



Station Hill Phase 3A, Plots AB and D: Health Impact Assessment Addendum





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1 Introduction

This Addendum has been prepared by GC Insight on behalf of SH Reading Master LLP ('the Applicant') in support of a Reserved Matters Application (RMA) for Phase 3A, Plots AB and D ('the Proposed Development') of Station Hill, Reading, RG1 1DX ('the Site').

The application site forms part of the wider Station Hill Masterplan and is located immediately south of Reading Station. Part of the site is currently occupied by Xafinity House and a temporary car park and hard standing. The surrounding area comprises the completed Phase 1 and Phase 2 developments at Station Hill, including residential buildings (Ebb & Flow), One Station Hill, public realm and key pedestrian connections.

The planning application for Phase 3 was submitted in outline to enable flexibility in uses. Phase 3 was defined by a series of parameters which govern the maximum and minimum building heights, footprints and floor space areas. A summary of the parameters set out were as follows:

- A single building in the northeast of this Phase (Plot C) which would be predominantly commercial (use class B1) with additional retail and leisure uses at street and Plaza levels (use classes A1-A5, D1 and D2). Plot C would be the tallest building within Phase 3 and the Proposed Development;
- An L-shaped building running along Greyfriars Road and Garrard Street or two separate buildings; one on the corner of Station Hill and Greyfriars Road and one running along Garrard Street providing commercial, leisure, residential and hotel uses;
- Up to 750 homes within Phase 3 (Plots A, B and D); and
- A podium connecting to the podium created as part of Phase 2.

Phase 3 was comprised Plots A-D. Since the 2020 Consented ES submission, Phase 3 has been split into two phases: 3A and 3B.

The Proposed Development (Phase 3A) comprises two residential buildings across Plots AB and D, delivering 600 build-to-rent homes, including 75 affordable homes, alongside new flexible ground-floor retail and café use, resident amenities and extensive landscaped public realm. The scheme will provide new north-south pedestrian routes linking Garrard Street, Greyfriars Road, Friars Walk and Reading Station, together with a new central garden, play space and enhancements to Station Hill Square, completing this phase of the Station Hill Masterplan.

The site occupies a highly accessible location immediately south of Reading Station, within Central Reading, and forms part of the wider Station Hill regeneration area. Over the past four years, Phases 1 and 2 have been successfully delivered, providing new homes, a landmark office building, public spaces and improved pedestrian connections that have transformed the area around the station. Phase 3A represents the next stage of this comprehensive development, building on this success to complete key movement routes, public realm spaces and development plots within the approved masterplan framework.

The new homes will be professionally managed as part of a build-to-rent model, consistent with earlier phases at Station Hill, and will be supported by a comprehensive range of shared amenities, active frontages and car-free living (with the exception of servicing and accessible parking). In combination with the delivery of Station Hill Gardens, improvements to surrounding streets and the completion of Station

Hill Square, Phase 3A will play a critical role in realising the final vision for Station Hill as a well-connected, inclusive and high-quality place to live, work and spend time.

The formal description of the RMA is:

‘Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots A/B and D at Station Hill, Reading, comprising the erection two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and enhancements to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works.’

This Addendum provides an updated assessment of the health impacts of the RMA and any resulting changes to the conclusion of the submitted HIA under the 2021 Outline Planning Permission. It also takes into account any changes to the baseline submission as well as local policy and methodological changes.

2 Assessment Methodology

The RMA does not result in any new or different health impacts and there have been no changes to the policy or guidance of relevance to assessing health impacts in the built environment, except for the following:

- National Planning Policy Framework, updated in December 2024, which states that planning policies and decisions should aim to create healthy, inclusive and safe places by promoting social interaction, being safe and accessible and by enabling and supporting healthy lifestyles (paragraph 96).
- A review of the 2019 Reading Local Plan was undertaken in 2023 and concluded that a partial update was required. A pre-submission draft Local Plan Partial Update was subsequently prepared and submitted to the Secretary of State for examination in May 2025, and included the introduction of strategic policy CC10 on Health Impact Assessments. The policy states proposals for major development must be accompanied by an HIA with the level of detail proportionate to the development. Whilst these changes do not hold material weight, they are indicative of the direction of policy travel and have been taken into consideration within this Addendum.
- A more recent version of the Healthy Urban Development Unit's Rapid Health Impact Assessment Tool has been released with some very minor changes to the assessment criteria. This latest version has been used to undertake the Health Impact Assessment.

