
- Implement environmental improvements, with special attention to the town centre, the Thames and canal side and conservation areas;
- To reduce crime and increase community safety;
- To improve the housing stock including affordable housing;
- To provide a range of community, cultural and leisure facilities; and
- To provide a high quality built environment.

## 2.1. Overview of Population Gain

Within the area defined for the Brentford Area development, see Brentford Plan review document at [www.hounslow.gov.uk](http://www.hounslow.gov.uk) where this is shown as a map on page 6, the number of residential units completed is estimated to be over 1000 (Approx. 1,168 units) since 2001. This includes 743 units within the Town Centre (British Waterways site and Ferry Lane site) and 232 within the Eastern gateway (Former British Gas site).

Furthermore, there are approximately 605 units in the pipeline in the BAAP area. This includes permissions for housing on the former Pilot Works site (Paragon) with a total of 221 key worker homes and 135 cluster flats incorporating 849 rooms for student accommodation, and the Thames Water site in the eastern gateway for 353 units. In addition to the figure of 605, there is potential for an additional 370 units in the town centre (Land South of the High Street) and 755 units in Wallis House (Great West Road) that have been approved and are both subject to legal agreement.

Application for development of 238 units on the Kew Bridge site has yet to be determined as the initial planning has been refused and is being appealed.

This is a rough estimate of 4,000 units (including the single rooms for students)

## 2.2. What is a Health Impact Assessment?

The purpose of any health impact assessment (HIA) is:

- To assess the potential health impacts - positive and negative - of policies, programmes and projects on a defined population
- To improve the quality of public policy decision-making, through evidence-based recommendations, to enhance predicted positive health impacts and minimise negative ones<sup>2</sup>.

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<sup>2</sup> Barnes, Ruth. 10 Minute Guide to Health Impact Assessment. ONLINE: <http://www.ihia.org.uk/hiaguide.html>

HIA is a practical process, procedure, method or tool that:

- Identifies, using best evidence available, current or potential impacts on health, both short and long term
- Uses a social model of health that recognises the contribution that employment, housing and other factors are important for health (see Appendix 1)
- Facilitates public participation in decision making;
- Facilitates cross-organisational working;
- Increases the skills of those participating in the process;
- Raises awareness and understanding of public health and places it on the agenda of other agencies and decision makers;
- Provides a systematic and transparent appraisal process for formulating recommendations to inform decision makers

Specifically for the BHIA, the assessors sought to:

- Determine the level of impacts that the physical developments within the area would have on the health and well-being of the population
- Identify key recommendations for mitigating the negative impacts and realising any positive impacts

### **2.3. The Scope of the Brentford HIA**

Due to limited time availability, it was agreed that an intermediate level HIA would provide a sufficient level of understanding of the impacts of the new developments upon the health of the Brentford community. At this level the HIA is not a comprehensive assessment of the health impacts, rather provides an indication of potential health gains and losses for the area.

At this level, assessors:

- Undertake a review of the available evidence and any similar HIAs opinions
- Explore experiences and expectations of those concerned with, or affected by, the proposal
- Produce and analyse some new information.

The preferred starting point for a health impact assessment is a proposal that has yet to be implemented. This way, any recommendations can be made at the planning stage to maximise health gain and prevent the implementation of more harmful elements. This has not been possible to do in this context. An area's development is a continual process with various stages of development, stasis, and decline. Brentford has experienced a significant period of growth, particularly since 2001, and this report tries to look both retrospectively at this, as well as looking forward at the planned development.

This HIA uses an adaptation of the GLA HIA Screening Tool and the Public Health Ireland's rapid Interactive Tool to structure the report and recommendations.

The Brentford area has been the subject of a number of studies over the past few years, including Brentford Regeneration Framework [http://www.hounslow.gov.uk/brentford\\_regeneration\\_framework](http://www.hounslow.gov.uk/brentford_regeneration_framework) the Brentford Area Action Plan <http://www.hounslow.gov.uk/baap-background-paper.pdf> with current review shortly to be published and Brentford-A New Plan <http://www.hounslow.gov.uk/brentfordanewplan> . Collectively, these reports provide a comprehensive overview of the demographics, history and planned developments in the area. It was not felt that the Brentford HIA needed to re-state this background, but rather should provide a concise assessment of the potential impacts upon the area of the development.

## 2.4. HIAs on urban developments

Undertaking a HIA on an urban development is not a new process. There have now been a significant number of HIAs undertaken on urban town centre or housing re-developments. These range from Rapid Reviews through to comprehensive exercises involving major reviews of evidence and stakeholder involvement such as Kings Cross. It is important to learn from the findings of these and to establish if there is any transferability of estimation of impact.

The Transport and Health Study Group<sup>i</sup> undertook a rapid review of academic evidence linking physical, social and economic change to health change. These findings are relevant to a housing development programme where there is going to be construction, traffic management, established communities mixing with new residents, and changing demographics. The diagram below shows how, in the short term, most impacts are likely to have a negative impact on health, whilst in the longer term the impact is likely to be positive for health.

Health determinant	Construction - Short term	Completion - long term
Air pollution	↑	↓
Road traffic injuries	↑	↓
Physical activity	↓	↑
Community severance	↑	↓
Noise	↑	↓
Access/mobility	↓	↑
Inequalities	↑	↓

Adapted from Transport and Health Study Group

↑ = increasing the health determinant, ↓ = decreasing the health determinant

This demonstrates that there are likely to be long-term positive benefits for health with a major housing development. However, in the short term some impacts are more likely to be negative.

This means that planning applications should be considered on the basis of how they can minimise the negative impacts such as strict adherence to health and safety, promoting complaints help-lines, managing any decanting in phases with particular attention to the elderly and with regards to supporting those who are likely to be anxious about the programme.

## **2.5. Implications of Urban Development**

Research evidence shows that the impact of an urban development can be both negative and positive. Paragraphs 2.6.1 – 2.6.5 provide a brief summary of areas of potential impact resulting from urban developments

### **2.5.1 Housing conditions**

Housing can have a significant impact on health. People in social rented housing are more likely to die before they are 65 than those living in owner occupied housing. Also people living in rented housing are more likely to report poor health status than owner-occupiers. The reasons for this are complex. However, poor construction methods, the use of inferior materials and poor standards of renovation and repair create the conditions that lead to poor health.

Adults living in damp and mouldy dwellings are more likely to report more symptoms overall, including nausea and vomiting, blocked nose, breathlessness, backache, fainting, and bad nerves. Children living in damp and mouldy dwellings have a greater prevalence of respiratory symptoms and headaches and fever (Platt, Williamson). Several reviews have sought to establish whether housing refurbishment has a positive impact on health. Results can be tentative or impressionistic because of the difficulties of isolating and tracking behaviours accurately. Nonetheless a number of studies have successfully linked improvements in housing condition and the consumption of health services such as GP appointments, prescriptions, and indirect benefits such as self-care, decision making, preventative care and increased feelings of safety and reduced levels of criminal activity (Carr-Hill, Ambrose and Thompson, Blackman).

However, improvements to housing conditions may increase resistance to illness but may be insufficient to produce gain especially in areas of multiple disadvantage (Hopton and Hunt).

### **2.5.2 Social and economic impacts**

The regeneration process can lead to higher costs in terms of rent, Council tax, utility bills, and insurance which can impact negatively on people's income and their ability to live healthily which may undermine the substantial health gains and higher resident satisfaction levels arising from the regeneration process. Significant negative impacts arising from an increase in non-

substitutable household costs and / or an increase in benefit dependency that neither redresses poverty nor enables residents to take up work. This raises real concern about the long-term sustainability of health gain arising from improvements in the built environment (Ambrose and McDonald).

