



# Phase 2

## Health Impact Assessment

Construction 173 new dwellings including Public Open Space, Landscaping, Access, Drainage, Parking, Servicing, Utilities and all associated Infrastructure and ancillary Buildings.

Land at Brook Farm, Daws Heath Road, Daws Heath, Essex

On Behalf of

**Countryside Partnerships (Eastern Home Counties)**

**May 2022**

**Our Ref: C14058**

**Phase 2** PLANNING & DEVELOPMENT LIMITED

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## Quality Assurance

**Site Name:** Brook Farm, Daws Heath

**Client Name:** Countryside Partnerships

**Type of Report:** Health Impact Assessment

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## Appendices

Appendix 1 – Active Design Checklist

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## 1. Introduction

- 1.1 This Health Impact Assessment (HIA) has been prepared to accompany a full planning application for a residential development with associated open space on approximately 18.9 hectares of land to the east of Daws Heath Road to the southeast of Daws Heath. within Castle Point Borough Council (CPBC). The application site is proposed for allocation for development within the Draft CPBC Local Plan for approximately 173 homes.
- 1.2 The description of development is as follows:

*“Construction of 173 new dwellings including Public Open Space, Landscaping, Access, Drainage, Parking, Servicing, Utilities and all associated infrastructure and ancillary buildings”*
- 1.3 This Health Impact Assessment (HIA) has been undertaken to meet the requirements of Castle Point Brought Councils’ validation checklist which requires a Health Impact Assessment to be provided for residential applications for developments of more than 50 units.
- 1.4 There are three types of health impact assessment:
  - Desktop Assessment: This uses existing knowledge and evidence, often using checklists and provides a broad overview of potential impacts;
  - A Rapid Assessment: This provides a more focussed assessment of health impacts and identifies mitigation and enhancement measures;
  - A Full Assessment: Involving comprehensive analysis of all potential health and wellbeing impacts, which may include quantitative and qualitative information, data from health needs assessments, reviews of the evidence base and community engagement.
- 1.5 This report represents the findings of a Rapid Health Impact Assessment. In accordance with the validation checklist, it identifies any likely negative health effects and how they will be mitigated, and also demonstrates how opportunities for positive health impacts have been explored and incorporated.
- 1.6 Section 2 provides a brief description of the proposed development. Section 3 sets out the proposed methodology. Section 4 sets out the key health issues for the area and Section 5 assesses the proposed development against the themes within the themes within the Essex Healthier Places guidance. Section 6 provides a summary and recommendations.
- 1.7 The assessment has been undertaken with reference to the Essex Design Guide guidance on Health Impact Assessment and carried out in line with the requirements of the Essex Healthy Places Guidance.

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## 2. Methodology

### Screening

- 2.1 As a proposed development of over 50 units, a standalone Health Impact Assessment is required in line with CPBC's validation checklist.

### Scoping

- 2.2 The type of health impact assessment required is dependent on the scale of the project. There are three types of health impact assessment:
- Desktop Assessment: This provides a broad overview of potential impacts using existing knowledge and evidence, often using checklists;
  - A Rapid Assessment: This provides a more focussed assessment of health impacts and identifies mitigation and enhancement measures;
  - A Full Assessment: Involving comprehensive analysis of all potential health and wellbeing impacts, which may include quantitative and qualitative information, data from health needs assessments, reviews of the evidence base and community engagement.
- 2.3 The validation checklist does not stipulate the type of HIA required. As such, in accordance with Diagram 6 of the Town and Country Planning Association Public Health in Planning Good Practice Guide<sup>1</sup> and given the type and scale of the development, it was determined a 'Rapid Health Impact Assessment' should be undertaken. A rapid assessment has been undertaken against the themes set out in Essex Healthier Places Guidance as set out below:
1. Access to Education
  2. Skills & Employment
  3. Access to Healthcare
  4. Access to Open Green and Blue Spaces
  5. Active Environments
  6. Encouraging Active Travel
  7. Design of Homes and Housing
  8. Promoting Access to Health Food
  9. Supporting Communities
  10. Environmental Sustainability.

### Baseline Conditions

- 2.4 A desktop review has been undertaken of baseline information to identify key health issues within the local community. Information has been collated from a variety of sources, including:
- Census 2011

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<sup>1</sup> Town and Country Planning Association (2015) Public Health in Planning Good Practice Guide

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- Public Health England's Local Authority Profile ;
  - Essex Joint Health and Wellbeing Strategy 2018-2022;
  - Castle Point and Rochford Health and Wellbeing Strategy 2019-21;

### Appraisal

- 2.5 An appraisal has been undertaken to determine the effect of the proposed development on health both during the construction and operation of the Proposed Development specifically with consideration to key issues within Castle Point District and Essex.
- 2.6 This appraisal uses architectural information and assessments undertaken by DAP architecture (architect), Countryside Properties (the applicant and developer), together with a number of the project's technical consultants, including ST Consult Environmental and Geotechnical Engineers, the project's Contamination consultant, and Icen Consulting Engineers (transport consultant).
- 2.7 It should be noted that this HIA is a qualitative assessment. At this stage of the project, it is not possible to quantify the significance of the effects. The assessment does however identify whether effects are likely to be positive, neutral, negative, and whether there are any uncertainties.
- 2.8 A completed assessment matrix is presented in Section 5.

### Identification of Mitigation and Enhancements and Requirement for Monitoring

- 2.9 Where the HIA has identified negative impacts on health, the appraisal has identified mitigation measures and set out how these would be secured and any requirement for monitoring.

### Summary and Conclusions

- 2.10 A summary of the findings is presented, and any recommended mitigation and enhancement measures are identified.

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### 3. The Proposed Development

#### Site Context

- 3.1 The site lies immediately to the south and east of Daws Heath, and approximately 150m north of the settlement of Hadleigh, which is connected via Daws Heath Road to the west of the site. The site relates to approximately 18.9 hectares of primarily grazing land to the east of Daws Heath Road. The site includes circa 8 hectares of land proposed for allocation for development within the Castle Point Draft Local Plan, under Policy HO14: Brook Farm, to deliver approximately 173 homes, together with circa 10 hectares of adjacent land which the Policy indicates can be used for drainage, habitat enhancement and open space provision compatible with the Green Belt.
- 3.2 The Site is bounded by rear gardens of properties in Fairmead Avenue and Haresland Close to the north, as well as Bramble Road. To the south lies additional grazing land (also proposed for allocation under Policy HO16) and Great Wood/Dodds Grove, with other rear gardens of existing properties adjoining the Site to the east and northeast.

#### Land Use

- 3.3 To facilitate the Proposed Development, all buildings on the Site, with the exception of the existing farmhouse, will be demolished. The proposed development will include a range of house types, sizes and tenures, including 40% affordable housing.
- 3.4 The housing mix includes a range of house types including 1 and 2 bedroom apartments, bungalows, and semi-detached and detached houses of between 2 and 5 bedrooms.
- 3.5 It is proposed that the dwellings would be between 1 and 3 stories.

#### Access and Parking

- 3.6 Vehicular access is proposed to be directly from the main part of Daws Heath Road via a new upgraded junction. Parking will be provided in accordance with Essex Parking standards, with sufficient levels of visitor parking provided.

#### Open Space and landscaping

- 3.7 The majority of the existing trees and hedgerows are proposed for retention. Buffer planting, along the northern and western boundary will be retained and where appropriate supplemented, helping to screen the development from existing residents along Fairmead Avenue and Daws Heath Road.
- 3.8 Private amenity space will be provided for all residents. Additionally, approximately 10 hectares of open space and habitat creation is proposed including grasslands, woodland, ponds and wetland planting, ensuring the development will achieve a measurable net biodiversity gain.
- 3.9 In accordance with Policy HO14, the proposed development will provide new multi-user greenways through the Site. These will provide opportunities for informal recreation and will help to reduce the impact of visitors to designated habitats sites and also encourage active travel and healthy living.

## 4. Key Health Issues

- 4.1 A review has been undertaken of the key health issues in Castle Point using Public Health England's Local Authority Profile, together with information from Office of National Statistics including Census data.
- 4.2 The Site is within the Victoria Ward, within Castle Point Borough. Where relevant and available, information is set out for the Victoria Ward, Castle Point Borough, East of England and England.