A summary of all health determinants that have been assessed is set out below.

Table 2.1: Health Determinants

Health Determinant	Potential Health Impacts
Housing quality and design	Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has impact on community welfare, cohesion and mental wellbeing.
Access to healthcare services and other social infrastructure	Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.
Access to open/green space	Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children are missing out on regular exercise, and an increasing number of children are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.
Air quality, noise and neighbourhood amenity	The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to

	incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels of among children. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.
Accessibility and active travel	Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health
Crime reduction and community safety	Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns. New environmental impact assessment regulations entering into force in 2017 require consideration of any significant effects arising from the vulnerability of the proposed development to major accidents or disasters that are relevant to that development.
Access to healthy food	Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.
Access to work and training	Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.
Social cohesion and lifetime neighbourhoods	Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe.
Minimising the use of resources	Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.
Climate change	There is a clear link between climate change and health. The Marmot Review is clear that local areas should prioritise policies and interventions that 'reduce both health inequalities and mitigate climate change' because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change. Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.

Source: NHS HUDU, 2019, *Rapid Health Impact Assessment Guidance, 4th Edition*

3 Local Context

Given the passage of time that has elapsed since the HIA was submitted, an updated local context section has been provided below. This has been based on collating data for the 2022 Abbey and Thames wards (the local area) in central Reading, which is an area broadly consistent with the geography of the 2011 Abbey ward, which was used in the previous assessment.

Updated demographic and health characteristics:

Overall, whilst the population of the local area has increased, the demographic structure and health profile of the local area and Reading remains consistent with the findings of the submitted HIA.

- According to the ONS 2024 Mid-Year Population Estimates (MYPE), the local area has a population of 20,500, accounting for 11% of the total population of Reading.
- The working age population of the local area represents around 78% of the total population of the ward, which is above the average of both Reading (69%) and the South East (62%). In contrast, the local area has a lower-than-average proportion of those aged 65 and over (6%).
- According to the Annual Population Survey (2025), economic activity rates for those in the Borough (82.2%) were slightly above that of the South East (81.0%), whilst unemployment rates were lower at 2.2% compared to 3.5% for the region. Data from the 2021 Census for the local area suggests it performs above the Reading average in terms of economic activity.
- Around 40.4% of those aged 16 and over in the Borough have a Level 4 qualification or above, which is above the regional average of 35.8%.
- According to the 2021 Census, the local area has 9,221 dwellings, however, this figure is likely to have increased significantly as a result of the delivery of new housing in the town centre since 2021, including 598 built-to-rent flats which have already been developed at Station Hill within Phase 1.
- According to the Census, over 69.9% of the dwellings within the local area were flats/apartments which is well above the Reading average (35.4%) but is to be expected for a town centre location. The private rented sector accounts for a higher proportion of households (56.6%) compared to Reading (31.9%), whereas the owner-occupied sector is less well represented in the local area (27.4%), compared to Reading (50.4%).

The Reading Annual Public Health Report (2024) assesses the health of the local population, informing local policy and planning while tracking trends in local health over time. The health report includes several key points of note, such as:

- The population of Reading is relatively younger and more diverse than nationally.
- Life expectancy of residents within Reading is mixed compared to the regional and national picture. Life expectancy at birth for men is 78.8 years, which is slightly lower than the regional and national averages of 80.3 and 79.1 years, respectively. Life expectancy for women in Reading, 83.2 years, is lower than the regional average of 84.1 years, but in line with the national average of 83.1 years.
- 69.7% of adults in Reading were overweight or obese; higher than the English average of 63.8%.
- The prevalence of cardiovascular disease, diabetes, chronic kidney disease, depression and dementia in Reading is generally similar to or lower than national prevalence rates, reflecting the borough's relatively young population; however, outcomes relating to respiratory disease and lung cancer are poorer than the national average, particularly in more deprived communities.

- 32.2% of households in Reading were classified as deprived on one dimension of deprivation.

The Index of Multiple Deprivation (IMD) measures the overall relative deprivation of an area based on seven domains of deprivation. Lower-layer Super Output Areas (LSOAs) in the vicinity of the Site fall, on average, within the 5th national deprivation decile (where decile 1 represents the most deprived 10% of LSOAs). This indicates a higher level of deprivation than the Reading borough average, where LSOAs fall within the 6th decile overall on average.