Self-reported health status is linked to housing tenure and socioeconomic status disadvantage in neighbourhoods creates a distinct 'social milieu' which is often characterised by social isolation. This can have a knock on effect in terms of a community's ability to sustain basic community institutions and hence to provide informal methods of control (Wilson). Whilst mixed tenure in an area does not by itself bring people together the presence of home-owners in an area does help to reduce any stigma associated with living there (Atkinson). Pepper-potting of different tenures may make marketing more difficult but is more conducive to social interaction (Atkinson and Kintrea). Home owners can also make a contribution to transforming derived communities but change may be slow (Ellaway).

Cameron et al cite evidence, such as that from Huxley and Evans, that 'urban initiatives intended to enhance quality of life or mental health need to promote security, increase leisure opportunities, foster 'social capital', and improve the image of the locality. Attention given to building up social capital has been presented as a possible springboard for positive action to reduce health inequalities.'

### **2.5.3 Environment and community safety**

Open spaces are important to all age groups as a place for social interaction and pursuing leisure activity. There is a strong correlation between the availability of usable green space and social cohesion (Kweon). The use of green outdoor common spaces is a good measure of the strength of neighbourhood social ties and sense of community. Green open space is important in terms of the ability to take exercise and use walkable green space has been shown to lengthen life for older people (Takano, Nakamura and Watnabe).

The inaccessibility or perceived lack of safety of external play spaces leads to young children being stuck at home with more intra-family conflict and greater social isolation from friends (Halpern; Gifford). The provision of safe play areas can lead to improvements in children's behaviour and improve attentiveness and concentration. The provision of specific safe play areas can increase the use of public space by the carers of young children. Kawachi found strongest correlates of violent crime (robbery, homicide and assault) were interpersonal trust and the proportion of female-headed households. Violent crimes were consistently associated with relative deprivation (income inequality) and low social capital.

Burglary was associated with deprivation and low social capital. Areas with high crime rates tended to exhibit higher mortality rates from all causes

suggesting that crime and population health share the same social origins. “Crime is a mirror of the quality of the social environment”.

Designing out fear of crime is based on the notion that physical design can reduce fear through altering the social world. Studies examining changes to aspects of environmental design eg strengthening housing defences and altering street lighting have failed to come up with consistent findings. A qualitative study examining women’s fear of violent attack in Edinburgh and Helsinki (389 questionnaires in Edinburgh and 666 households in Helsinki from the Safety of Finns Survey) investigated whether it was possible to design out crime and in particular women’s’ fear of violence.<sup>3</sup>

#### **2.5.4. Access to services**

##### **Public transport**

Housing tenure and access to a car are related to self-esteem and social organisation. This is partly related to the ability to avoid the inconvenience of public transport (McIntyre and Kearns). Although this was more true of men than of women – where car access was not a significant predictor of health. Also women were more likely to see access to public transport to be beneficial because it was cheaper and involved fewer personal responsibilities. Nonetheless, poorer people are likely to be exposed to threatening situations because of their greater reliance on public transport (Pantazis).

##### **People with disabilities**

Improvement in accessibility can improve people’s mobility and promote their independence (Baba). Housing form, density, accessibility, entrance type and position, and control over the buffer zone between private and public domains can lead to improvements in mental health and depression - using the Center for Epidemiological Studies Depression Scale (Welch). Typical problems are steps/ stairs, lack of a downstairs toilet, difficulties in using the bathroom and kitchen, and doorways that are too narrow (Oldman and Beresford). Whilst some of these problems have been dealt with by the extension of Part M of the Building Regulations to domestic property it is important that these are fully implemented in new build and that the same principles are applied to Refurbished buildings (Joseph Rowntree Foundation).

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<sup>3</sup> Koskela H and R., P. Revisiting fear and place: women’s fear of attack and the built environment. *Geoforum*, 31 pp.269-280, 2000

### **3. Methodology**

Interviews were carried out with a number of key stakeholders representing the community, voluntary sector, planning, primary care, public health, community safety, Brentford Football Club, environmental health, environmental policy, housing, education, childcare and early years, and primary care (see Appendix 2).

Two public consultation and communication events were held to ensure that the wider public had opportunities to engage in the process. Participation and consultation with community and voluntary groups was also achieved.

A number of subsidiary reports were commissioned to encapsulate the changes in demographics. Working with planning, a number of models were run to determine the level of planning contributions needed to compensate the health services for the increased population.

To supplement this a rapid review of published HIAs on large-scale urban developments, and of evidence on risks of health impact on interventions, such as Housing, was undertaken. This serves to provide an objectivity and validity to the findings from the stakeholder interviews.

The initial findings were collated into a report that was circulated to prompt and invite further comment. Additional material was then added to the first draft report. Finally conclusions were drawn for analysis and key recommendations were made.

### **4. Outcome of the Consultation Process**

Key issues raised in the consultation process mirror many that are found in national studies (see 2.2). They include social and economic factors, environmental issues, community facilities and health services, and some further points raised by individuals and community representatives.

#### **4.1. Social and economic factors**

An additional middle class population may impact on the poorer members of the existing community, as it will highlight the comparative gap between groups.

##### **4.1.1. Poverty**

###### **Key issues raised:**

The development is likely to bring in more resources and funding and to create local jobs. As the whole area is improved there will be more money coming into the system, council taxes etc and more services being used and needed for the local population. This can provide opportunities for further regeneration of the area and improvements in facilities, e.g. additional youth facilities.

However, a rise in status in the area is likely to result in higher overall rentals and may affect ground rental. This was found in relation to refugees and asylum seekers, where relevant support organisations have recently moved out of the area to seek cheaper premises because of a rise in the cost of their rented accommodation. As the area is improved the effect on the eligibility to claim funding due to deprivation is likely to be reduced.

#### **4.1.2. Funding**

##### **Key issues raised:**

The developments provide a good opportunity to gain and utilise additional external funding sources to improve local services.

To date, there is no recorded cash contribution to the PCT for developments in the area.

Using the model for calculating Section 106 contributions developed by the Healthy Urban Development Unit (HUDU), the population growth in Brentford will have significant impacts on the health services. For example, the overall population increase could potentially require:

- 1.7 elective hospital beds
- 7.8 non-elective hospital beds
- 2.4 mental health beds
- 2 additional GPs

Using the HUDU formula demonstrates that Brentford has missed out on approximately £800,000 for developments that have already been built. An approximate amount of £1,000,000 would be needed for any development with an additional 2,000 residents.

As the area is improved the effect on the eligibility to claim funding due to deprivation is likely to be reduced.

#### **4.1.3. Social Inclusion**

##### **Key issues raised:**

The building and maintaining of sustainable communities was a continuous theme that was raised as an important issue. There is some optimism that the new development will support better inclusion as a new cohort of articulate residents works to integrate and establish itself into the community.

There is concern that the newer communities will further exclude existing, working-class communities. Residents want to encourage better inclusion and involvement with those who live in local estates and the new arrivals to the area. There are also fears that some of the new developments might develop as inclusive communities and not become very integrated with the existing communities of Brentford. An example was cited of leisure facilities in a new development being accessible only to new residents, and not available to the other residents in the nearby community.

It is thought that some of the new developments will attract largely working couples and older people. A reduction in available daytime social support for the older members of the new community developments by their neighbours

might be a possible area of concern when the working couples temporarily leave the home vicinity for the workplace.

Local churches are viewed as important centres of inclusion. They have well-developed roles in co-ordinating (Soul in Brentford) and offering community support. This includes a popular Open House Community Café and a number of support groups at St Paul's Church and the Brentford Free Church. This provides a base for the Brentford Community Network (a forum for those who invest into the communities of Brentford) and voluntary Young Mums' and Toddler groups (see section on Faith Groups above). However, there are real concerns about sustaining adequate funding for this informal function. Additional formal advice and family support will be a likely requirement from community nursing/health visiting teams that are already poorly resourced. There are also concerns about the capacity within the statutory sector to offer this professional support when needed.