### Demographics

- 4.3 The population of Castle Point was estimated to be 90,524 in 2020, with 5,747 residents within the Victoria Ward
- 4.4 The population estimates for 2020 shown in Table 4.1 highlights that Castle Point has a significantly older age profile than the national average, with a higher proportion of over 65's and lower proportion of under 18's than the regional or national average.

Age	Castle Point (%)	East (%)	England (%)
0-17	19.4	21.6	21.4
18 to 64	55.1	58.4	60.1
>65	25.5	20.0	18.5

Table 4.1: Age Profile (source Nomis)

- 4.5 The Health Strategy sets out that "By 2043, there will be around twice as many people aged 90+ living in Castle Point and Rochford".

### Ethnic Diversity

- 4.6 The 2011 Census highlights that Castle Point borough has a much lower proportion of ethnic minorities than England. Only 3.1% are non-white, compared to 14.6% in England and 9.2% in East of England. This is replicated in Victoria ward where 97% of residents are white.

### Life Expectancy

- 4.7 Table 4.2 shows life expectancy at birth of residents in Castle Point is 79.4 years for males and 83.1 for females which is similar to the national average and only slightly lower than the regional average.

Life Expectancy (2018-2020)	Castlepoint	East of England	England
Male	79.4	80.2	79.4
Female	83.1	83.8	83.1

Table 4.1: Life Expectancy – Castle Point Health profile (2020)



- 4.8 The health profile also highlights that life expectancy is 5 years lower for men and 4.8 years lower for women in the most deprived areas of Castle Point than in the least deprived areas, indicating large health inequalities between the most deprived and least deprived in the district.

### Adult Health

- 4.9 As shown in Table 4.2, Adult health in Castle Point is generally similar to the national and regional average, with slightly lower under 75 mortality rates from cardiovascular diseases than national average but slightly higher mortality rates from cancer than regional and national average.

Mortality rate (Deaths per 100,000) 2016-2018	Castle Point	East of England	England
Under 75 mortality rate from all causes	315.0	302.1	330.5
Under 75 Mortality rate from all cardiovascular diseases	62.6	63.4	71.7
Under 75 Mortality rate from cancer	142.2	126	132.3

*Table 4.2: Under 75 Mortality Rate*

- 4.10 Suicide rate in the borough is also lower than national average with 7.85 cases per 100,000 population aged 10 and over compared to 9.96 regionally and 9.64 nationally. Emergency hospital admissions for intentional self-harm is also lower with 147.5 cases per 100,000 population compared to 193.4 nationally and 173.1 regionally, suggesting better mental health and wellbeing than average.
- 4.11 However, the percentage of adults classed as overweight or obese is significantly higher in Castle Point with 67.5% of adults overweight compared to 62.1 in the East of England and 62.0 in England. The Health and Well-being Strategy sets out that almost three quarters (73.7%) of adults in Castle Point are classified as overweight or obese<sup>15</sup>. Castle Point has the highest rates of adult overweight and obesity in Essex, and the second highest in the East of England region.
- 4.12 Table 4.3 sets out the effect of long-term health and disabilities. It shows that a similar percentage of residents within Castle Point, are limited by long term health or disabilities compared to regional or national average.

	Victoria (%)	Castle Point (%)	East (%)	England (%)
Day-to-day activities limited a lot	7.9	9.1	7.4	8.3
Day-to-day activities limited a little	10.7	9.9	9.2	9.3
Day-to-day activities not limited	81.5	81.3	83.3	82.3

*Table 4.3: Effect of Long-term health and disability on activity (Census 2011)*

- 4.13 Table 4.4 sets out the general health indicators based on the 2011 Census. It shows that a slightly proportion of residents within Victoria ward (42.8%) and Castle Point (43.5%) consider themselves to be in very good health compared to regional or national average (approximately 47%), but a slightly higher proportion consider themselves as in good health.

	Victoria (%)	Castle Point (%)	East (%)	England (%)
Very good health	42.8	43.5	47.2	47.1
Good health	37.8	36.1	35.2	34.2
Fair health	14.8	14.7	12.9	13.1
Bad Health	3.5	4.4	3.6	4.2
Very Bad Health	1.1	1.3	1.0	1.2

*Table 4.4: Effect of Long-term health and disability on activity (Census 2011)*

### Child Health

- 4.14 The Local Authority Health Profile 2019 identifies that in 2016 a lower percentage of children in Castle Point Borough Council live in low-income families, 14.7% compared to 17% nationally.
- 4.15 The National Childhood Measurement Programme (NCMP), 2019/2020 identified that 19.2% of Year Six children are obese in Castle Point compared to 18% regionally and 20.2% nationally.
- 4.16 Infant health is generally good or average in Castle Point with lower levels of infant mortality 1.95 per 1000 births, compared to 3.36 regionally and 3.93 nationally. Lower levels of teenage conception and smoking during pregnancy are prevalent compared to regional and national averages., with approximately 8% of mothers smoking compared to 10.6% nationally.
- 4.17 However, GCSE attainment is lower in Castle Point than regional and national average.

### Deprivation

- 4.18 Castle Point is slightly less deprived than average and is ranked 182<sup>th</sup> out of 314 local authorities using the indices of deprivation. The Site is less deprived than average within the district.

### Housing

- 4.19 Table 4.5 sets out the tenure of households. A high proportion of residents (82.0% within Victoria Ward and 82.6% within Castle Point) own their own home, compared to the East of England (67.6%) and England (63.3%). With fewer residents in private rented or social rented accommodation.

Tenure	Victoria Ward (%)	Castle Point (%)	East (%)	England (%)
Owned (with and without mortgage)	82.0	82.6	67.6	63.3
Shared ownership (part owned and part rented)	0.2	0.3	0.7	0.8
Social rented	8.8	5.3	15.7	17.7
Private rented	7.7	10.9	14.7	16.8
Living rent free	1.3	0.9	1.3	1.3

Table 4.5: Tenure (source Nomis – Census 2011)

### Economic Activity and Long-Term Sick

- 4.20 The most up-to-date source of data in relation to economic activity is the ONS, Annual Population Survey (January 2021 – December 2021). It should be noted that this period was affected by the Covid-19 pandemic, and furlough. Table 4.6 shows economic activity for Castle Point, the East of England and Great Britain.

	Castle Point (%)	East (%)	England
Residents aged 16 to 64 years who are economically active *	82.0	81.0	78.7
Residents aged 16 to 64 years who are economically active and employed	77.9	77.9	75.1
Residents aged 16 to 64 years who are economically inactive ***	18.00	19.0	21.3

\*Includes people in part-time and full-time employment and those who are self-employed.

\*\*\*Includes people who are retired, students, looking after home or family, long-term sick or disabled, and other.

Table 4.6: Economic Activity (% of Residents 16-64) (Source - ONS, Annual Population Survey)

- 4.21 Over this period CPBC recorded 77.7% of residents between 16 and 64 were economically active and employed, similar to that for the East of England.

### Physical Activity

- 4.22 The Castle Point and Rochford Health and Wellbeing Strategy states that “Nearly 7 out of 10 adults aged 34-54 are physically active compared to nearly 6 out of 10 55-74-year olds (Active Lives data, Sport England 2019-20)<sup>18</sup>.”
- 4.23 The Castle Point and Rochford Health and Wellbeing Strategy sets out a variety of factors affect how active someone is. These include age, culture, time pressures, and income. It also identifies groups of people are less likely to be active compared to others. These include:
- “people from Black, Asian and minority ethnic (BAME) groups
  - people who identify as LGBTQ+
  - people who have a learning disability or a long-term health condition
  - people on low incomes
  - females
  - children and young people
  - older adults”

## Education and Qualifications

- 4.24 The Essex Design Guide, highlights that “people with the lowest healthy life expectancy are 3 times more likely to have no qualification when compared to those with highest life expectancy and Achieving a good level of education impacts on multiple factors associated with positive wellbeing including quality of life, levels of income, ill-health and life expectancy.”
- 4.25 Access to education and training is therefore key to improving health and wellbeing.
- 4.26 As shown in Table 4.7 residents in Castle Point are less qualified than the regional and national average with 29.9% having no qualifications (25.8% in Victoria Ward ) compared to 22.5% in East and England and fewer having level 3 (10.6%) and 4 qualifications (14.6%) compared to national levels (12.4% and 27.4% respectively). Victoria ward, on average has slightly more qualified residents than Castle Point average with 18.9% of residents having Level 4 qualifications.

