

HEALTH IMPACT ASSESSMENT

On Behalf of:
Manor Oak Homes

In Respect of:
Outline application for up to 400 dwellings, land for a new primary school, open space, drainage, footpath improvements and vehicular access with all matters reserved other than access

Proposed at:
Land between Hookhams Lane and Ravensden Road, Salph End, Bedford

Date:
August 2019

Reference:
02517/S0002am

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1.0 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared on behalf of Manor Oak Homes (from here on referred to as the 'Applicant') in support of an outline planning application for the development of land between Hookhams Land and Ravensden Road, Salph End, Bedford (the 'Application Site') with all matters reserved other than access.
- 1.2 This application seeks to deliver a landscape-led residential development of up to 400 dwellings, including provision for a mix of dwelling types of which 30% would be affordable housing, land for a new primary school, new vehicular access from both Hookhams Lane and Ravensden Road, enhanced footpath connections across the site and the provision of a range of open space ('the Application Scheme').
- 1.3 This high-level HIA has been prepared in support of the Application due to the nature of the proposal and its scale – such a document is required in support of any residential scheme comprising between 200-999 dwellings.
- 1.4 This HIA has been prepared drawing on the Department of Health's (DoH) guidance document entitled 'Health Impact Assessment Tools – Simple tools for recording the results of the Health Impact Assessments' and comprises five stages of analysis, all of which are described at **Figure 1** overleaf. The assessment of the health impact of the Application Scheme is then set out stage by stage in Section 2.

Carrying out a Health Impact Assessment

The diagram below gives an overview of the Health Impact Assessment process, and the rest of this section explains the content of each of the 5 stages of HIA.