A varied network of improved local shops is also favoured, to enable local people to gain a better sense of the value of the local community (and reduce the need to make journeys out of the area).

#### **4.1.4. Employment**

##### **Key issues raised:**

Residents are keen to retain a good mix of residential and employment sites. This includes keeping most local employment sites, especially those in close proximity to main roads, rather than reducing the current mix. This should mean that residents are enabled to work closer to home, where possible, reducing the absolute need to commute out to work and providing some level of local employment.

There is a high level of interest in encouraging a good level of local jobs for local people. There are concerns that the local employment opportunities may be rather limited and not varied enough to encourage the newer communities to work locally, so adding to the need to travel out of area to work.

## **4.2. Environmental Issues**

### **4.2.1. Air quality and pollution**

#### **Key issues raised:**

Any increase in population is likely to increase local traffic. Brentford is an Air Quality Management Area with section 106 serving as a mechanism for ensuring better services, e.g. Further improvements to public transport.

There are big concerns from residents and other stakeholders about any further increase in local traffic. Areas for more discussion, management and action include:

- Volume of traffic
- Traffic congestion
- Air pollution

Concern is greatest about the High Street and the Great West Road, where there is already known congestion and high pollution caused by frequent traffic lights with a lot of traffic idling and then accelerating.

There are concerns about the pollution from the M4 elevated section that passes right across the whole of the development area. There is also some apprehension about possible future plans for introduction of a motorway toll system that may result in additional traffic use of the Great West Road.

There is anxiety about the relocation of a Thames Valley University campus where parts of the new building appear to be hanging over the motorway.

#### **4.2.2. Housing**

##### **Key issues raised:**

It is essential to ensure that any residential dwelling that is planned in close proximity to major transport routes is protected from both pollution and noise. We have a good opportunity to benefit from current awareness and modern technology. We can reduce negative effects by insisting on enforcement of policies and systems. This means ensuring that robust systems are put into place to protect the living space of any residents. For example, there is a need to ensure excellent ventilation, good sound proofing and best placement of living areas. This should include siting sitting, relaxing and sleeping areas so that they are located away from the source of the hazard and ensuring that the more functional areas such as kitchens and toilet areas face the main transport routes.

There are concerns about a need for better consideration of the effects of planning permission, and the use of regulations to support reduction in nuisance for residents living above mixed-use properties. In such buildings people might be living over shops, cafes, restaurants etc and be subjected to undue noise late into the evening. Issuing of licences for premises to serve alcohol is an area for debate where people living above restaurants and cafes can be adversely affected by excessive noise at unsociable hours.

High rise developments are thought to be out of character for the area and have documented health and social impacts. There is a high level of concern that new developments are far too high and a call for a 2-3 storey limit on the Brentford High Street and protection of river and waterside space. There are concerns about any waterside building developments. At the moment, with some recent exceptions, there is a relatively wide skyline to the north of the river facing south over Kew Gardens. High priority is given to retaining excellent local public access and thoroughfare and to any waterside developments being kept relatively low-rise and well back from the water edge so that the skyline, light, use and access is maximised.

The predominance of 1-2 bedroom accommodation and lack of larger residential dwellings is a general concern with residents requesting a greater number of larger sized properties to encourage growing families and families needing carers to remain in the locality.

The building of residential high rise accommodation and the short-term use and need for cranes for lifting is blamed for recent disturbance and interference with mobile telephones.

#### **4.2.3. Social Environment and Open spaces**

##### **Key issues raised:**

There is keen interest in improving access to green and open spaces with calls for preserving all existing green space and enthusiasm for ensuring they are built into future developments. The development of a village atmosphere in the town centre and the development to the south of the High Street are favoured. The view is that this would encourage people to get out into the community, socialise with one another and become more fit and healthy.

Many residents regard any improvements to the social environment as real opportunities for the local community to contribute to and benefit from the improvements. However, as many in the population feel poorly communicated with and that the future building development is still uncertain, the fear of the unknown remains a concern. There is enthusiasm for good planning and a widely felt anxiety about providing a poor environment for the next generation.

There is apprehension about new waterside and town developments and the possibility of attracting numbers of customers from outside the area for socialising, including aspects of antisocial behaviour and evening noise. There are also concerns about developments in close proximity to main roads and waterways with anxiety about safety, loss of light and leisure spaces.

The Great West Road already has a divisive impact on the local community as it breaks up the north and the south of Brentford. Residents to the north who are not included in the geographical area of the BAAP are keen to have a voice about the area developments. Many such residents feel they are being largely excluded from the current plans and consultations even though they are being hugely affected by the day-to-day growth of buildings, increasing traffic hazards, pollution and road safety etc. They are calling for better local facilities to encourage a reduction in their need to travel away from the home environment to shop and want to be included in the development of the area.

The football club provides a good social network and offers additional community facilities. However, it may attract rather a small cross-section of the community so there is also a call for a broader range of facilities to suit wider community needs.

#### **4.2.4. Water Quality**

##### **Key issues raised:**

There are no known issues about water provision for household consumption.

Reassurance has been given about concerns raised in relation to the adequacy of the existing systems for sewage and waste disposal and the

adequacy of flood management for dwellings being erected in close proximity to the river. However, residents report a strong smell of sewage in close proximity to the new flats at Brentford Canal.

#### **4.2.5. Recycling and Waste Disposal**

##### **Key issues raised:**

There is a keen interest in developing modern systems for waste disposal and maximising on recycling opportunities. This includes support for a local shop or depot for exchange or resale of larger household items.

#### **4.2.6. Crime and Community Safety**

##### **Key issues raised:**

The developments provide some advantages. There are opportunities to ensure additional elements of safety in the design of buildings and facilities.

However, the face of crime is likely to change in the area. With a more affluent population moving in, it is likely that the area will experience more theft of higher value goods that are left unattended during long working hours.

The issuing of licences for premises to serve alcohol is considered an area for due consideration. Any increase in licensed venues for socialising locally might increase the vulnerability to mugging when drunk (see also social environment).

Ensuring adequate street lighting is considered important to ensuring improvements in personal safety.

Any rise in the traffic adds to the safety hazards for vulnerable groups, such as older people and children.

#### **4.2.7. Planning and Vision**

##### **Key issues raised:**

There is a perceived low level of vision for the whole area and high anxiety about the speed of all the developments. A number of local residents engaged in detailed debate and provided informed opinions and additional information about this.

Some residents regard Brentford as a 'Forgotten City'. There are pleas 'not to make it even more ugly than it is at the moment'. The use of the phrase "we are becoming the 'Manhattan' of west London" is entering the local vocabulary.

There are particular concerns about areas where land has been purchased and planning outlines have been granted but delays in developing the sites are being experienced. The land south of the High Street was cited as a key example of this with much speculation about the final outcome of the area, with a possible development of a large cinema complex being much feared.

There is a perceived lack of communication about the rapid progress of the development of the area and some residents complaining about a lack of

information and consultation about new developments even when they are living in close proximity. The spate of high-rise buildings and huge rise in growth of advertisement hoardings along the edge of the M4 is not favoured.

There are concerns about how and whether planning regulations are being adequately supported and whether builders and developers are keeping strictly within these. Residents voiced concerns about a recent development in close proximity to the High Street that seemed as if it had extended further to the edge of the road than was illustrated on the outline plans.

There is a lack of population projection data with recent reports on housing acknowledging a lack of inclusion of the developments.

There is insufficient long-term planning with most additional properties to date being one and two bedroom units with very little family accommodation. It is feared that this might heighten the transient nature of the community, lead to overcrowding if people are unable to afford to move on, or support it to become a haven for the elderly.

There is a call for waterside developments to be kept relatively low-rise and well back from the water edge so that the skyline, light, use and access is maximised.