Qualifications	Victoria	Castle Point	East	England
No qualifications	25.8	29.9	22.5	22.5
Highest level of qualification: Level 1 qualifications	17.0	18.0	14.6	13.3
Highest level of qualification: Level 2 qualifications	18.7	17.8	16.2	15.2
Highest level of qualification: Apprenticeship	4.7	4.6	3.7	3.6
Highest level of qualification: Level 3 qualifications	10.8	10.6	11.8	12.4
Highest level of qualification: Level 4 qualifications and above	18.9	14.6	25.7	27.4
Highest level of qualification: Other qualifications	4.1	4.4	5.4	5.7

Table 4.7: Qualifications (source Nomis- ONS annual Population Survey)

- 4.27 A review has been undertaken of capacity and number of pupils on roll at all primary schools within 2km, together with all secondary schools within 3km, as set out in Table 4.8. The closest schools fall within Essex.

Name of School		Distance	Net Capacity	Current Roll 2020/2021	Existing Surplus / Deficit
<b>PRIMARY</b>					
Westwood Academy	Essex	900m	240	250	-10
Hadleigh Infant and Nursery	Essex	1.2km	348	307	41
Hadleigh Junior School	Essex	1.25km	360	327	33
Wyburns Primary School	Essex	1.2km	225	214	11

Grove Wood Primary School	Essex	1.87	630	631	-1
Thundersley Primary School	Essex	2.1km	420	473	-53
Fairways Primary School	Southend	1.6km	420	413	7
Rayleigh Primary School	Essex	2.3km	472	462	10
Edwards Hall Primary School	Southend	1.9km	420	391	29
<b>Total Primary</b>			<b>3535</b>	<b>3468</b>	<b>67</b>
<b>SECONDARY</b>					
The Deanes	Essex	1.0km	600	520	80
The King John School	Essex	1.7km	2000	2124	-124
Belfairs Academy	Southend	2.2km	1440	1497	-57
FitzWimarc School	Essex	2.75km	1790	1687	103
The Eastwood Academy	Southend	2.8km	970	1068	-98
Westcliff School for Girls	Southend	3.7km	1224	1302	-78
Westcliff School for Boys	Southend	3.8km	1300	1277	23
Thomas More High School	Southend	3.8km	1050	1179	-129
<b>Total Secondary</b>			<b>10374</b>	<b>10654</b>	<b>-280</b>
Cedar Hall School (Specialist Education)	Essex	1.6	156	164	-9

Table 4.8: School Capacity (Source: Get information about Schools)

- 4.28 Table 4.8 identifies that the closest primary school to the site is Westwood Academy, less than 1km from the site. However, the Get Information about Schools website<sup>2</sup>, shows it is currently (2021-2022 school year) operating over capacity. A total of 67 surplus primary school spaces are however shown to be currently available within 2km of the Site (some of which are within the authority of Southend-on-Sea).
- 4.29 The Essex School Organisation Plan 2022-2032 indicates that mobility between Hadleigh and the Thundersley/Benfleet area is fluid. However, a permanent capacity increase will be required to address the higher sustained growth in local demand. With regards to primary education, increases in demand will be assessed in conjunction with Thundersley / Benfleet area. Castle Point's Local Plan included the allocation of land for a new school in Benfleet.
- 4.30 With regards to secondary school education, Table 4.4 indicates a shortage in the area. However, the Essex School Organisation Plan 2022-2032 indicates sufficient capacity within the Rayleigh organisational group. It highlights that the admissions criteria of the schools will

<sup>2</sup> <https://get-information-schools.service.gov.uk/>

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enable them to accommodate local children before Southend children as local demand grows and therefore no expansion projects are proposed.

### Primary Healthcare

4.31 The following GP Surgeries are located within 3km of the site boundary:

- The Hollies Surgery – 1.1 km south
- Audley Mills Surgery – 2.1 km northwest
- Dr S H H Zaidi & Partner 2km east
- PA Patel Surgery -2.1km west
- Highlands Surgery – 2.4km southeast
- Church View Surgery 2.4km northwest

4.32 The websites for the above GP surgeries indicate that all are accepting new patients.

### Dental Surgeries

4.33 The following dental Surgeries are located within 3km of the site boundary:

- Hollies Dental Practice – 1.1 km south – only accepting new NHS patients with referral;
- Mr Lee & Associate 1.2km north - not taking on new NHS patients;
- The BUPA Dental Care Benfleet Dental Centre - 1.3km southwest - only accepting new NHS patients with referral;
- Hadleigh Dental and Cosmetic Centre – 1.1 km south – only accepting new NHS patients with referral;
- Highland View Dental Surgery - 2km southeast - not taking on new NHS patients;
- Bupa Dental Care -Rayleigh -2.1km northwest - only accepting new NHS patients with referral;
- Thames Dental – 2.3km southeast – accepting new patients
- Family Dental Eastwood – 3km east - accepting new patients

4.34 A review of dental practices in the area indicates that the majority are not taking on new patients. However, new NHS patients are being accepted at Thames Dental and Family Dental Eastwood, both within 3km of the site.

### Key Issues:

4.35 Following a baseline review the following are key health issues for the District:

- Life expectancy is 5 years lower for men and 4.8 years lower for women in the most deprived areas of Castle Point than in the least deprived areas.

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- Significantly higher levels of adults classed as overweight or obese in Castle Point with 67.5% of adults overweight compared to 62.1 in the East of England and 62.0 in England;
  - Low level of qualifications compared to regional and national average.
  - Levels of GCSE attainment (average attainment 8 score) are worse than the England average.
  - Rise in deprivation within the Borough since 2007.

4.36 The Health and Wellbeing Strategy identifies four key priorities as set out below:

- **Priority 1: Mental health and wellbeing** – The Health and Wellbeing strategy sets out that half of all mental health issues start before the age of 14 and 75% before the age of 25. Additionally, there is a strong link between mental and physical health. People with long-term mental health needs are at a higher risk of poor physical health and vice versa.
- **Priority 2: Physical health and wellbeing** - The health and wellbeing strategy aim's is to get more people in Castle Point and Rochford moving more as part of everyday life through developing healthier places to live and to improve access to healthy food and educate residents on healthy eating.
- **Priority 3: Ageing well:** The Health and Wellbeing Strategy aims to improve the lives of older people through:
  - increasing social interaction;
  - Reducing isolation and loneliness;
  - Maintaining independence through appropriate care provision including care for those with dementia, frailty and palliative care.
- **Priority 4: Community resilience:** working with communities

## 5. Appraisal

### Theme 1 Active environments and active design

Assessment criteria	Yes / No	Details/evidence	Potential health Impact/ Key Vulnerable Groups	Recommended mitigation/ Method of Securing
Has the Active Design Principles checklist been completed?	Y	Please see appendix 1.	Long term positive effect on all residents and wider community	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Is there a mix of formal and informal physical activity, sporting and play space in the development?	Y	<p>The proposed development provides approximately 10 hectares of greenspace, including a Locally Equipped Area of Play together with natural greenspace including grasslands, woodland, ponds and wetland planting. The greenspace includes a new multi user greenway linking Daws Heath Road and Bramble Road together with a circular route providing opportunities for informal recreation.</p> <p>The provision of accessible natural green space within the site including multi-user routes is expected to have a positive effect on weight and obesity, identified as a key issue within Castle Point.</p>	Long term positive effect on all residents and wider community.	Development to be delivered in accordance with planning application drawings and Landscaping Strategy, and longer term management plan.
Has appropriate additional infrastructure to support these spaces been provided that promote inclusivity and accessibility? Please state what.	Y	Infrastructure such as benches and street furniture will be provided, providing a place in which people can rest ensuring routes are inclusive for less mobile people.	Long term positive effect on all residents and wider community including less mobile people.	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Are play spaces suitably located within the development at an	Y	A locally Equipped Area of Play (LEAP) is centrally located within the development within approximately 250m of all residents.	Long term positive effect on all children.	Development to be delivered in accordance with planning application