The local area on average where the site falls within has pockets of high deprivation, particularly for crime (3rd decile), living environment (4th decile), and income deprivation affecting older people (2nd decile).

The area where the proposed development falls within is amongst the 50% most deprived neighbourhoods for: crime, barriers to housing and services, living environment, income, and health and disability.

4 Health Impact Assessment

Housing Design and Affordability

Table 4-1: Housing design and affordability

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	Both the Design and Access Statement and Inclusive Design Access Statement confirm that in line with Reading's policy, all units across Plots A/B and D have been designed to comply with Building Regulation requirements M4(2).	Neutral (no change from submitted HIA)	No mitigations required
Does the proposal address the housing needs of older people, i.e extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	Both the Design and Access Statement and Inclusive Design Access Statement confirm that in line with Reading's policy, 5% of units across Plots A/B and D have been designed to meet Building Regulation requirements M4(3) Category 3 and will be wheelchair adaptable dwellings. The Inclusive Design Access Statement, Landscape Statement and DAS provide details of other design features designed to meet accessibility needs of all potential users, including wheelchair accessible lifts, level access at ground floor, wheelchair accessible corridors and a public realm designed to be inclusive.	Positive (no change from submitted HIA)	No mitigations required
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	As noted, all units have been designed to meet Building Regulations requirement M4(2), and 5% of units have been designed to meet the requirements of M4(3) Category 3 and will be wheelchair adaptable. A qualified Access consultant was appointed to inform the design approach, and the Inclusive Design Access Statement sets out how the building, public realm and access to the buildings have been designed to be accessible to all.	Positive (no change from submitted HIA)	No mitigations required
Does the proposal promote good design through layout and	Yes	The DAS and Planning Statement confirm that national space standards have been met or exceeded in 77% of units – this has been discussed and agreed with Reading Council whose policy states that in central	Neutral (changed from positive in submitted HIA)	No mitigations required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
orientation, meeting internal space standards?		Reading, National Design Space Standards do not need to be met. Optimising orientation has been addressed, and through the design process, the potential for single aspect units has been reduced as far as possible.		
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The DAS and development schedule confirm that units range in size from studio to three bedrooms and include 75 (12.5%) affordable units.	Positive (no change from submitted HIA)	No mitigations required
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes	The Proposed Development has been developed in consideration of energy efficiency and environmental performance, following the principles of the energy hierarchy – Be Lean – Be Clean – Be Green. The Energy Strategy prepared by Hoare Lea for Phase 3 finds that all domestics units comply with the primary Energy Rate Target (DPER) and the Dwelling Emission Rate Target (DER), however some units are currently failing on the Fabric Energy Efficiency Target – further design measures will be required to achieve targeted performance.	Neutral (change from submitted HIA which was 'positive')	Further design measures required to meet targeted performance such as glazing reductions and fabric u-value performance enhancement.

Access to Health and Social Care Services and Other Social Infrastructure

Table 4-2: Caption – Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	No	The RMA does not affect existing social infrastructure.	N/A	N/A
Does the proposal assess the impact on health and social services and has the local NHS been contacted?	Yes	ES Volume 1 Addendum Socio-economics provides an updated assessment of the impact of the new resident population on the capacity of local GP's and concludes the potential for a moderate adverse effect. The NHS has not been contacted as part of this assessment process but have had the opportunity to comment on the design proposals as part of the overall consultation process.	Negative (no change from submitted HIA)	The scheme will be subject to CIL. No further mitigations required.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	The RMA does not include the provision or replacement of a healthcare facility.	N/A	N/A
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools and community facilities?	Yes	ES Volume 1 Addendum Socio-economics provides an updated assessment of the impact of the new resident population and potential child yield on the capacity of early years, primary and secondary schools and concludes the potential for moderate and minor adverse effects in relation to early years and primary schools. The application Site is located within the town centre of Reading and therefore has excellent access to a wide range of other community uses.	Negative/Neutral (no change from submitted HIA)	The scheme will be subject to CIL. No further mitigations required.
Does the proposal explore opportunities for shared	Yes	The DAS Addendum confirms the inclusions of a 70 sqm community use space, together with adjacent publicly accessible toilets at Plaza level within Plot B. This provision responds directly to the Section 106	Positive (changed from neutral in submitted HIA)	No further mitigations required

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
community use and co-location of services?		obligations attached to the hybrid consent for Station Hill Phase 3, which require the inclusion of community-facing facilities within the development to support social infrastructure, inclusivity, and town centre vitality. The community space is intended to be flexible in nature, capable of accommodating a range of local activities and events, and is located at ground/podium level to ensure visibility, accessibility, and integration with the wider public realm.		