### **4.3. Health Services and Community Facilities**

Any significant increase in a local population will have an effect on a broad range of local services.

#### **4.3.1. Health services**

##### **Key issues raised:**

A 'Mismatch of Priorities' was a consistent theme throughout the discussions with planners and service providers. It was thought that the PCT and the council had prioritised the West and Central areas of the borough for service and estate investment. The Local Strategic Plan (LSP) has indicated the west area will be the focus of the forthcoming Local Area Agreement. Health and social outcomes are poorest in this area and members of the LSP have signed up to target investment here. However, large numbers of new residents in Brentford are providing extra pressure that is not being taken into account in service planning. With lags between population influx and increases to baseline budgets, there will be little money to provide a pre-emptive investment in the Brentford area in anticipation of a population increase.

The direct primary health care needs of the community include GPs, dentists, pharmacists, opticians and community nursing teams. The area currently has one purpose built Health Centre housing 4 GP practices (12 GPs) and a number of community health teams including health visiting (presently under-resourced), school nursing (also currently under-resourced), district nursing, family planning, chiropody.

Health visiting and school nursing services are not able to offer a good level of support for young families in the area now. This situation will worsen as the population of young families widens.

The intended rise in the student population is likely to add to the need for local family planning and Genito-urinary services. Family planning is thought to have some capacity in the current system whilst the WMUHT is known to be struggling to provide appointments as needed at the moment. The rise in local hotel accommodation may also provide opportunities for increased sexual activity.

Other health providers include pharmacists (currently four) with a recently extended role to provide specific additional services for the NHS such as Nicotine Replacement Therapy and Stop Smoking advice and Emergency Contraception, two NHS dental practices and two opticians.

#### **4.3.2. Social Services**

##### **Key issues raised:**

The mental health (support to adapt to course work and academic stress, isolation, coping, new relationships etc) and disability needs of the increasing student population are raised as particular issues for consideration with regard to the capacity of local services.

It is thought likely that the local resident student population will register with a local GP and will seek support other from local services in Hounslow when the Faculty of Health and Human Sciences moves to the new Brentford location.

#### **4.3.3. Transport**

##### **Key issues raised:**

With regard to public transport, the area is served largely by a main line railway and London transport bus routes. Residents and employees working in the north of the area may also make use the London tube network where there is a frequent Piccadilly line service from Heathrow to London from Boston Manor or Northfields stations. There is limited additional transport potential links via water, namely the river Thames and the Grand Union canal.

There is concern that the current services will lack the capacity to cope with any large increase in demand that is likely with a big population increase

There is interest in plans for increasing local cycling routes. It is hoped that these could include incorporating special aspects for greater safer including a local pilot plan to give priority to cycling routes and cyclists. Currently, it is commonplace for cycle tracks to cross over main intersecting roads with no protection from other road users and inadequate warning signage.

There is interest in developing walking incentive schemes. Both these initiatives would encourage local people to become more active and maintain better levels of fitness.

#### **4.3.4. Education**

##### **Key issues raised:**

Secondary school places are thought to be adequate because of capacity within current provision. Primary school provision may need additional support and facility with the intended increase in the local population. Nursery provision is thought to be sufficient at present, with a wide range in quality. However, an influx of people with young families will increase the need for additional spaces.

There have been a number of Section106 contributions from developers towards education to mitigate some of these effects.

#### **4.3.5. Shopping and other service facilities**

##### **Key issues raised:**

There is a need for a much larger range of shops and service facilities and greater support for small businesses.

Access to fresh food, including fruit and vegetables is rather limited for the current population, with few local suppliers or greengrocers and two supermarkets, one near the town centre and a second near Gillette corner, accessible by car.

There is a small local weekly Farmers Market and a daily organic vegetable stall in Osterley Park, accessible by car.

#### **4.3.6. Community Facilities (meeting spaces, community halls, etc)**

##### **Key issues raised:**

Community facilities are generally considered to be rather poor.

However, there seems to be a good range of available church space for meetings.

There is excellent community support being offered within centrally located church spaces including St Paul's with a popular Open House Community Café and a number of support groups and the Brentford Free church providing a base for the Brentford Community Neighbourhood group and informal Young Mums' and Toddler groups.

There is a popular local Library and several Internet cafés

#### **4.3.7. Leisure opportunities**

##### **Key issues raised:**

There is a perceived lack of adequate leisure facilities. However, there are a number of established community programmes in a variety of local community venues and several local parks and leisure facilities. These include the Watermans community facility with a good track record of successful community engagement, drawing people into the centre for a wide range of activities and extensive programmes for a wide variety of local groups. There is also a vibrant local Football club with good community relationships and contributions. There is good access to local river and canal walkways. There are plans to extend the cycle routes. The area is a short distance from the Fountain Leisure Centre, Syon, Gunnersbury and Osterley parks. (See further detail in Appendix 4 in Community Facilities and Health Services - Leisure and the Lifestyle section on Physical Activity).

There are plans to include a leisure centre in the development for the south of the High Street

#### **4.4. Population Groupings**

##### **Key issues raised:**

A range of individuals and community groups can be affected differently by urban developments. This next section highlights key issues raised during the consultation.

##### **4.4.1. Infants and Children**

###### **Key issues raised:**

An increase in one and two-bedroom properties might have a significant impact on local maternity and child health services.

Brentford is currently thought to have sufficient childcare places, with a wide range in quality. However, with a likely influx of people with young families, more spaces will be necessary. Consideration of the impact of the adjacent Chiswick Park employment was thought to be particularly important as there will be an influx of about 17,000 employees which, although not immediately within the Brentford area, is likely to have a sizeable impact upon existing childcare places. This site will only have facilities for an addition of 70 children.

There are concerns about the adequacy of formal support for any growth in this population, especially as it is known that the existing services and resources are stretched and struggling to manage the current demand. General postnatal support for mothers and parents with young families is a key issue. They are largely supported by local voluntary community organisations with minimal support from trained professionals. See also following section on additional service support for young families from Faith Communities.

There is a poor level of shopping facility for this age group; people have to shop out of the area except for basic commodities that are available in a supermarket.

##### **4.4.2. Young People**

###### **Key issues raised:**

The area benefits from Safe, a Young Peoples health and regeneration project that has engaged with local groups and has a web-site for communicating and sharing information, including a popular electronic 'soap story'.

Earlier this year children from a local primary school indicated that they wanted more leisure facilities, better transport, greater consideration about safety and fewer run down buildings and noisy building works. This was endorsed by during this exercise, as more interviewees agreed that facilities and community venues were much needed for the area.

The local area secondary school is Brentford School for Girls. It caters for a range of pupils from a wide geographical area outside Brentford and does not benefit from a good level of parental involvement or interest in the local area. It is thought that a development consisting of smaller accommodation units is unlikely to attract families with teenage children or to impact significantly on the demand for additional secondary school places.

Brentford Football Club offers a range of programmes for young people. It is involved with a 3-year positive Futures multi-sport social inclusion programme in partnership with CIP including the development of a pilot Football programme for 10-16year olds.

#### **4.4.3. Students**

##### **Key issues raised:**

The current student population is not significant. However, there are plans to move the TVU Faculty of Health and Human Sciences, from the Wolfson Institute in central Ealing to a purpose built education block at a new location opposite GSK known as the Paragon site on Boston Manor Road. This means that the student population is likely to grow significantly and a range of services will be needed. The number of students attending the Faculty for study each week is approximately 4000 supported by approximately 100 staff. The student profile is mixed with some young people joining after school and an increasing intake from mature students with families. This is likely to put an additional burden on primary health and social care services, especially GPs and have a possible impact on child care (see discussion on Children above).

It is thought that there is some capacity in the existing Brentford Family Planning service. Existing GUM services are fully stretched at present. The current student Occupational Health support is managed from the St Mary's Road site in Ealing.