acceptable active travel distance? Please state what this is.		The LEAP will be designed to be inclusive to all children and encourage active and imaginative play.		drawings and Landscaping Strategy.
Are measures around personal safety incorporated across the public realm such as signage, lighting, and layout of spaces?	Y	All key routes to properties benefit from natural surveillance and will provide street lighting to increase personal safety and fear of crime where appropriate.	Long term positive effect on all residents and wider community.	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Is walking, wheelchair use, cycling and scooting designed to be the principal modes of travel in the development and prioritised over motorised transport?	Y	The development has been designed to prioritise active travel, with all key routes accessible by pedestrians and cyclists including wheelchair users and less mobile people, with a shared Footway/ Cycle Route alongside the access road, a minimum 3.5m wide linking Daws Heath Road, and links to Bramble Road, plus circular routes within the open space for recreational use.	Long term positive effect on all residents including wheelchair users and less mobile people and wider community.	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
What additional infrastructure including storage has been provided to support these modes?	Y	Cycle storage will be provided in accordance with policy. For dwellings with private gardens cycle storage will be provided within garages and/or garden sheds, providing easy access encouraging active travel. Secure cycle sheds will be provided to properties with communal gardens.	Long term positive effect on all residents	Cycle storage to be secured by condition
Are distances to spaces within an acceptable distance for using		The site is sustainably located on the edge of the existing settlement of Daws Heath within walking distance of local health and education and retail facilities. Daws Heath community social hall is available within 200m of the site	Neutral effect on all residents	None Required

active travel? Please state these distances.		<p>A range of retail facilities including food retail, comparison retail, restaurants and café's and a pharmacy are available on London Road approximately 1.2 km from the site. Footways and safe crossing routes are provided along Daws Heath Road to London Road encouraging active travel.</p> <p>Seven GP surgeries are located within 3km of the site, the closest GP surgery being Hollies Surgery, approximately 1.1km from the site.</p>		
Does the development ensure connectivity of walking, cycling, scooting routes internally and to existing routes off site?		The development includes new circular routes within the site and also improves connectivity with a new multi-user 'Greenway' route between Daws Heath Road and Bramble Road. This route will be suitable for cyclists and pedestrians, including less mobile people and wheelchair users.	Long term positive effect on all residents including wheelchair users and less mobile people and wider community.	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Is social infrastructure such as schools, shops and community spaces accessible a reasonable distance for active travel within the development for residents?	Y	<p>Convenience retail is provided approximately 600m north west of the site at Ann's Min-Market. A wider range of retail facilities including food retail, comparison retail, restaurants and café's and a pharmacy are available on London Road approximately 1.2 km from the site. Footways and safe crossing routes are provided along Daws Heath Road to London Road.</p> <p>Primary education is available at both Westwood Academy and Hadleigh Infants and Nursery School and Hadleigh Juniors. All of which are located within approximately 1.2km. A range of secondary schools are available within 3km, with The Deanes School 1km west of the site. Daws Heath community social Hall is available within 200m of the site.</p>	Neutral effect on all residents	None Required
Have routes considered distance to local		Employment opportunities are available on London Road. In addition, Weir Retail Park is located approximately 1.9km from the site access. Furthermore, Brook Road Industrial Estate is located approximately	Neutral effect on all residents	Residential travel plan to be secured by condition

employment centres and ensured active travel routes are part of this consideration (where applicable)?		<p>1.7km from the site to the north of the A127. London Road and Weirs Retail Park are accessible by bus, with a bus stop 250m from Brook Road Industrial Estate.</p> <p>A residential travel plan will be implemented encouraging active and sustainable travel. A framework travel plan is submitted with the application.</p>		
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## Theme 2 Design of homes and neighbourhoods Skills

Assessment criteria	Yes / No	Details/evidence	Potential health Impact/ Key Vulnerable Groups	Recommended mitigation/ Method of Securing
Are homes designed to be adaptable for health and wellbeing issues across the life course?	Y	Full planning permission is sought for 173 dwellings. Of these approximately a third (57 dwellings) meet Building Regulations M4(Category 2 - Accessible and adaptable dwellings.). A further 7 dwellings (4%) meet M 4 (Category 3 – Wheelchair user dwellings.) . All dwellings comply with NDSS space standards.	Long term positive effect on residents including less mobile people and wheelchair users.	Accessible and adaptable dwelling secured by planning condition.
What percentage of the development is affordable?	Y	The proposed development will include 40% affordable housing. Affordable housing will include a range of house types including bungalows, houses and flats of mixed sizes contributing to meeting the housing needs of the borough.	Long term positive effect on people on lower incomes, including older people and wheelchair users.	Affordable housing to be secured by Section 106.
What schemes are being promoted to support affordable housing?	Y	The affordable housing will comprise 50% affordable rent and 50% shared ownership.	Long term positive effect on people on lower incomes, including older people and wheelchair users.	Affordable housing to be secured by Section 106.
During which specific phase/s will affordable	Y	Affordable housing is spread across the site, being delivered alongside the provision of market housing.	Long term positive effect on people on lower incomes,	Affordable housing to be secured by Section 106.

homes be released?			including older people and wheelchair users.	
Has the housing been built to BFL12 design standard, lifetime homes or another recognised standard?	Y	Full planning permission is sought for 173 dwellings. Of these approximately a third (57 dwellings) meet Building Regulations M4(Category 2 - Accessible and adaptable dwellings.). A further 7 dwellings (4%) meet M 4 (Category 3 – Wheelchair user dwellings.) . All dwellings comply with NDSS space standards.	Long term positive effect on older people including wheelchair users.	Accessible and adaptable dwelling secured by planning condition.
Has the scheme been awarded any design accreditation?	N	At the time of writing the scheme is at the planning application stage. However, the proposals are of high quality and traditional design set within existing mature planting using materials inspired by local buildings.  Countryside Partnerships are an award-winning developer, and renowned for delivery of high quality open-space and country parks.  Countryside has received a significant number of design awards for previous developments including the RIBA East Award in 2019 It also has 5-star rating in the Home Builders Federation (HBF) for customer satisfaction.	Long term positive effect on all residents and wider community.	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Have lifetime neighbourhood principles been followed?	Y	<b>Supporting residents to develop lifetime neighbourhoods</b> The development will deliver approximately 10 hectares of open space.  <b>Access</b> The proposed development has been designed to create an environment that is accessible for people of all ages and abilities.  <b>Services and amenities</b> The development comprises 173 residential dwellings together with the deliver of approximately 10 hectares of open space, for use by residents and the wider community. The Site is sustainably located within walking distance (1.2km) of existing health, education and retail facilities. In addition, bus stops are located within on Daws	Long term positive effect on all residents including people on lower incomes, including older people and wheelchair users.	Provision of accessible and adaptable and wheelchair accessible dwellings to be secured by planning condition  Development to be delivered in accordance with planning application drawings and Landscaping Strategy.

		Heath Road approximately 160m south-west of the Site providing services to Hadleigh and Rayleigh and further beyond to Southend-on-Sea and Chelmsford .		
Have lifetime neighbourhood principles been followed? (Cont..)		<p><b>Built and Natural Environments</b></p> <p>The Communities and Local Government Guidance on Lifetime Neighbourhood, highlights the importance of greenspace for health and well-being and it is an essential component of lifetime neighbourhoods.</p> <p>The Brook Farm proposals are low density, set within retained tree and hedgerow planting. The proposals include approximately 10 hectares of greenspace, including grassland, heathland, orchards, woodland planting and sustainable drainage including ponds and wetland planting. Part of the site will be inaccessible to the public to enhance biodiversity.</p> <p>The open space will include appropriate informal routes for dog walking and providing connectivity to adjoining areas from Daws Heath Road and Bramble Road.</p> <p><b>Social Networks/Well-being</b></p> <p>The development includes cul-de-sacs with shared surfaces encouraging low vehicle speeds and prioritising pedestrians and cyclists and allowing streets to function as play space encouraging social interaction between residents and reducing loneliness.</p> <p><b>Housing</b></p> <p>Full planning permission is sought for 173 dwellings. Of these approximately a third (57 dwellings) meet Building Regulations M4(Category 2 - Accessible and adaptable dwellings.). A further 7 dwellings (4%) meet M 4 (Category 3 – Wheelchair user dwellings.) . All dwellings comply with NDSS space standards.</p>		<p>Provision of accessible and adaptable and wheelchair accessible dwellings to be secured by planning condition</p> <p>Development to be delivered in accordance with planning application drawings and Landscaping Strategy.</p>
Have principles such as dementia	Y	Externally, the development has been designed to be pedestrian friendly. A range of building types are proposed, and use of colour	Long term positive effect on all residents	Development to be delivered in accordance