Access to open space and nature

Table 4-3: Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	No	There is no existing open and natural space on the Application Site.	N/A	N/A
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	There is currently limited provision of sheltered, high-quality open space within this part of the Site. The Proposed Development addresses this deficiency by introducing new landscaped public realm through Phase 3, most notably Station Hill Gardens. Located between Plots A/B and D, Station Hill Gardens provides a more secluded green environment with sun-lit lawns, seating areas and an interactive sculptural play space for all ages. The Proposed Development strengthens access to open space through a landscaped connection between Station Hill Square and Garrard Street, reinforcing the masterplan's public-realm-led approach. Increased green space is achieved by reducing hard paving and footpath widths, introducing biodiverse rain gardens, seasonal planting, and a mix of evergreen and deciduous trees. Together, these measures deliver new and improved accessible open and natural spaces for residents,	Positive (no change from submitted HIA)	No further mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		employees and visitors, enhancing connectivity and environmental quality across the Site. In total the Proposed Development will provide internal amenity of 1,280 sqm; new public realm of 1,184 sqm; new play space of 222 sqm; and new green/soft landscaping of 842 sqm		
Does the proposal provide a range of play spaces for children and young people?	Yes	The DAS for Phase 3 confirms that a range of play spaces for children and young people will be provided as part of the landscape and public realm strategy. Station Hill Gardens includes a destination play space for all ages, featuring an interactive sculptural play area alongside seating and outdoor games. Play opportunities are integrated within the wider public realm, with spaces designed to support both active and informal play within a safe, green and residential-focused environment. The inclusion of varied play elements within Station Hill Gardens ensures that children and young people of different ages are catered for within the Site.	Positive (no change from submitted HIA)	No further mitigation required.
Does the proposal provide links between open and natural spaces and the public realm?	Yes	The DAS for Phase 3 confirms that strong and legible links between open and natural spaces and the wider public realm are integral to the Station Hill Masterplan as a whole. Station Hill Gardens is centrally located between Plots A/B and D and is directly connected to Station Hill Square and Garrard Street via a dynamic landscaped route between Plots A and B. The landscape strategy integrates green spaces with key pedestrian routes, residential entrances and social spaces through planting, seating, play areas and framed vistas. The character of Garrard Street continues the public realm delivered in Phases 1 and 2, with biodiverse rain gardens, tree planting and consistent paving, ensuring continuity and accessibility.	Positive (no change from submitted HIA)	No further mitigation required.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The DAS confirms that the open and natural spaces have been designed to be welcoming, safe and accessible for all users. The landscape and public realm strategy follows Secure by Design principles, with open spaces arranged to provide clear sightlines, long views and strong visual	Positive (no change from submitted HIA)	No further mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		connections between Station Hill Gardens, Station Hill Square and Garrard Street. The layout avoids hidden corners and creates a legible, non-cluttered environment, with trees, planting and street furniture carefully positioned to maintain visibility and accessibility. The DAS further confirms that level changes are minimised and that level access is provided throughout the public realm and into building entrances, ensuring inclusive access for all users. Lighting is an integral part of the public realm design and will enhance safety and perceptions of security during evening hours. The mix of residential uses and active frontages along key routes, including Garrard Street, will generate natural surveillance and a consistent level of activity, contributing to a safe and welcoming environment throughout the day and evening.		
Does the proposal set out how new open space will be managed and maintained?	Yes	A Landscape Management Plan which includes long term objectives, management responsibilities and maintenance schedules for all landscaped areas within the relevant Plot will submitted to and approved in writing by the Local Planning Authority with this RMA.	Neutral (no change from submitted HIA)	Submission of Landscape Management Plan