A large key-worker and student accommodation centre is planned on the site with 849 units. The key worker accommodation is already being advertised.

Additional concerns include a need for transport improvements, especially as the Faculty has a partner site in Slough. There is also concern about the lack of parking spaces and the effect on parking for local residents. The current reported total allocation is 50, although the campus is a relatively easy walk from the tube and main line stations.

There will be a need for additional shops with possible plans for a supermarket chain 'local' shop on the site being reported.

There is a current lack of adequate exercise facilities (with the exception of walking to gain access to public transport).

The planned time-frame for the opening of the new Faculty is 2007

#### **4.4.4. Older People**

##### **Key issues raised:**

It is thought that the older population in Brentford is likely to grow as people move to the new, smaller unit accommodation prior to or on retirement.

Additional health and social support services will be needed for any additional population. Any significant increase in local traffic will affect the safety of this vulnerable group.

Local residents cited recent examples of good practice where pipe laying had been necessary and a good period of warning had been provided about the impact of the required roadwork for the local community. This practice should be further encouraged.

#### **4.4.5. Families**

##### **Key issues raised:**

The vast majority of the housing will be one and two bedroom houses. This indicates a possibility of greater numbers of working couples, couples starting families, people buying to rent and elderly people (subject to convenient access) and limited scope for expanding families within Brentford, unless future developments include some larger accommodation units.

There is a high level of concern about the need for greater numbers of larger sized units to try to maintain a better balance in this growing population and reduce the transient nature that will become usual if people are unable to find larger units available locally for expanding families

Community nursing and health visiting support for young families is currently severely under-resourced. The increase in population is already being felt by the nursing teams and the local voluntary support organisations are apprehensive about further increases in demand (see Faith groups below)

#### **4.4.6. Black and Minority Ethnic (BME) Communities**

##### **Key issues raised:**

Brentford has an under representation of people from BME groups, however there are vibrant musical activities and other programmes being supported in local churches and Waterman's. The Crime and Safety Unit report an increase in local race crime.

Brentford has an under representation of people from Asian communities. However, the church Mother and Baby group has recently noticed an increase attendance by South Asian women who have moved into the newer 1-2 bedroom developments rather than move into larger established family homes with the traditional support networks.

There is an impression that some Asian residents also travel towards the Central Hounslow wards to gain additional available help and support through traditional facilities and networks.

In relation to social activities the Watermans Art Centre is currently providing some facilities and a venue for Asian cultural events.

There are no known concerns in respect of local Irish communities and the numbers of local residents are not thought to be large.

#### **4.4.7. Refugees and Asylum Seekers**

##### **Key issues raised:**

There were a few Refugees and Asylum Seekers community groups housed in Brentford Market Place and Alexander House due to an availability of accommodation. However, some organisations have recently moved out of the area because of rents becoming unaffordable e.g. Refugees Welfare and Development has moved to Multi-cultural centre, Hounslow, and the Refugees Employment & Training Initiative to Hounslow also.

The mental health support needs of this client group were raised as a particular concern.

#### **4.4.8. People with Disabilities**

##### **Key issues raised:**

Good access to accommodation and services are important considerations. It is not known if these needs have been included or well considered in the planning of housing in this area. There are some concerns about those needing to use wheelchairs, and similar, and the adequacy of pavement space where developments are in close proximity to the street.

#### **4.4.9. Mental Health Service Users**

The needs of Mental health service users are not thought to be of particular concern. There is thought to be a good level of local counselling provision. It was noted that formal day services for were mostly located in the centre and east of the borough.

#### **4.4.10. People with Learning Difficulties (PWLD)**

There is group residential accommodation, people being supported to live independently and advocacy support currently available in Brentford. The Wallis House development, on the Great West Road, may provide additional opportunities as a resource centre is included in the plans.

Any significant changes in the local environment have a strong effect on the independence, perceived safety and confidence of this group where it is recognised that some individuals find it especially difficult to manage change and unknown situations. At present Brentford is seen as small and relatively quiet and safe. Residents typically need personalised and friendly services and established routines.

#### **4.4.11. Lesbian, Gay and Bisexual Communities**

##### **Key issues raised:**

There are no known reported issues in respect of these groups. Hounslow has a well-established specialist team for gay and bisexual men.

#### **4.4.12. River and Canal Dwellers**

Comments received have been mixed.

Some river residents are quite positive and welcomed any overall improvement in the general locality and upgrade in facilities.

However, there are reports of numbers of people being displaced and not given adequate alternative moorings or accommodation. This is regarded as rather a mobile community but concerns are expressed about a real loss of residential moorings and unsatisfactory alternative provision being offered to local residents.

#### **4.4.13. Rough Sleepers**

There is a low level of concern about this group in relation to the development of the area.

There are reports of occasional use of empty properties by individuals seeking shelter and warmth in winter and a level of concern about safety to others, especially children, when properties e.g. basement boiler rooms are unsealed

and can subsequently be more readily accessed. There is also a belief that empty buildings are afforded some benefit if they have 'tenants' as they are less likely to be vandalised.

At a general level, it was perceived that local generic services in Hounslow might not be readily available to vulnerably housed people because of the difficulty in accessing services without a permanent address.

News of a forthcoming Council count of rough sleepers might add useful data to this section.

#### **4.4.14. Voluntary and Community Sector**

Any significant change in a population or area may have an impact on the capacity of existing community networks and support.

There is an established Age Concern agency that provides support for older people and TASHA, an advice agency supporting the mental health needs and drug misusers.

There are examples of activity by the churches to support young parents and older people (see Faith groups below). There is information from voluntary agencies finding increasing difficulty in securing local affordable rental accommodation that suggests that this sector needs to be supported to retain a local foothold in the community (see section on Refugees and Asylum Seekers above).

#### **4.4.15. Faith Groups**

There is good active support for a range of different groups in the community via local churches. Examples cited included:

- Supplementary support for young parents because the formal community health services are already under-capacity and
- Luncheon clubs for the older population.
- Young people's clubs and activities
- Rental space, including church space, for faith groups from other denominations

There were concerns raised about the churches longer-term capacity for any further increase in their work, especially in respect of the work with young families, e.g. a weekly Young Mums group and Toddlers group. There are special concerns about developing and maintaining appropriate knowledge and skills for this work, ensuring adequate safety and security within the support work teams, including registering individual supporters/helpers and funding for CRB clearance, and also about encouraging minority community groups. (See section 4.1.1. above on Infants and Children)

## **5. Discussion and key themes**

There is a high level of optimism and enthusiasm for the overall development of the area with a wide level of interest in the future investment in the area. In an area where there are significant housing developments, there will be a significant gain in population. This will affect the existing community, the social and physical environment, services and infrastructure. However, there is also a high level of anxiety about the speed of the developments and the level of local involvement in the decision-making processes. The following paragraphs outline some key themes from the assessment process.

### **5.1. Communication**

Despite numerous consultations and information being made available via the London Borough of Hounslow web site and other media there was a high level of expressed concern about a lack of communication.

An area of particular anxiety was a continued perceived lack of local involvement in discussing and assessing service needs, including shops and health and social facilities.

### **5.2. Co-ordination**

A range of different people complained that they are often not aware of what others are doing or planning for the area. There is a need for improvements in overall co-ordination for the area.

### **5.3. Capital development focus**

To date there has been a focus on capital development and less attention paid to the needs of the community. There are real fears about a loss of community, especially due to the speed of all the developments. The residents feel insufficiently engaged in the process.

### **5.4 Planning and Vision**

There is a perceived lack of vision and insufficient long-term planning for the area. There is fear about the legacy that future generations will inherit. Residents regard Brentford as a 'Forgotten City'. There are pleas 'not to make it even more ugly than it is at the moment'. The use of the term "we are fast becoming the 'Manhattan' of west London" is entering into the local vocabulary.