friendly been used?		<p>within architecture and landscaping and appropriate signage will assist in way finding around the site.</p> <p>A change of materials and signage will define differing areas.</p>	including those with mild dementia.	with planning application drawings and Landscaping Strategy.
Are homes and spaces designed to support those with a physical disability or sensory or visual impairment?	Y	A mix of housing is proposed including private and affordable bungalows. Approximately a third (57 dwellings) meet Building Regulations M4(Category 2 - Accessible and adaptable dwellings.). A further 7 dwellings (4%) meet M 4 (Category 3 – Wheelchair user dwellings). All dwellings comply with NDSS space standards.	Long term positive effect on all residents including those with disabilities.	Provision of accessible and adaptable and wheelchair accessible dwellings to be secured by planning condition
Has any specialist housing integrated across the development?	N	N/A	Neutral effect on all residents	None Required
Has a 'designing out crime' or secured by design standard been used?	N	Whilst the development has not been designed to gain accreditation, the key principles of secured by design have been followed. The layout of the development has been designed so that it avoids easy opportunities for crime and anti-social behaviour good levels of natural surveillance on all routes to residential properties and be well-lit. Dwellings will have a 'defensible space' with a clearly defined boundary between private and public space.	Neutral effect on all residents	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Has the development been designed to ensure accessibility and mobility is inclusive? If yes, how?	Y	<p>Full planning permission is sought for 173 dwellings. Of these approximately a third (57 dwellings) meet Building Regulations M4(Category 2 - Accessible and adaptable dwellings.). A further 7 dwellings (4%) meet M 4 (Category 3 – Wheelchair user dwellings.) . All dwellings comply with NDSS space standards.</p> <p>All key routes will be accessible by less mobile people and wheel chair users, with consideration given to gradient and materials, as well as provision of benches to provide places to rest.</p>	Long term positive effect on all residents and wider community.	<p>Development to be delivered in accordance with planning application drawings and Landscaping Strategy.</p> <p>Provision of accessible and adaptable and wheelchair accessible dwellings to be secured by planning condition.</p>

Has the development site used the Essex Design Guide, GC principles or other recognised design guide/principles/code?	Y	The proposed development has been designed with consideration to the Essex Design Guide and Castle Point Residential Design Guidance.	Long term positive effect on all residents and wider community.	Planning application drawings secured by condition.
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### Theme 3 Access to open, green and blue space

Assessment criteria	Yes / No	Details/evidence	Potential health Impact/ Key Vulnerable Groups	Recommended mitigation/ Method of Securing
Are there accessible inclusive open spaces within the development?	Y	<p>Approximately 10 hectares of open space is proposed of which the majority will be publicly accessible.</p> <p>Key routes including the greenway linking Daws Heath Road and Bramble Road, together with a circular route through the grassland will be inclusive to all, including less mobile people and, wheelchair users.</p> <p>Street furniture including benches will be positioned strategically throughout the site, providing places for people to rest, reducing barriers to exercise, as lack of benches was cited by the Ramblers Association and TCPA (2018)<sup>3</sup> as a key barrier to walking, particularly for older people.</p>	Long term positive effect on health of all residents and wider community including older people, less mobile people, people with impaired vision and children.	Open space, landscaping and street furniture to be secured by planning condition.
If open space has been lost through the proposed development, how	Y	The site currently comprises grazing land and there has been no loss of publicly accessible open space associated with the development. The key landscape and ecological features including mature trees and	Long term positive effect on health of all residents and wider community including	Landscaping secured by planning condition.

<sup>3</sup> Ramblers Association and Town and Country Planning Association (2018) Walking in Urban Parks and Green spaces. London, TCPA

has this been compensated?		<p>hedgerows within the site will be largely retained within the development.</p> <p>The existing public bridleway through the site is proposed to be retained and enhanced for cyclists and pedestrians, including less mobile people and wheelchair users.</p>	older people, less mobile people, people with impaired vision and children.	
Is there a mix of open space throughout the development i.e. formal and informal?	Y	<p>A mix of formal and informal open space is provided. This includes:</p> <ul style="list-style-type: none"> <li>• Playspace;</li> <li>• General amenity space;</li> <li>• Natural greenspace including Species rich grassland, woodland and wetland habitats.</li> </ul>	Long term positive effect on health of all residents and wider community	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Are the open spaces overlooked and consider personal safety through infrastructure such as lighting?	Y	All key routes to the residential properties are overlooked and would be well lit. By its nature, the circular route within the natural species rich grasslands benefit from less natural surveillance.	Long term positive effect on health of all residents and wider community	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Are elements to support public realm included such as clear, inclusive signage and street furniture?	Y	As set out above street furniture including benches will be positioned strategically throughout the site.	Long term positive effect on health of all residents and wider community including older people, less mobile people	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Do spaces support of those with visual or sensory impairment? Please state	Y	<p>The public realm will support those with visual or sensory impairment.</p> <p>Key elements will include:</p> <ul style="list-style-type: none"> <li>• Differing materials and texture to define differing areas, such as resin bound gravel on pedestrian paths within open space, block paving on shared surfaces, and tarmac on primary streets.</li> <li>• Use of colour contrast in architecture and landscaping;</li> <li>• Clear signage.</li> </ul>	Long term positive effect on health of all residents and wider community including those with visual or sensory impairment.	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.



Do spaces support those with mobility issues? Please state	Y	As set out above, a new greenway is proposed linking Daws Heath Road and Bramble Road. This route, together with the new circular route through the natural greenspace will be suitable for all pedestrians and cyclists including those with mobility issues, with suitable surfacing and appropriate street furniture including benches.	Long term positive effect on health of all residents and wider community including older people, less mobile people	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Has the open space incorporated green infrastructure? If so, how?		<p>The proposed landscaping strategy includes a range of green and blue infrastructure improving mental health and air quality. Key features of green infrastructure include.</p> <ul style="list-style-type: none"> <li>• Existing tree and hedgerows are largely retained and enhanced.</li> <li>• Species rich grassland and amenity grassland.</li> <li>• Native and flowering trees.</li> <li>• Woodland.</li> </ul> <p>Further information is set out in the Landscape Statement.</p>	Long term positive effect on health of all residents	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Has the open space incorporated blue infrastructure? If so, how?	Y	<p>Key features of blue infrastructure include.</p> <ul style="list-style-type: none"> <li>• Ponds with wetland planting;</li> <li>• Ditches and swales for water conveyance.</li> </ul>	Long term positive effect on health of all residents	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Has local stewardship been considered for these open spaces? Please state how	N	The open space is likely to be managed by the site-wide management company.	Neutral effect on all residents	Management company to be secured by legal agreement.
Has community input been part of the planning proposal for spaces? Please state engagement process.	Y	The Site is a proposed allocation in the draft Castle Point Local Plan under Policy HO14. Public Consultation has been undertaken in association with the site's allocation, together with a public consultation exercise in 2017.	Neutral effect on wider community	None Required

Are the open spaces connected to provide a network of multifunctional open spaces within the development and which connect to existing external open spaces?	Y	The proposed greenway between Daws Heath Road and Bramble Road provides a green link between West Wood to the west and Pound Wood to the north.	Long term positive effect on all residents and the wider community	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
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#### Theme 4 Supporting communities and lifetime neighbourhoods