Air quality, noise and neighbourhood amenity

Table 4-4: Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	The Air Quality ES Addendum confirms the 2020 Consented ES adopted a robust reasonable worst-case approach to the assessment of emissions and construction dust which are expected to be minor adverse, but reduced to negligible with suitable mitigation measures recommended and implemented via the Construction Environmental Management Plan. No new or materially different effects are expected. The Noise and Vibration ES Addendum finds that the construction noise and vibration effects will be no greater than those assessed within the 2020 Consented ES and in some cases may be slightly reduced due to the removal of a basement and excavation activities from the proposals. The effects are identified as minor to moderate adverse and manageable via measures set out within the Construction Environmental Management Plan.	Negative/Neutral (no change from previous submitted HIA)	Implementation of mitigation measures agreed within the Construction Environmental Management Plan and set out within the 2020 Consented ES in relation to Air Quality and Noise.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The Air Quality ES Addendum confirms the 2020 Consented ES adopted a robust reasonable worst-case approach to the assessment of air pollution caused by traffic and energy facilities and that no new or materially different effects are expected. The effects are assessed as negligible and measures set out in the Travel Plan to reduce car-use will help to further minimise any impacts.	Negative/Neutral (no change from previous submitted HIA)	Implementation of measures set out in the Travel Plan and within the 2020 Consented ES in relation to Air Quality and Noise.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	The Noise Quality ES Addendum confirms the completed Phase 3A will not generate any new noise generating land uses beyond those already assessed within the 2020 Consented ES and that these remain negligible on the assumption that planning controls for non-residential uses are in place.	Negative/Neutral (no change from previous submitted HIA)	Implementation of measures set out within the 2020 Consented ES in relation to noise effects and preparation of Delivery and Servicing Plan for non-residential uses.

Accessibility and active travel

Table 4-5: Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	The public realm layout will be fully pedestrianised, giving priority to pedestrians (including those with mobility, visual and other impairments) over all other users. The Transport Note states that the Proposed Development will be car free, with the reduced provision of disabled blue badge bays. The reduced provision has been taken forward on the basis that there was no demand for disabled bays in Phase 1.	Positive (no change from previous submitted HIA)	No further mitigation required.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	The Proposed Development prioritises and encourages cycling by providing secure, long-stay cycle parking integrated within buildings that can be accessed at street level and podium levels from Garrard Street and Greyfriars Road. The Transport Addendum states that Cycle parking requirements are based on Reading Borough Council (RBC) Cycle Parking Standards of 0.5 spaces for each 1 to 2 bedroom dwelling, and 1 space per every 3+ bedroom dwelling. The cycle parking area will include 322 proposed spaces. With the absence of RBC guidance for residential visitor cycle parking, the London cycle standards of 1 space per 40 units require 15 bicycle spaces. Fitwell credits state the requirement of 1 space per 10 units, it is currently proposed to provide 60 bicycle spaces. These are provided within the public realm along Greyfriars Road and Station Hill. RBC standards for commercial cycle parking requirements state 1 space per 6 members of staff for retail floor space, with an additional space per 300sqm. Given the level of cycle of provision being provided for residents externally, a separate facility is not required. The DAS also states that long-term cycle parking will be at Podium Level 2 of Blocks A , B and D. Secure access for blocks A/B will be from	Positive (no change from previous submitted HIA)	No further mitigation required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Greyfriars Road via residential entrances, whilst the cycle store for Block D is accessed through the residential entrance on Gerrard Street. There is also adequate circulation along the access routes to the stores for larger cycles such as cargo bikes and recumbents. Short stay parking will be at ground level within the public realm.		
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?		The Proposed Development is ideally located to promote walking and cycling to and from all amenity areas in the town centre. The Site is located within proximity to the Reading Town Centre Cycle Route as well as R1 and R10 cycle routes. In addition, the Site is located very close to the R2, R3, R5, R6, R20, R30, R50 cycle routes, and National Cycle Network Route 4. Proposed Development will provide new and enhanced north-south pedestrian routes linking Garrard Street, Greyfriars Road, Friars Walk and Reading Station. These routes are reinforced by clear, step-free connections through Station Hill Gardens and the wider public realm, improving permeability and legibility across the Site.	Positive (no change from previous submitted HIA)	No further mitigation required.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	The DAS and Transport Addendum confirms that the Proposed Development will be car-free, prioritising walking and cycling above all other modes of transport within the site.	Positive (no change from previous submitted HIA)	No further mitigation required.
Is the proposal well connected to public transport, local services and facilities?	Yes	The Proposed Development is in a highly accessible location immediately south of Reading Station, within Central Reading and is very well connected to public transport and local services and facilities.	Positive (no change from previous submitted HIA)	No further mitigation required.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	The Proposed Development will be supported by car-free living (except for servicing and accessible parking). The Transport Addendum further states that the development will provide no car parking spaces, except 2 disabled car parking spaces for Plots A/B, and Plot D. One service bay will also be provided for each of the plots.	Positive (change from neutral from previous submitted HIA)	Finalisation of Travel Plan