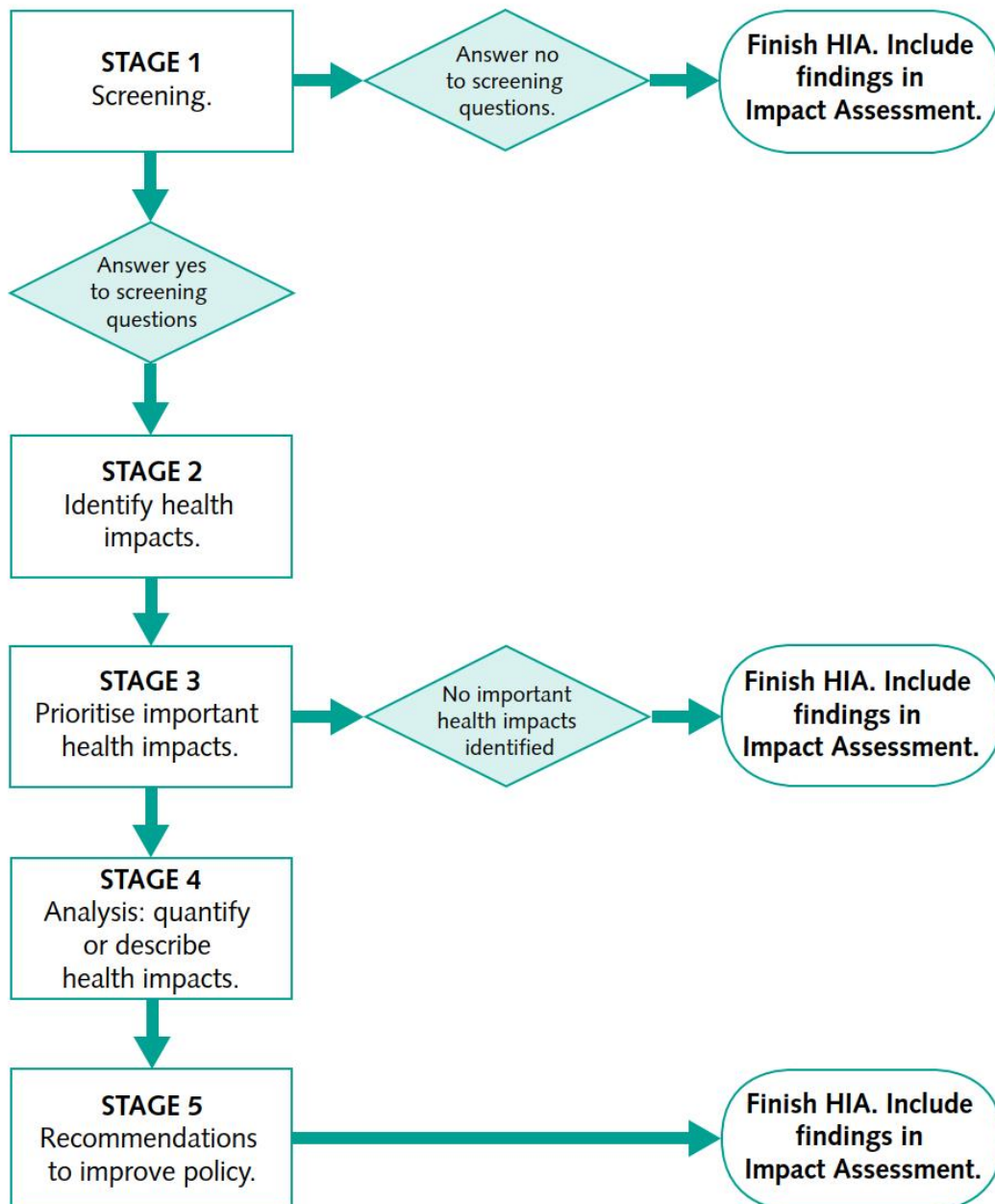


Figure 1: The five stages of HIA

2.0 HEALTH IMPACT ASSESSMENT

Stage 1: Screening

2.1 The following screening assessment has been undertaken using the DoH's screening tool:

Screening Question	No If there will be no health impact, provide a brief explanation of your response	Yes If there will be health impacts provide a brief explanation
Will the proposal have a direct impact on health, mental health and wellbeing?	No – it will not give rise to any significant environmental, polluting or amenity issues such as excess noise, dust, odours or a lessening of local air quality.	
Will the proposal have an impact on social, economic and environmental living conditions that would indirectly affect health?		Yes – the proposal in fact offers a net benefit across all three areas including the provision of high-quality new homes in an area where access to the market is constrained for those on lower incomes, greater access to services / amenities as well as the provision of a significant level of open space and formal recreation facilities.
Would the proposal affect an individual's ability to improve their own health and wellbeing?		Yes – for all of the reasons set out above the proposal will provide opportunities for individuals to pursue a healthy and fulfilling lifestyle, including an entirely sustainable blend of opportunities allowing access to community facilities, recreational pursuits and a high quality residential environment.
Will there be a change in demand for or access to health and social care services?		Yes – based on 2011 census data and average household sizes in the Borough the proposal will generate approximately 1,000 additional residents to the north of Bedford. This will inevitably require the upgrading of existing social facilities.
Will the proposal have an impact of global health?	No – the effects will all be localised only.	

Stages 2 and 3: Identify Health Impacts

Stage 2: Identify Health Impacts

- 2.2 Having undertaken the initial screening, it has been identified that there will be health impacts. The precise impacts, their severity and likely mitigation are assessed in turn below.

Health Impact 1: Provision of a range of quality new homes including a mix of sizes and tenures	
Will the health impact affect the whole population, or will there be differential impacts within the population?	The Application Scheme seeks to provide a wide range of homes to serve all groups of the community and sectors of society. Offering a number of homes from 1-bedroom through to 4-bedroom in size along with provision of bungalows and affordable housing split between social rented and shared-ownership tenures the scheme will ensure that there is a consistent positive benefit to the population as a whole in terms of achieving a safe, stable homelife.
Will the health impacts be difficult to remedy or have an irreversible impact?	N/A
Will the health impacts be medium to long term?	Yes. The new homes will create a new sustainable community for the long term.
Are the health impacts likely to generate public concern?	The delivery of the new homes on land adjacent to the existing village of Salph End may be considered by existing residents as impacting adversely on their own current living environment.
Are the health impacts likely to generate cumulative and/or synergistic impacts?	Due to the ability of the scheme to offer benefits to every sector of the community it is anticipated that the synergistic effect of contributing a wide variety of homes and lifestyle opportunities will result in the creation of a new mixed and inclusive community.
Health Impact 2: Impact on opportunities for recreation	
Will the health impact affect the whole population or will there be differential impacts within the population?	The health impact will hopefully affect the whole population – the scheme will provide a range of outdoor recreation opportunities ranging from new footpath networks to formal outdoor play space including sports pitches.
Will the health impacts be difficult to remedy or have an irreversible impact?	N/A
Will the health impacts be medium to long term?	Yes. The open space and recreational opportunities will be made available in perpetuity as an integral part of the development.
Are the health impacts likely to generate public concern?	No.
Are the health impacts likely to generate cumulative and/or synergistic impacts?	Along with the provision of a range of house types described above and enhanced access both to and from the site by sustainable transport means it is anticipated that the scheme will

synergistic impacts?	not only provide a range of recreation opportunities but will also make these available to both future and existing residents in the local area, thus strengthening the sustainability and health credentials of Salph End and Bedford as a whole.
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Health Impact 3: Access to community facilities, shops, services and amenities