Assessment criteria	Yes / No	Details/evidence	Potential health Impact/ Key Vulnerable Groups	Recommended mitigation/ Method of Securing
Are community buildings provided and are they inclusive and accessible to all including signage on site?	Y	No community buildings are proposed. However, an existing community building is located within 200m north of the site within Daws Heath.  Furthermore, the development provides approximately 10 hectares of new open space for informal recreation benefitting new residents as well as the wider community.	Long term positive effect on all residents and the wider community	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Have traffic calming measures been integrated to support pedestrian and cyclist safety?	Y	The proposed Streets are designed to encourage low vehicle speeds (20mph), creating an environment where cycling and walking is prioritised encouraging active travel. A pedestrian friendly environment encourages social interaction with neighbours, reducing isolation and encourage active play.  A new junction is proposed onto Daws Heath Road, which has been designed with suitable visibility splays to ensure highway safety.	Long term positive effect on all residents and the wider community	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Has personal safety been considered	Y	In addition to highway safety, the design of the development aims to maximise natural surveillance of the public realm.	Neutral effect on all residents	Development to be delivered in accordance with planning application

through infrastructure and design?				drawings and Landscaping Strategy.
Are public spaces accessible to all including those with mobility issues or physical disability or visual or sensory impairment?	Y	All key spaces including the new 'Greenway' and circular route through the natural greenspace will be suitable for all pedestrians and cyclists including those with mobility issues.	Long term positive effect on all residents and the wider community including those with mobility issues.	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Have dementia friendly concepts been designed into the development?	Y	The development prioritises pedestrians, with a range of house types and feature landscaping together with appropriate signage to assist in way finding around the site.	Long term positive effect on all residents and the wider community including those with mild dementia.	Development to be delivered in accordance with planning application drawings and Landscaping Strategy.
Has a community engagement strategy been developed and input from community given?	Y	The Site is a proposed allocated in the draft Castle Point Local Plan under Policy HO14. Public Consultation has been undertaken in association with the site's allocation, together with a public consultation exercise in 2017.	Neutral effect on community	None required
Will residents receive information on community activities and signposting when they take ownership of their property?	Y	Residential Information packs to be provided to include information on facilities within the site and the surrounding area as well as Travel Packs providing walking and cycling maps and information on public transport to encourage active and sustainable travel.	Long term positive effects on all residents in particular older people who may have less access to online information.	Residential Information packs to be provided secured by condition
Will the development have a community	N	Due to the scale of the development it is not proposed to have a community development officer.	Neutral effect on residents.	None required

development officer?				
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## Theme 5 Access to healthier food environments

Assessment criteria	Yes / No	Details/evidence	Potential health Impact/ Key Vulnerable Groups	Recommended mitigation/ Method of Securing
Does the development provide opportunity for allotments, community food growing shared spaces or own food growth?	N	Allotments are available approximately 650m southwest of the site.  The provision of a community orchard is under consideration as part of the wider landscape strategy.	Long term positive effect on residents and wider community.	None required
Does the proposal include onsite food facilities such as hot food takeaways, supermarkets, local shops and markets?	N	Due to the scale of the development no on-site food retail is provided. However, healthy food is available within 1.2km of the development.	Neutral effect on residents and wider community.	None required
Is the development within adequate active travel to the above or other local food facilities?	Y	Convenience retail is available 600m northwest of the site, with a wider range of retail located approximately 1.2km south of the site in Hadleigh. A specialist health food shop is available in Rayleigh approximately 2.3km from the site.	Long term positive effect on residents and wider community.	None required
Are there opportunities for access to purchase	Y	A regular market is held in Rayleigh approximately 2.3km north of the site on Wednesdays selling a range of local produce.	Long term positive effect on residents	None required

locally produced foods including local farmers or community markets?			and wider community.	
Do the local food facilities provide infrastructure for cycling/ scooting and electric car charging points?	Y	The closest supermarket to the site is Morrisons, on London Road, approximately 1.25km to the south of the site. This offers a range of infrastructure including cycle parking disabled parking, baby and parent parking together with electric car charging points.	Long term positive effect on residents and wider community.	None required
Does the LA have a restriction on fast food outlets?	Y	Whilst not adopted, under Strategic Policy TC6 the draft local plan restricts fast food outlets within Town Centres, and local shopping parades and within close proximity to schools and colleges.	Neutral effect on residents and wider community.	None required
Does this development include fast food and/or A5 classed shop/s?	N	No hot food retail is proposed as part of the development.	Neutral effect on residents and wider community.	None required
What percentage of primary shop frontage will be fast food/A5 class?	N/A	No hot food retail is proposed as part of the development.	Neutral effect on residents and wider community.	None required

## Theme 6 Education, employment and skills

Assessment criteria	Yes / No	Details/evidence	Potential health Impact/ Key Vulnerable Groups	Recommended mitigation/ Method of Securing
Is there a school/s included in this proposal?	N	Due to the scale of the development no school is included within the proposals. However, financial contribution will be made to Essex County Council towards expansion of primary schools and The Deanes Secondary School, if mitigation is required.	Neutral effect on children	Financial contribution to be secured through S106 if required.
Does the proposed development include employment or commercial space?	N	The site is allocated within Policy HO14 of the draft Local Plan for residential use. As such, no commercial space is proposed	Neutral Effect on residents and wider community	None Required
Is there an employment strategy being developed as part of this proposal?	N	N/A	Neutral Effect on all residents	None Required
Does the proposed employment support local employment strategies/ identified skills gaps/ provide training opportunities?	?	Countryside Properties operate apprenticeship schemes contributing to improving skills and qualifications, a key issue within Castle Point.	Long term positive effect	None Required.
Does the construction phase provide opportunities for local employment including supply chain? How?	Y	Construction is predicted to involve 182 FTE jobs per annum over a 42 month build process, and 224 FTE jobs in the local supply chain.	Short term positive effect on local community	None Required. The provision of apprenticeships would enhance the positive effect.

Have local childcare and nurseries been considered as part of this development and the early years at the appropriate Council been contacted?	Y	Due to the scale of the development no nursery is included within the proposals. However, a financial contribution will be made to ECC to support the provision of a new 56 place Early Years centre, if required.	Neutral effect on residents and local community	Financial contribution secured by section 106, if required.
Do employment spaces have infrastructure to support active travel to site included?	N/A	No employment spaces are proposed. However, employment opportunities are available within walking distance and available by public transport.	Neutral Effect	None required
Has the proposal got an agreed education provision with local education providers?	N	Financial contribution will be made to Essex County Council (ECC) to fund additional education places, if required. No objection in principle to the level of growth proposed in the Local Plan (which includes the site) has been raised by the Local Education Authority.	Neutral Effect	Financial Contribution secured through S106, if required.
Is there active travel/ passenger/ public transport services links to local schools, health care facilities and centres for employment?	Y	<p>Primary education is available at both Westwood Academy and Hadleigh Infants and Nursery School and Hadleigh Juniors. All of which are located within approximately 1.2km. A range of secondary schools are available within 3km including The Deanes School 1km to the west.</p> <p>Seven GP surgeries are located within 3km of the site, the closest GP surgery being Hollies Surgery, approximately 1.1km from the site, which is taking on new patients.</p> <p>Employment opportunities are available both locally in Hadleigh within walking distance, and further afield including London and Southend/Basildon by train.</p> <p>A residential travel plan will be implemented encouraging active and sustainable travel.</p>	Neutral Effect	None Required

**Theme 7 Access to healthcare infrastructure**

Assessment criteria	Yes / No	Details/evidence	Potential health Impact	Recommended mitigation/ Method of Securing
Has NHS England Estates, the STP estates team or the CCG with designated responsibility for estates been consulted on healthcare infrastructure plans at preapplication stage? If no, please contact the relevant team.	N	<p>The size of the proposal does not warrant on-site health facilities and consultation with health teams has not therefore been undertaken.</p> <p>However, a financial contribution will be made to Essex Primary Care Trust to meet the healthcare requirements of the development, if required.</p>	Neutral Effect on residents and wider community	Financial contribution to primary care trust secured by s106, if required.
Has the development ensured that the wider, cumulative impact on the health system has been considered? If so, how?	Y	A review has been undertaken of local GP surgeries and dentists. It is noted that there is a shortage of NHS dental provision in the area, and this will be exacerbated by other developments. A financial contribution will be made to Essex Primary Care Trust to meet the healthcare requirements of the development.	Neutral Effect	Financial contribution to primary care trust secured by s106, if required.
Has the development	Y	All roads have been designed to be suitable for emergency vehicles as well as refuse vehicles.	Long term positive effect on all residents	Highway design to be secured by condition.