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		A Travel Plan and Car Club Strategy are required as part of the planning conditions agreed required via a S106 Agreement		
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The Inclusive Design Statement States that the Proposed Development provides full access for people with mobility problems or disabilities throughout the site. Level thresholds and step-free routes are provided from the public realm into all residential entrances, lifts serve every floor, and corridors, doorways, and circulation spaces meet or exceed accessibility standards. Blue Badge parking and drop-off points are provided close to entrances, and all amenity areas, terraces, and communal spaces are designed for accessible use. Residential apartments include accessible bathrooms, wide circulation, and adaptable layouts to support independent living for wheelchair users and those with limited mobility The Development has multiple access points, providing step-free north-south permeability through Station Hill Gardens, Station Hill square and Friars Walk, linking Reading Station with Garrard Street, Greyfriars Road and the town centre. The Proposed Development includes 2 disabled car parking spaces for Plots A/B, and 2 disabled car parking spaces for Plot D. This reduced provision has been taken forward on the basis that there has been no demand for disabled bays at Phase 1.	Positive (no change from previous submitted HIA)	No further mitigation required.

Crime reduction and community safety

Table 4-6: Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	Yes	Secure by Design principles have informed the design process and a Secure by Design Officer has reviewed and commented on the design proposals which has helped to inform design including natural	Positive (change from neutral from previous submitted HIA)	Implementation of CCTV scheme and Security/Anti crime Management Plan

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		surveillance, active ground floors, well-lit and secure entrances and lighting. Furthermore, it is a condition of planning secured via a S106 agreement that a CCTV scheme is submitted to and approved by the Council prior to occupation of the building together with a Security/Anti-crime Management Plan.		
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The Proposed Development promotes a mixture of uses including public and private spaces all of which have been informed by Secure by Design principles.	Neutral	No further mitigations required
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The Proposed Development includes provision of flexible Use Class E floorspace at ground floor which is integrated alongside residential entrances and shared amenities supporting the wider placemaking strategy. In addition, 70 sq m of flexible community space and publicly accessible toilets will come forward on the site.	Positive (no change from previous submitted HIA)	No further mitigations required
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Section 6 of DAS and a separate Statement of Community Involvement (SCI) provide an overview of the consultation and engagement process that has been undertaken and informed the design proposals.	Neutral	No further mitigations required

Access to healthy food

Table 4-7: Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	No	N/A	N/A	N/A
Is there a range of retail uses, including food stores and	Yes	Ground floor uses include 336 sq m of flexible Use Class E floorspace and 70 sq m of community space. Whilst end users have not yet been	Positive (change from neutral from	No further mitigation is required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
smaller affordable shops for social enterprises?		determined it is anticipated this space will likely be occupied by retail and food and beverage occupiers, whilst the community space has been designed to be flexible and accommodate a range of activities and events.	previous submitted HIA)	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Unknown	The ground floor uses include 336 sq m of flexible Use Class E floorspace with end users not yet determined. An Estate Management team will be seeking to ensure the floorspace can respond to market demand and that will not result in an over concentration of one particular use, including hot food takeaways.	Neutral (no change from previous submitted HIA)	No further mitigation is required.

Access to work and training

Table 4-8: Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Phase 3 development at Station Hill will provide access to local employment and training opportunities through both the construction phase and the completed end uses. The Socio-economic ES Addendum confirms the proposals are expected to have a positive impact by supporting a range of temporary construction roles and permanent operational jobs, with opportunities for local people to benefit through employment and skills development over the lifetime of the development.	Positive (no change from previous submitted HIA)	Preparation of Construction Employment and Skills Plan and approval by RBC
Does the proposal provide childcare facilities?	No	The Proposed Development does not currently include the provision of built-in childcare facilities.	N/A	No further mitigation is required.
Does the proposal include managed and affordable workspace for local businesses?	N/A	The Proposed Development includes provision for flexible ground-floor commercial use (Class E) for retail and cafes, offering 789 sqm across 4 ground floor retail units. These may provide opportunities for local businesses but are not classified as 'affordable'.	N/A	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	Local procurement arrangements are not currently in place but will be agreed via a Construction Employment and Skills Plan to be agreed via S106 planning condition and	Neutral	Preparation of Construction Employment and Skills Plan and approval by RBC