Local people value the assets of the location in close proximity to famous waterways. They call for waterside developments to be kept relatively low-rise and well back from the water edge so that the beauty, skylines, light, use and access is maximised.

There is much interest in stemming the escalation of high-rise developments that are thought to be out of character for the area, especially in the vicinity of the High Street and the waterways.

Residents to the north of the area feel they are being given enough voice about their adverse affects due to developments along the M4 corridor and the increase in local traffic.

There are concerns about how and whether planning regulations are being adequately supported and whether builders and developers are keeping strictly within these.

There is a lack of population projection data with recent reports on housing acknowledging a lack of inclusion of the developments.

### **5.5. Poverty**

Ground rentals for community organisations are rising and resulting in a loss of local voluntary and community group support

### **5.6. Funding**

Funding opportunities for developments that have been progressed to date appear to have been missed. Section 106 funding is now available to support the increasing need for future health facilities.

### **5.7. Social inclusion**

There is much interest from local residents in ensuring good inclusion and involvement with those who live in local estates and the new arrivals to the area.

### **5.8. Employment**

There is keen interest in retaining a good mix of residential and employment sites, providing local employment opportunities and maximising options for working closer to home, thus reducing the need to travel out of area to work.

### **5.9. Air quality and pollution**

There is a high level of concern about current levels of pollution and traffic management. There is much interest in working to ensure the best use of mechanisms to protect people from hazards and dangers.

### **5.10. Housing**

The predominance of one and two-bedroom accommodation is a key concern. There is a high level of interest in developments including a greater mix of housing size in order to enable growing families to remain in the locality. Some residential dwellings are planned in close proximity to major transport routes and will be affected by both pollution and noise. There is some development of mixed-use dwellings over restaurants, cafes and similar evening socialising venues. Further development of high-rise accommodation units in the central town area and waterside is not favoured by residents.

### **5.11. Social Environment**

Any improvements to the social environment are generally seen as real opportunities for the local community to contribute to and benefit from the

improvements. There is enthusiasm for good planning, encouraging good open and green spaces and maximising community safety.

There is a widely felt anxiety about providing a poor environment for the next generation. There are real concerns about the development plans for some key sites, where permission has been granted but no progress is evident and also about the fast rate at which other developments are growing. The Great West Road is already seen as a negative force for the local community as it breaks up the north and the south of Brentford. Residents to the north are keen to be included and have a voice about the area developments.

#### **5.12. Crime and Community Safety**

The developments are likely to change the face of crime in the area. With a more affluent population moving in, it is likely that the area will experience more theft of higher value goods.

Any increase in licensed venues for socialising locally might increase the vulnerability to mugging when drunk (see social environment above).

Any rise in the traffic adds to the safety hazards for vulnerable groups, such as older people and children.

#### **5.13. Community services and health facilities**

There is mixed feeling about current local facilities and keen anticipation that the new developments will support the overall improvement, expansion and access to services, and encourage a better range of shops, venues and support agencies.

There is also a high level of concern about how this will be enabled, in view of the perceived lack of vision and co-ordination for the area. There is a real need for greater use of available funding support mechanisms and pre-emptive investment in a range of health and community services for the growing population to avoid undue stress on current provision and future services.

Public transport is varied with a wide range of current options available for the community. This is an area for due consideration in view of the rise in local population, the needs of local workforce and also with regard to the mobility of a large body of students to the new University site at the cross-over with Boston Manor and the Great West roads.

#### **5.14. Individuals and community groups**

The evolving community of Brentford will be broad and have diverse strengths and needs. It is important to the positive development of the area to ensure that people are enabled to contribute to the growth of a supportive and welcoming environment.



## 6. Recommendations

<p><b>1.</b></p>	<p><b>To Improve Communication</b> The expressed concerns about a lack of adequate communication and overall co-ordination need to be formally addressed. Residents, key people and services often do not know what others are doing/planning.</p>	<ul style="list-style-type: none"> <li>• Additional support mechanisms are needed to improve communication and involvement and to address local needs and concerns.</li> <li>• Open public meetings located within the community.</li> <li>• Attending existing community groups when invited, e.g. Brentford Community Council</li> </ul>	<p>Planning, Community Development and Regeneration</p> <p>As above</p> <p>As above</p>	<p>Quarterly</p> <p>As above</p> <p>As above</p>
<p><b>2.</b></p>	<p><b>To Improve Co-ordination</b> There is a need for improvements in overall co-ordination for the area.</p>	<ul style="list-style-type: none"> <li>• Improved formal mechanisms are needed to enable health, other provider services and local authority to discuss and plan for a range of future health and other service needs.</li> </ul>	<p>Joint Health and LBH Executive Directorates, ?CIP (ask Sunita)</p>	<p>6 Monthly</p>
<p><b>3.</b></p>	<p><b>Capital development focus</b> Greater emphasis is needed on the longer term needs of the community. To date there has been a strong focus on capital development.</p>	<ul style="list-style-type: none"> <li>• Greater consultation and interagency engagement with respect to the area development and the longer-term community needs.</li> </ul>	<p>Planning, Community Development and Regeneration and Transport and Environmental Strategy</p>	<p>3-6monthly</p>
<p><b>4.</b></p>	<p><b>To improve the Strategic Planning and long-term vision</b></p>	<ul style="list-style-type: none"> <li>• Improved mechanisms, eg open public</li> </ul>	<p>Planning, Community</p>	<p>Quarterly</p>

	<p><b>for the area</b> There is fear about the legacy that future generations will inherit due to a perceived lack of vision and insufficient long-term planning for the area.</p>	<p>meetings for engaging with the community, including those who live to the north of the M4.</p> <ul style="list-style-type: none"> <li>• Improved mechanisms for providing regular updates on sites where planning has been granted but no progress has been forthcoming at the building stage.</li> <li>• The Planning function to favour and encourage emphasis on increasing the mix of units, ie 1, 2 and 3 bedroom units.</li> <li>• Low-rise developments to be encouraged at watersides to maintain space and light and maximise use and access.</li> <li>• Careful use of planning and building regulations to be maintained, including communicating with local residents about activities and likely time-scales to minimise short-term nuisance.</li> </ul>	<p>Development and Regeneration</p> <p>Planning</p> <p>Planning and Developers</p> <p>Planning and Developers</p> <p>Planning and Developers with inclusion of public at open meetings (see recommendation 1)</p>	<p>Quarterly</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing and at Quarterly meetings (see recommendation 1)</p>
5.	<p><b>Poverty</b> Ground rentals for community organisations are rising and resulting in a loss of local voluntary and community group support</p>	<ul style="list-style-type: none"> <li>• Consideration of community needs and affordable rental space to be included as a dimension in the overall planning of the area</li> </ul>	<p>Planning and Developers</p>	<p>Ongoing</p>
6.	<p><b>Funding</b></p>			