considered the access and infrastructure needs of emergency services? Please state how		It is intended that vehicular access would be from the west of the site via a new junction onto Daws Heath Road. The junction would be designed with suitable visibility splays to enable safe access to the site.	and wider community including vulnerable groups.	
Has consideration been given to local capacity for dental, pharmacy and other health providers? If so, how?	Y	A review has been undertaken of local GP surgeries and dentists. It is noted that there is a shortage of NHS dental provision in the area, and this will be exacerbated by other developments. A financial contribution will be made to Essex Primary Care Trust to meet the healthcare requirements of the development.	Neutral Effect	Financial contribution to primary care trust secured by s106, if required.
Are local health care facilities within an acceptable distance and accessible via active travel? If not, how are these to be accessed?	Y	Seven GP surgeries are located within 3km of the site, the closest GP surgery being Hollies Surgery, approximately 1.1km from the site, which is taking on new patients It is accessible via a footway along Daws Heath and Rectory Road, with pedestrian crossings.  A financial contribution will be made towards increasing capacity in the local area. to meet the primary health needs of residents.	Neutral effect on all residents.	Financial contribution to primary care trust secured by s106, if required.
Have travel plans been developed for construction and operational phases of development?	Y	A residential travel plan will be implemented encouraging active and sustainable travel.  In addition, a Construction Environment Management Plan (CEMP) will be implemented, including measures to minimize effects of construction traffic.	Long term positive effect on residents.	Construction Traffic Management Plan and Residential Travel Plan to be secured by planning condition

## Theme 8 Environmental sustainability

Assessment criteria	Yes/ No	Details/evidence	Potential health Impact	Recommended mitigation/ Method of Securing
Is there an environmental statement for this proposal?	N	An Environmental Impact Assessment screening opinion has been sought from the council, which concluded that the development is not EIA Development. Nevertheless a range of standalone assessments have been undertaken in relation to the application including a range of ecological surveys, a Flood Risk Assessment, Transport Assessment, Arboricultural Assessment, Land Contamination preliminary risk assessment, and an Archaeological desk based assessment.	Neutral effect	Mitigation outlined in the environmental reports will be secured by planning condition or legal agreement
Has Environmental Health, Environment Agency or Public Health England had input into the development and provided advice on environmental issues including construction phase?	Y	Pre-application meetings were held with Castle Point Borough Council to identify key issues. In addition, a screening opinion was requested, which included consultation with a number of statutory and non-statutory organisations including the Environment Agency, providing an opportunity to comment on environmental issues including construction phase.	Neutral effect	None required
Are homes designed to minimise energy use through insulation measures and standards?	Y	The dwellings will be highly energy efficient with energy efficient building fabric to comply with Part L 2022 Building Regulations. This will have a positive effect on carbon emissions as well as reducing the long term costs of heating and associated fuel poverty.	Long term positive effect on climate and on residents in particularly people of low incomes.	Part L 2022 Building Regulations secured by condition
Do homes and spaces support hot weather including	Y	The building fabric will include high levels of insulation to ensure they remain cool in summer and warm in winter meeting Building Regulations Part L 2022. This will have an associated reduction in energy costs associated with heating and cooling.	Long term positive effect on climate and residents in particularly people	Landscaping Strategy secured by condition

areas for shade and cooling?		The retention of existing trees and hedgerows together with new tree planting will provide areas of shade.	of low incomes, and older residents who are less tolerant to changing temperature.	
Do urbanised centres include measures to minimise heat island effects?	Y	Of the 18 hectares of the Site approximately 10 hectares will include open space. In addition, the residential area will include gardens and greenspaces with opportunities for planting.	Neutral effect on climate	Landscaping strategy secured by condition
Have travel plans for construction phase been developed?	Y	During construction and Construction Environmental Management Plan (CEMP) will be implemented to minimise effects of construction. This will include measures to minimize the effects of traffic for example, measures to encourage sustainable travel by construction workers and hours of delivery.	Neutral effect on wider community through mitigating traffic and associated air quality and noise	CEMP Secured by condition
Does the development promote the use of clean fuel/ lower emission HGV's during construction?	Y	Countryside Properties is committed to reducing CO2 emissions from hired plant and generators by 80% by 2023.	Neutral effect on wider community through mitigating traffic and associated air quality and noise	CEMP to be secured by condition
Has frequency of HGV's on local traffic been considered and if so, how?	Yes	A transport assessment has been undertaken by Iceni Consulting Engineers. This identified that once operational the proposed residential land use is not expected to generate significant HGV trips.	Neutral effect on wider community through mitigating traffic and associated air quality and noise	None required
Have travel plans for the operational phase been developed?	Yes	A residential travel plan will be implemented, encouraging active travel and travel by sustainable modes.	Neutral effect on wider community through mitigating traffic and	A residential travel plan will be implemented, secured by condition

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			associated air quality and noise	
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## 6. Recommendations from HIA

- 6.1 No adverse health impacts have been identified. However, a number of recommendations have been identified to enhance the positive effects of the development.
- 6.2 Planning Conditions are recommended to secure the following:
- Landscaping strategy – to deliver open space, orchards and ensure that open space including the provision of ‘Greenway’ and circular routes are suitable for all uses including wheelchair users and less mobile people those with visual impairment and dementia sufferers;
  - Delivery of LEAP
  - Highway junction
  - Delivery of appropriate levels of cycle storage
  - Lighting Strategy to provide optimal levels
  - Delivery of 57 Adaptable and accessible in accordance with Building Regulations Part M4 (Category 2) and 7 dwellings are wheelchair accessible meeting Building Regulations Part M4 (Category 3)
  - Implementation of Travel Plan.
- 6.3 Section 106 contributions are recommended to deliver:
- Affordable Housing;
  - Financial contributions to NHS Trust through S106 contributions, if required.
  - Financial contributions to Essex County Council to deliver additional primary and secondary education places, and provision of early years places, if required.

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## 7. Summary and Conclusions

- 7.1 An assessment has been undertaken of the impacts of the development on health across the 8 themes. In summary, the proposed development is expected to give rise to a neutral or positive effect on health across all themes.
- 7.2 The assessment against the Essex Healthy Places criteria shows that the development would have a positive effect in relation to 44 of the 75 criteria. The development would have a neutral effect on 31 of the criteria.
- 7.3 A summary of how the assessment against the Essex Healthy Places Guidance themes is set out below:

### Active environments and active design

- 7.4 The provision of open space including play space and safe routes to existing services would encourage physical activity having a positive effect on cardio and mental health of future residents and surrounding community, and a positive effect on obesity, a key issue within Castle Point. Key elements include:
- Provision of approximately 10 hectares of open space including a traffic free 'Greenway' multi-user accessible route between Daws Heath Road and Bramble Road, together with circular routes.
  - Locally Equipped Area of Play (LEAP) providing space for active play for children;
  - Sustainable location with key services within a 1.2km walking distance

### Design of Homes and Housing

- 7.5 The provision of high-quality homes including affordable housing and accessible bungalows, would have a positive effect on both physical and mental health of residents, support vulnerable groups including less mobile people and those on lower incomes and a positive effect on health inequalities, a key issue within Castle Point. Key elements include:
- Provision of 173 high-quality, energy efficient homes with good linkages to existing community,
  - Inclusion of 40% affordable homes.
  - Housing mix to include a wide range of house types including one to two bedroom flats, bungalows and two to five bedroom semi-detached houses.
  - 57 Adaptable and accessible dwelling designed in accordance with Building Regulations Part M4 (Category 2) and 7 dwellings designed as wheelchair accessible meeting Building Regulations Part M4 (Category 3)

### Access to Open , green and blue spaces

- 7.6 The development is set within accessible open space encouraging social cohesion and physical exercise having a positive effect on future residents and the wider community. Key elements include:
- Existing tree and hedgerows are largely retained and enhanced.
  - Provision of 10 hectares of open green and blue space including species rich grassland, native and flowering trees, ponds, and wetland planting.
  - Inclusive publicly accessible routes including new 'Greenway' and circular route; and

- 
- Provision of playspace.

### **Supporting Communities and Lifetime neighbourhoods**

- 7.7 The design encourages social interaction with neighbours creating a pedestrian friendly environment encouraging social interaction with neighbours, reducing loneliness and isolation and encouraging active play. Key elements include
- Cul-de-sacs, and 20 mph low traffic speeds.
  - All key spaces and routes will be designed to be accessible to all residents, including less mobile and visually impaired supporting inclusivity.