Will the health impact affect the whole population or will there be differential impacts within the population?	Through the provision for both new services on site (specifically a new primary school) and access to existing services and facilities via a range of sustainable forms of transport the Application Scheme provides opportunities for the whole population.
Will the health impacts be difficult to remedy or have an irreversible impact?	N/A
Will the health impacts be medium to long term?	Yes.
Are the health impacts likely to generate public concern?	No.
Are the health impacts likely to generate cumulative and/or synergistic impacts?	Yes. As with the recreational opportunities presented the enhanced access to services and amenities means that the Application Scheme presents the opportunity to strengthen existing community networks and support the viability of existing facilities elsewhere.

Health Impact 4: Impact on health care provision and existing social services

Will the health impact affect the whole population or will there be differential impacts within the population?	The health impact will affect the whole population, or at least those who make use of public services such as local GP surgeries and clinics.
Will the health impacts be difficult to remedy or have an irreversible impact?	Mitigation will be required. However, it is not anticipated that the impacts will be difficult to remedy and once the mitigation is applied there may in fact be longer term positive benefits.
Will the health impacts be medium to long term?	Potential long term benefits.
Are the health impacts likely to generate public concern?	Yes. The pressure of new development on existing services is a common concern raised in respect of new residential planning applications.
Are the health impacts likely to generate cumulative and/or synergistic impacts?	It is anticipated that a proportionate sum of money will be secured by way of legal agreement to fund necessary upgrades to a range of local welfare services including creating GP capacity and funding healthcare initiatives. This may have an overall positive benefit not only in the context of the Application Scheme but may fund additional services that result in a level of provision above and beyond that already available to existing residents.

Stage 3: Prioritise health impacts

2.3 Having assessed each of the health impacts individually Stage 3 requires them to be assessed on balance. Taking our analysis set out above as a whole we are able to identify the following cumulative health impacts – positive and negative:

- **New homes create a need for new facilities:** Whilst catering for a pressing housing need in the Borough it is inevitable that new homes bring about population growth that generates a need for new supporting facilities – both in terms of recreation and social facilities. Necessary mitigation will focus on the way in which the Application Scheme caters for its own impact; and
- **Mixed communities are healthy communities:** Taken as a whole the way in which the Application Scheme seeks to integrate a wide range of house type and tenure alongside outdoor communal areas and recreational opportunities actually presents an additional benefit in respect of general personal and community well-being.

Stage 4: Quantify or describe any important health impacts

2.4 On the basis of all of the above it is possible to identify all of the following health impacts, both individual and cumulative:

- Creation of a new mixed community offering access to safe and high-quality combination for all sectors of society;
- Resultantly, the creation of an inclusive, supportive and entirely inclusive community offering high levels of personal and social well-being;
- The need for new recreation opportunities, to be catered for on-site as far as possible;
- A requirement for an accessible and local network of shops, services and amenities to ensure social opportunities are offered to all sectors of society; and
- Increased pressure on and enhanced demand for a full range of social and healthcare services and facilities.

Stage 5: Recommendations / mitigation

2.5 The most important stage of the HIA is the identification of the various measures required to ensure that there is no negative impact on public health and, wherever possible, benefits can be secured across the board. It is anticipated that the Application Scheme will cater for any health impact as follows:

- The provision of a substantial amount of outdoor recreation opportunities as an integral part of the development including enhanced access to the adjacent open countryside;

- High levels of connectivity via sustainable modes of transport (including public bus services) to ensure that residents of the site have access to the full range of recreational and social amenities present locally and, conversely, residents living elsewhere are capable of accessing the new level of provision as part of the Application Scheme;
- The provision of a proportionate range of new community facilities on site that respond to identified local needs. In this instance it has been identified that a new development of up to 400 dwellings will best be supported by the provision of a new primary school facility due to local pressures on school places; and
- Financial contributions towards the improvement of the local healthcare services present across the north of Bedford.