	<p>Planning obligations provide a means of ensuring that developers contribute towards the infrastructure needed by a development and services that local authorities can justify as appropriate community benefits. This is applied for via section 106 and can include health facilities.</p>	<ul style="list-style-type: none"> <li>• Hounslow PCT and LB Hounslow to ensure that they engage in regular formal discussions about planning applications and participate in all current discussions on section 106 contributions.</li> </ul>	Health and Planning	Quarterly
7.	<p><b>Social inclusion</b> There is much interest from local residents in ensuring good inclusion and involvement with those who live in local estates and the new arrivals to the area.</p>	<ul style="list-style-type: none"> <li>• A shift towards greater community development, inclusion and local capacity building</li> <li>• Review of current mechanisms to reduce the potential for new developments to become isolated or self-contained communities.</li> <li>• Local groups, agencies and networks to be given maximum support and encouragement to reduce community exclusion</li> </ul>	<p>Planning, Community Development and Regeneration and Transport and Environmental Strategy (See recommendation 3) As above As above supported by Open public meetings as suggested in recommendation 1</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Quarterly</p>
8.	<p><b>To Encourage more Local Employment</b> There is keen interest in retaining a good mix of residential and employment</p>	<ul style="list-style-type: none"> <li>• Encourage greater support for local jobs for local people.</li> <li>• Encourage good variety of work</li> </ul>	Planning and Economic Development and Business support	Ongoing

	sites, providing local employment opportunities and maximising options for working closer to home	opportunities.		
<b>9.</b>	<p><b>To Improve Air Quality and Reduce Pollution</b></p> <p>There is a need to reduce traffic pollution and congestion issues, especially in the High Street and on the Great West Road are a high concern.</p>	<ul style="list-style-type: none"> <li>• Support for a reduction in local traffic use by encouraging local retail shops in close proximity to newer dwellings</li> <li>• Encouragement of schemes for greater use of buses and other public transport.</li> <li>• Encouragement of green transport plans, cycling and walking</li> <li>• Greater encouragement of local home zones and schemes for car sharing</li> <li>• Greater scrutiny of traffic management, including a reduction in traffic lights</li> <li>• Improved reporting arrangements for the public to report pollution concerns for the attention of LB Hounslow Environmental Pollution department</li> </ul>	<p>Planning, Transport and Environmental Strategy and Street Management and Public Protection – Environmental Pollution</p> <p>Seek further clarification re this - may not be a local remit Transport and Environmental Strategy and Street Management and Public Protection – Environmental Pollution</p>	Ongoing with quarterly review
<b>10</b>	<p><b>Housing</b></p> <p>Some residential dwellings are planned in close proximity to major transport routes and will be affected by both pollution and noise.</p>	<ul style="list-style-type: none"> <li>• Ensure enforcement of policies and systems and utilisation of modern technology to reduce negative effects of pollution and noise</li> <li>• Encourage careful scrutiny for the</li> </ul>	<p>Planning, Housing, Environmental Pollution</p> <p>Licensing</p>	<p>Ongoing with quarterly review</p> <p>Ongoing as above</p>

	<p>There is some development of mixed-use dwellings over restaurants, cafes and similar evening socialising venues. Any further development of high-rise accommodation units is not favoured by the residents, especially in the central town area and waterside. There is a predominance of 1-2 bedroom accommodation and lack of larger residential for families.</p>	<p>issuing of licenses for alcohol for premises where residential housing is situated immediately above or in close proximity to residential dwellings</p> <ul style="list-style-type: none"> <li>• Consideration to be given to a more inclusive formal process to discuss and influence local developments, including the siting of higher rise units and protection of historical and waterside areas.</li> <li>• Encouragement of an increase in the ratio of larger unit accommodation to encourage less population transience.</li> </ul>	<p>Planning</p> <p>Planning and Developers</p>	<p>Ongoing as above</p> <p>Ongoing as above</p>
11	<p><b>To Improve the Social Environment</b></p> <p>There is keen interest in maintaining the local community and improving the social environment. There is also interest in developing modern systems for waste disposal, green transport schemes and encouraging recycling.</p>	<ul style="list-style-type: none"> <li>• Encouragement of systems for contributing to a sustainable and greener community environment within all new developments (see also section on Air Quality and Pollution above)</li> </ul>	<p>Planning, Transport and Environmental Strategy</p>	<p>Ongoing with quarterly review</p>
12	<p><b>Crime and Community Safety</b></p> <p>The developments are likely to change the face of crime in the area. The risks include more</p>	<ul style="list-style-type: none"> <li>• Additional elements of safety in the design of buildings and facilities.</li> <li>• Adequate Community Policing support</li> </ul>	<p>Planning and Community Safety and Crime reduction</p>	<p>Ongoing with regular review – to be agreed</p>

	<p>theft, opportunities for greater use of alcohol with a vulnerability to mugging when drunk and traffic safety hazards for vulnerable groups, such as older people and children.</p>	<ul style="list-style-type: none"> <li>• Additional attention to needs of children and older people with respect to additional traffic in the area</li> <li>• Careful scrutiny of the issue of licences for alcohol in the area</li> </ul>	<p>As above with Police Transport and Environmental Strategy</p> <p>Licensing</p>	
<b>13</b>	<p><b>Community and Health Facilities</b></p> <p>The need for an increase in local health, community support and leisure services is likely in line with the rising population.</p> <p>There is a real need for greater use of available funding support mechanisms and pre-emptive investment in a range of health and community services for the growing population to avoid undue stress on current provision and future services.</p> <p>Public transport is varied with a wide range of current options available for the community. This is an area for due consideration in view of the rise in local population.</p>	<ul style="list-style-type: none"> <li>• Increased level of communication with planners and developers in order to plan, fund and provide for future services</li> <li>• Pre-emptive investment in capacity and facilities for primary care, community and hospital support</li> <li>• Greater application and use of appropriate funding, namely section 106.</li> <li>• Review the level of support needed from the statutory sector by community organisations engaged in voluntary, informal activities with maternal and child-care.</li> <li>• Explore possibility of a local children's centre in supporting the co-ordination, monitoring and evaluation of services in the area</li> <li>• Develop discussions with TVU in order to fund and plan services for future student needs</li> </ul>	<p>Planning and Developers</p> <p>Health and Planning (see recommendation 6 above)</p> <p>As above</p> <p>Health and Children's Services</p> <p>Children's Services</p> <p>Planning, Health Community Development and Regeneration (?)</p>	<p>Ongoing with review at 3-6 monthly meetings - see recommendation 6</p> <p>Six monthly and ongoing</p> <p><i>Seek advice</i></p> <p>ASAP and then six monthly <i>Seek advice</i></p>

		<ul style="list-style-type: none"> <li>• Planning to work with the community and other agencies to encourage a good range of shops and other community facilities.</li> <li>• New developments to encourage open access to the wider community rather than be closed to new residents</li> <li>• Review of existing services to include capacity to support a much larger local population</li> <li>• Increased road traffic and aspects of safety for vulnerable people such as young children and older people to be addressed</li> <li>• Green transport plans and car sharing schemes to be prioritised (see also recommendations in above section on air quality)</li> <li>• Plans for Parking need to be carefully considered and prioritised as an important element until green transport plans fully operational.</li> </ul>	<p>Planning and Developers</p> <p>As above</p> <p>Planning, Health Community Development and Regeneration (?)</p> <p>Planning and Transport and Environmental Strategy</p> <p>As above</p> <p>As above</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>
<b>14</b>	<p><b>Individuals and community groups</b> The evolving community of Brentford will be broad and have diverse strengths and needs.</p>	<ul style="list-style-type: none"> <li>• Inclusion of facilities and services for the needs of the broader community including: infants, children, young people, adults, older people and families</li> </ul>	<p>Planning, Developers, Health, Social Services, Police and other Community services</p>	<p>Ongoing</p> <p>Ongoing</p>

	<p>It is important to the positive development of the area to ensure that local people are enabled to contribute to the growth of a supportive and welcoming environment.</p>	<ul style="list-style-type: none"> <li>• Encouragement of good community networks and affordable facilities for meetings and social events</li> <li>• Adequate assistance for voluntary sector and community organisations to continue to provide networks, support and advocacy for individuals and groups</li> </ul>	<p>Planning, Health Community Development and Regeneration</p> <p>As above</p>	<p>Ongoing</p>
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## **7. Conclusion**

A lot of these findings are similar to previous research evidence into the impact on urban developments on communities, see section 2.5.

These include the likelihood of long-term positive benefits for health with a major housing development. However, in the short term some impacts are more likely to be negative.