### **Access to Healthier Foods**

- 7.8 Existing allotments located within 650m of the site. The potential for a community orchard within the site exists. Furthermore, safe walking routes are available to a range of food retail within walking distance, with specialist health food shops and local markets accessible via public transport.

### **Education, employment and skills**

- 7.9 Safe walking routes are available to existing schools. The development would meet the educational needs of residents through financial payment secured via Section 106 contributions (if required).
- 7.10 Countryside Partnerships offer training /apprenticeships providing local people with skills and qualifications, a key issue in Castle Point.

### **Access to Healthcare**

- 7.11 Existing primary healthcare facilities are available within walking distance. This together with financial contribution to off-site healthcare provision (if required) would meet the primary health needs of residents.

### **Environmental Sustainability**

- 7.12 Sustainable design with energy efficiency measures meeting Part L 2022. New tree planting and retention of existing trees will help to reduce the heat island effect.

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## APPENDIX 1



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## Appendix 1: Active Design Checklist

### 1. Activity for all

Neighbourhoods; Facilities and open spaces should be accessible to all users and should support sport and physical activity across all ages. Enabling those who want to be active, whilst encouraging those who are inactive to become active.

<input type="checkbox"/>	Y	Are a range and mix of recreation, sports and play facilities and open spaces provided to encourage physical activity ?
<input type="checkbox"/>	Y	Are facilities and open spaces managed to encourage a range of activities to allow all to take part, including activities for all genders, all ages and all cultures?
<input type="checkbox"/>	N/A	Are a range of sport and physical activity opportunities specifically targeted at more deprived areas or areas where there are known to be particular health issues?
<input type="checkbox"/>	N	Are varied promotion initiatives and methods directed across peer groups, to seek to reach all members of society and to target hard to reach groups?
<input type="checkbox"/>	N/A	Are all facilities supported as appropriate by public conveniences, water fountains and, where appropriate, changing facilities to further increase their appeal to all?
<input type="checkbox"/>	Y	Do public spaces and routes have generous levels of seating provided?
<input type="checkbox"/>	Y	Where shared surfaces occur, are the specific needs of the vulnerable pedestrian taken into account?

### 2. Walkable communities

Homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other. Creating the conditions for active travel between all locations.

<input type="checkbox"/>	Y	Are a diverse mix of land uses such as homes, schools, shops, jobs, relevant community facilities and open space provided within a comfortable (800m) walking distance?
<input type="checkbox"/>	Y	Is a broader range of land uses available within 5km cycling distance?
<input type="checkbox"/>	Y	Are large, single purpose uniform land uses avoided?
<input type="checkbox"/>	Y	Are walkable communities created, providing opportunities to facilitate initiatives such as walking buses to school, and providing the basic pattern of development to support a network of connected walking and cycling routes (Principle 3)?

### 3. Connected walking & cycling routes

All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted. Active travel (walking and cycling) should be prioritised over other modes of transport. Prioritising active travel through safe, integrated walking and cycling routes.

Creating multiple reasons to visit a destination, minimising the number and length of trips and increasing the awareness and convenience of opportunities to participate in sport and physical activity.

<input type="checkbox"/>	Y	Does the proposal promote a legible, integrated, direct, safe and attractive network of walking and cycling routes suitable for all users?
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Y	Does the proposal prioritise pedestrian, cycle and public transport access ahead of the private car?
Y	Are the routes provided, where feasible, shorter and more direct than vehicular routes?
Y	Are the walking and cycling routes provided safe, well lit, overlooked, welcoming, and well maintained, durable and clearly signposted? Do they avoid blind corners?
Y	Do routes support all users including disabled people?
Y	Are shared pedestrian and cycle ways clearly demarcated, taking the needs of the vulnerable pedestrian into account?
Y	Do walking and cycling leisure routes integrate with the open space and green infrastructure network of the area?
N	Are sporting facilities fully integrated in this walking and cycling network?
Y	Are informal facilities for physical activity provided, such as Greenline routes?

#### 4. Co-location of community facilities

The co-location and concentration of retail, community and associated uses to support linked trips should be promoted. A mix of land uses and activities should be promoted that avoid the uniform zoning of large areas to single uses.

N	Does the proposal promote a mix of land uses and the collocation and concentration of key retail, community and associated uses?
N/A	Are sports facilities and recreational opportunities prominently located?
N/A	Are multiple sporting facilities located in one place, to allow choice of activity?

#### 5. Network of multifunctional open space

A network of multifunctional open space should be created across all communities to support a range of activities including sport, recreation and play plus other landscape features including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities for sport, recreation and play should be of an appropriate scale and positioned in prominent locations.

Providing multifunctional spaces opens up opportunities for sport and physical activity and has numerous wider benefits.

Y	Does the open space provided facilitate a range of uses?
N/A	Are the sports and recreation facilities provided designed in accordance with best practice guidance?
?	Are the sports and recreation facilities appropriately designed and located in relation to neighbouring uses?
Y	Does the open space provide an accessible setting for development?
Y	Does the open space link to existing networks and walking and cycling routes?

#### 6. High quality streets and spaces

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Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage. Well designed streets and spaces support and sustain a broader variety of users and community activities..

Y	Are streets and spaces which are provided of a high quality, with durable materials, street furniture and signage?
Y	Is appropriate provision made to promote access to, and activity by, all users including providing safe route ways for vulnerable pedestrians?
Y	Is the new civic space of an appropriate scale and proportion to allow a range of possible functions?

### 7. Appropriate infrastructure

Supporting infrastructure to enable sport and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate all forms of activity. Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.

N	Are public toilets, showers and changing facilities provided? Are these accessible and usable by all potential users?
N	Are drinking fountains provided?
Y	Is there a multitude of seating options provided? Is the seating provided accessible to all?
Y	Is safe and secure cycle parking provided for all types of cycles including adapted cycles and trikes?
Y	Is Wi-Fi provided in facilities and spaces?
N/A	Is safe and secure pushchair storage provided where appropriate?

### 8. Active Buildings

Supporting infrastructure to enable sport and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate all forms of activity. Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.

Y	Are buildings well located in relation to surrounding walking and cycling routes, with direct access by these modes prioritised over access by vehicular modes?
Y	Is the use of stairs promoted (over the lift) utilising signage and creating spacious and clean stairwells that are welcoming? (This should be balanced with the need to ensure lifts are easily accessible for those who cannot use the stairs)
N/A	Within the workplace, have methods to promote natural physical activity been explored such as using sit-stand desks?
Y	Have innovative design features within buildings and surroundings which encourage activity e.g. feature staircases, cycle access ramps or other architectural features been utilised?
Y	Have buildings been designed to provide appropriate amounts of internal space for rooms along with circulation and external space?

### 9. Management, maintenance, monitoring & evaluation

The management, long-term maintenance and viability of sports facilities and public spaces should be considered in their design. Monitoring and evaluation should be used to assess the success of Active Design initiatives and to inform future directions to maximise activity outcomes from design interventions.

*A high standard of management, maintenance, monitoring and evaluation is essential to ensure the long-term desired functionality of all spaces.*

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Y	Has the long term management and maintenance of a development or facility been considered to ensure the facility remains sustainable over a long-term?
Y	Have alternatives to local authority management of public realm, streets, spaces and formal open space been considered?
Y	Have issues such as the servicing of grass pitches, the impact of noise, floodlighting or vehicular access been considered?
Y	Do the management of facilities target the broadest possible range of users, with particular emphasis on disadvantaged groups?
N	Have programs for monitoring and evaluating the success of initiatives been established?

#### 10. Activity promotion & local champions

Promoting the importance of participation in sport and physical activity as a means of improving health and wellbeing should be supported. Health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities.

*Physical measures need to be matched by community and stakeholder ambition, leadership and engagement*

Y	Has the stakeholders and organisations prioritised the promotion of sport and physical activity across all of their activity?
N/A	Has a broad program of events been established in the area associated with new facilities?
N/A	Has the scope of new technology and social media been explored in terms of promoting activities or encouraging activity?
N/A	Have local champions been identified to help ensure the sport and physical activity benefits of the development will be realised and will the local champions be adequately supported?
N/A	Has the stakeholders and organisations prioritised the promotion of sport and physical activity across all of their activity?



# Phase 2

PLANNING &  
DEVELOPMENT  
LIMITED

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