Social cohesion and inclusive design

Table 4-9: Social Cohesion and Inclusive Design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	According to the DAS the Proposed Development has been informed by extensive community and stakeholder engagement, including a public exhibition, feedback forms, and briefings with local councillors, businesses, and civic groups. Feedback received highlighted local priorities such as public realm, connectivity, retail provision, affordable housing, and supporting infrastructure, which have been considered in the design. Through these measures, the development responds to local needs, promotes social inclusion, and helps address health inequalities by providing accessible, safe, and engaging spaces for residents, workers, and visitors.	Positive (no change from previous submitted HIA)	No further mitigation is required.
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The DAS states that the development is designed to integrate with existing communities through a carefully considered layout and movement strategy. The dual-level access, including plaza and street-level entrances, ensures step-free, legible, and well-connected pedestrian routes, avoiding physical barriers and enhancing permeability. The mix of uses, including residential, retail, public realm, and flexible community space, will create an active and engaging environment accessible to both residents and visitors, encouraging social interaction and supporting local activity.	Positive (no change from previous submitted HIA)	No further mitigation is required.
Does the proposal include a mix of uses and a range of community facilities?	Yes	The Proposed Development includes a mix of uses, combining residential, retail, and public realm to create a vibrant and active environment. In addition, a flexible 70 sqm community space with publicly accessible toilets is proposed at podium level, providing facilities for local events and activities. Shared resident amenities such as wellness areas, work-from-home spaces, and outdoor terraces complement these public uses. Together, this mix of uses and community facilities will support social interaction, inclusivity, and improved amenity for both residents and the wider community.	Positive (no change from previous submitted HIA)	No further mitigation is required.
Does the proposal provide opportunities for the		The RMA proposes the delivery of a 70 sqm community use space, together with adjacent publicly accessible toilets at Plaza level within Plot B. This provision responds directly to the Section 106 obligations	Positive (no change from	No further mitigation is required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
voluntary and community sectors?		attached to the hybrid consent for Station Hill Phase 3, which require the inclusion of community-facing facilities within the development to support social infrastructure, inclusivity, and town centre vitality. The community space is intended to be flexible in nature, capable of accommodating a range of local activities and events and is located at ground/podium level to ensure visibility, accessibility, and integration with the wider public realm.	previous submitted HIA)	
Does the proposal take into account issues and principles of inclusive and age-friendly design?		The Inclusive Design Statement states that the Proposed Development has been designed in accordance with the principles of inclusive and age-friendly design. The design maximises accessibility and ease of use for residents, visitors, and staff, taking into account a wide range of mobility, sensory, cognitive, and neurodiverse needs. Level access is provided throughout the site, including entrances, circulation routes, lifts, and amenity areas, while apartments meet Part M4(2) accessibility standards, with 5% of units fully wheelchair adaptable under Part M4(3). Features such as wide corridors, step-free thresholds, accessible bathrooms and kitchens, high-contrast signage, and adaptable structural provisions ensure the development is suitable for people of all ages and abilities. Communal and public spaces, including landscaped areas, terraces, and amenity facilities, are also designed to be inclusive, supporting social interaction, independence, and wellbeing.	Positive (indicator not included in previous HIA)	No further mitigation required.

Minimising the use of resources

Table 4-10: Minimising the Use of Resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	Yes	The Proposed Development is a further phase of the development of the former brownfield land at Station Hill. Best use of existing land is also promoted by the fact that the Proposed Development is a part of a site that seeks to bring back uses in a part of the town that has previously experienced decline and has been lying vacant for a period of time whilst also creating new North-South pedestrian routes.	Positive (no change from previous submitted HIA)	No further mitigation is required.
Does the proposal encourage recycling, including building materials?	Yes	The Sustainability Statement prepared by Hoare Lea confirms that a pre-demolition audit, which sets targets for recycling, reuse and diversion from landfill, has been completed to identify key materials and potential applications for their re-use from existing structures on the site. Targets will be set for waste generation and diversion from landfill for all site works. Operational waste will be managed through communal waste stores to promote ease of collection. Measures are set out within the Sustainability Statement to reduce whole life carbon have emphasised the impact of material re-use and recycled content. Materials with low environmental impact will be specified where possible. Recycled, sustainable and locally sourced materials will be used where possible. All timber and timber-based products used will be legally harvested and traded. A full review of the materials specified for the development will be undertaken during the detailed design development stages using the BRE's Green Guide to Specification. The Applicant is targeting potential BREEAM credits which have been identified, that if included within the assessment strategy could result in the building achieving a potential score of 68.43%, equivalent to a BREEAM "Very Good" rating with a difference of 13.43% above the	Positive (no change from previous submitted HIA)	Implementation of measures set out within the Sustainability Statement including construction and operational waste management strategies.