Other key transferable elements include:

- Considering planning applications on the basis of how they can minimise the negative impacts such as strict adherence to health and safety, ensuring good communication with and for residents and other community agencies.
- Being mindful of the effects of higher rental, overheads and insurance costs, which may undermine the substantial health gains and higher resident satisfaction levels arising from the regeneration process.
- Giving attention to building up social capital that has been presented as a possible springboard for positive action to reduce health inequalities.
- Improvements in accessibility can improve people's mobility and promote their independence

## **Next Steps**

Scrutiny Committee – For discussion and further action on 31<sup>st</sup> January 2005  
Monitoring and evaluation

## **Further Information**

### **HIA Process**

This is the second major HIA in Hounslow in the last twelve months (Local Health Delivery Plan).

The Local Authority and the Primary Care Trust are now seeking to agree a joint HIA Tool for use across both organisations. This process will be evaluated and a framework for progressing HIAs will be agreed.

## Appendix 1

### Key areas influencing health

<b>Categories of influences on health</b>	<b>Examples of specific influences (health determinants)</b>
<b>Biological factors</b>	Age, sex, genetic factors
<b>Personal / family circumstances and lifestyle</b>	Family structure and functioning, primary / secondary / adult education, occupation, unemployment, risk-taking behaviour, diet, smoking, alcohol, substance misuse, recreation, means of transport (cycle / car ownership)
<b>Social environment</b>	Culture, peer pressures, discrimination, social support (neighbourliness, social networks / isolation), community / cultural / spiritual participation
<b>Physical environment</b>	Air, water, housing conditions, working conditions, noise, smell, view, public safety, civic design, shops (location / range / quality), communications (road / rail), land use, waste disposal, energy, local environmental features
<b>Public Services</b>	Access to (location / disabled access / costs) and quality of primary / community / secondary health care, child care, social services, housing / leisure / employment / social security services; public transport, policing, other health –relevant public services, non-statutory agencies and services
<b>Public Policy</b>	Economic / social / environmental / health trends, local and national priorities, policies, programmes, projects

## Appendix 2

### Interviewees, stakeholders, local commentators and supporters

A large number of people were consulted throughout the process. Discussions were conducted at a face-to-face level and via the telephone. Some information was confirmed or provided by email and further information was gathered via available documentation cited in the above report.

**Grateful thanks to those listed below who have assisted the process and/or provided support and information for the report.**

<b>Names</b>	<b>Department / Organisation</b>
Adrian Baxter	Community Safety team
Alan Carter	Local resident
Alan Weaver	Scrutiny team, LB Hounslow
Alison McIntosh	West Middlesex University Hospital Trust
Alison Mills	Brentford School for Girls
Andrew Dakers	Brentford Recycling Action Group (BRAG), Hounslow Green Drinks
Angela Wyatt	Family Planning and Women's Services, Hounslow PCT
Annie Hargreaves	Healthy Schools Co-ordinator, LBHounslow
Anthea Cooke	Independent Public Health Consultant
Cllr Barbara Reid	LB Hounslow
Becky Powell	Director of Speak out, Advocacy and support, PWLD
Bill Pickard	So Safe Young People's Project Lead, Hounslow PCT
Brenda Chanter	Methodist Church/local resident
Brian Burgess	Brentford Football Club, Griffin Park
C S Chanter	Local resident
Carole Furlong	Specialist Consultant in Public Health, Hounslow PCT
Cath Attlee	Director of Commissioning & Modernisation, HPCT
Chris Ali	Public Health Development Officer, LB Hounslow
Chris Boucher	Out West, Hounslow
Christina Woodland	Disability Network, Hounslow
Clive Casey	Patient and Public Involvement Forum representative, WLMHT.
Debby Price	Faculty of Health & Human Sciences, Thames Valley University
Dennis Browne	Brentford Community Council
Rev Derek Simpson	St Paul's Church, Brentford
Eileen Gladwell	Tenant Participating Officer, Hounslow Homes, Brentford Community Network
Eileen Henderson	Grand Union Community Development
Cllr Felicity Barwood	LB Hounslow
Genny Fernandes	Community Initiatives and Partnerships (CIP)
Gerry McCarthy	Principal Environmental Health Officer, LB Hounslow
Cllr Genevieve Hibbs	LB Hounslow
Gillian Bernadt	Strategic Planning Policy, LB Hounslow
Hugh Mortimer	Local resident
Hugh Picton	Grand Union Community Development
Isabelle Granet	Scrutiny team, LB Hounslow
Jan Lennox	Director of Watermans Arts Centre, Brentford

Janet Cree	Chief Pharmacist, Hounslow PCT
Janet Nazh	Kelewele Alts Preject
Jasbinder Rooprah	Commissioning and Modernisation Directorate, HPCT
Jason Sylvester	Student
Joan Matlock	Visitor from Croydon
John Foster	Acting Chief Executive, Hounslow PCT
John Murphy	Ex Councillor, Hounslow
Jon Medlin	Strategic Planning Policy, LB Hounslow
Julienne James	Scrutiny Team, LB Hounslow
Kate Mortimer	Local resident
Kirstie McLachlan	SPMS Primary Care, Hounslow PCT
Lena Engel	Early Years, LB Hounslow
Lesley Foote	Local resident
Lesley Underwood	Strategic Principal Planning Officer, LB Hounslow
Cllr Luke Kirton	LB Hounslow, Brentford Community Network
Mandy Smith	Hounslow Youth Service
Maria Cox-Freemanm	Local resident
Mark Rowlands	Social Services, LB Hounslow
Mark Stevenson	Strategic Planning Policy, LB Hounslow
Mary Dalton	Commissioning Manager Hounslow PCT, Local resident
Matt Harmer	Local resident, Brentford Community Network
Mel Collins	Hounslow resident
Cllr Michael Carman	LB Hounslow
Michael Fletcher	Local resident
Monica Robb	Brentford Community Council
Myra Savin	Patient & Public Involvement, H PCT, Local resident
Cllr Peta Vaught	LB Hounslow
Peter Banks	Local resident
Phil Doyle	West Play Hounslow, Brentford Community Network
Rob Gibson	Head of Environmental Strategy, LB Hounslow
Ros Scanlon	Hammersmith Irish Centre Manager
Sarah Lofthouse	Youth & Family Worker Brentford Free Church, Brentford Community Network
Sarah Ward	Brentford Community Network, Soul in Brentford, Local resident
Seema Kathuria	Commissioning Manager, LB Hounslow
Shaheen Saiyed	Estates Management, Hounslow PCT
Sharon Daye	Acting Director of Public Health, Hounslow PCT
Cllr Shivcharn Singh Gill	LB Hounslow
Simon Barrett	Partnership Analyst, Community Safety LBH
Simon Mitchell	Ealing, Hammersmith & Hounslow Gay Men's Project, LB Hounslow
Steve Flynn	West Play, Brentford Community Network
Steve Hutchinson	Hounslow Youth Services, Brentford Community Network
Steve Offil	Drawing Office, LB Hounslow
Sue Harvey	Nurse Lead for PWLD, Hounslow PCT
Sue Hoad	St. Paul's Centre
Sunita Sharma	Scrutiny team, LB Hounslow
Susan Underwood	Health Improvement team, Hounslow PCT
Theresa Rowe	Joint Social Inclusion Manager, LBH
Yvonne Birch	Housing Policy & Performance Manager, LBH
Yvonne Marine	Local resident

### Appendix 3

#### Public Health

#### Approximate number of Person hours spent on the project

<b>Name</b>	<b>Title</b>	<b>Approximate number of hours</b>
Maggie McNab	Assistant Director of Public Health, Hounslow Primary Care Trust	250
Kathryn Goldin	Public Health and Health Improvement Manager, London Borough of Hounslow	80
Sharon Daye	Acting Director of Public Health, Hounslow Primary Care Trust	20
Susan Underwood		20

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