		minimum required score. These potential credits are within the criteria for Environmental Impacts from Construction Products, Responsible Sourcing of Materials, and Construction Resource Efficiency. Once operational, communal refuse and recyclable stores will be easily accessible to all users and sized to cater for the segregation and storage of operational recyclable waste volumes by the assessed building, its occupants and activities.		
Does the proposal incorporate sustainable design and construction techniques?	Yes	The Sustainability Statement confirms that materials will be specified to minimise environmental impact. As previously mentioned, Low-environmental-impact materials will be prioritised, including recycled, sustainable and locally sourced products, with all timber being legally harvested and traded.	Neutral (no change from previous submitted HIA)	No further mitigation measures required

Climate change

Key receptor populations will be residents living in the Proposed Development and those living in the surrounding local area.

Table 4-11: Climate Change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes	The Proposed Development seeks to reduce demand for energy through a “fabric first” approach through the “be lean”, “be clean”, “be green” energy hierarchy. To use less energy, the development incorporates a range of passive design and energy efficiency measures, including a highly insulated and airtight building fabric, optimised glazing ratios, and efficient mechanical and electrical systems. To supply energy efficiently, the use of on-site Combined Heat and Power (CHP) provides energy and reduces consumption from the national grid and gas networks. On-site Combined Heat and Power (CHP) is not proposed due to limited carbon reduction potential, considering recent grid decarbonisation and the adverse impact on air quality from flue emissions. Therefore, no additional carbon reductions are anticipated at the ‘be clean’ stage. For access to low or zero carbon (LZC) energy sources, an all-electric, combustion-free energy strategy is proposed, with heating and cooling provided by air-source heat pumps and renewable electricity generated through 93sqm roof-mounted solar PV panels.	Positive (no change from previous submitted HIA)	No further mitigation required
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?		The Energy and Sustainability Statements state that the design of the buildings has been informed by passive design principles to support occupant comfort and wellbeing. Facades and glazing have been carefully designed to maximise useful solar heat gains in winter while limiting summer solar gains, thereby reducing the risk of glare and overheating.	Positive (change from neutral from previously submitted HIA)	No further mitigation required.

		External balconies, including inset and bolt-on types, provide effective shading to lower floors, particularly on southern façades, while also offering private external amenity space for residents. The performance of the glazing has been optimised to maximise natural daylight penetration and reduce reliance on artificial lighting, and overheating risk has been assessed in accordance with Building Regulations Approved Document Part O. Energy-efficient external lighting will also be provided and automatically controlled to prevent operation during daylight hours.		
Does the proposal maintain or enhance biodiversity?	Yes	The Proposed Development maintains and enhances biodiversity through the retention of existing trees and kerbside features, including seating and signage, within the taxi rank. New areas of planting are proposed to the northwest and east of Plot A, incorporating deciduous and evergreen trees to enhance the setting of active frontages and contribute to the green infrastructure of the area. These measures, alongside cycle routes and generous pedestrian spaces integrated with landscaped areas, will support ecological value, improve visual amenity, and strengthen connections to the wider public realm Plots, A/B and D each have greenery which covers 27% of their respective roofs.	Positive (no change from previous submitted HIA)	No further mitigation required.
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The Sustainability Statement confirms that sustainable urban drainage principles will be incorporated into the Phase 3 development. A plot-specific Sustainable Drainage Strategy (SuDS) will be prepared and submitted to the Local Planning Authority, setting out the design, management and long-term maintenance of surface water drainage using SuDS techniques. These measures will be designed to limit surface water runoff, reduce flood risk, improve water quality and incorporate appropriate allowances for climate change. The SuDS strategy will be implemented in accordance with approved details and maintained for the lifetime of the development.	Neutral (no change from previous submitted HIA)	Preparation of SuDS.

5 Summary and Conclusions

The findings of this Health Impact Assessment Addendum are consistent with those of the 2020 Consented ES whereby the Proposed Development is expected to lead to a number of positive health impacts in relation to housing, access to work and training, social cohesion, improved amenity space, active and sustainable travel, best use of existing land and sustainable design. No new or additional adverse health effects have been identified.

