



Health Impact Assessment

Land east of
Rayleigh Road,
Thundersley

This Land
Development
Limited



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EXECUTIVE SUMMARY

This Land are seeking outline planning permission for:

“The development of up to 455 new homes, a new multi-use community hall, land for the provision of a healthcare facility (1,000sqm), land for a stand-alone early years and childcare nursery (0.13ha), new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.”

The proposed development will be located on land east of Rayleigh Road, Thundersley, Essex. The site is located in close proximity to Thundersley, Hadleigh and Rayleigh town centres. The now withdrawn Castle Point Local Plan (2018-2033) included the application site, known as land east of Rayleigh Road, Thundersley as a draft allocation (under policy HO13). The allocation included the site for approximately 455 new homes (the housing mix for which would have been assessed against withdrawn policy HO3 (Housing Mix)) and anticipates the delivery of the site in full before the end of the plan period.

The application site is ideally located for the proposed development, being in close proximity and easily accessible to a range of nearby local services and facilities situated within walking and cycling distance. The suitability of the site for housing was accepted in the allocation of the site within the now withdrawn local plan, and further justification is provided within the submitted planning statement accompanying the planning application.

The site will make a significant and positive contribution towards meeting the identified local housing need for Castle Point (including market and affordable homes, including first homes), in addition to providing new community infrastructure in accordance with the policies of the now withdrawn local plan. The evidence base for the withdrawn local plan identified that the site meets the test of exceptional circumstances to be released from the Green Belt and would provide much need new housing in this part of the Borough (including affordable housing).

This desktop HIA provides a broad overview of the potential health impacts (both positive and negative) in relation to the proposed development, drawing on the evidence base documents supporting the now withdrawn Castle Point Local Plan (2018-2033) and the accompanying documents prepared in support of the planning application.

Although the Castle Point Borough Local Plan 2018 to 2033 has recently been withdrawn by Castle Point Borough Council following the Inspector’s finding of the plan sound, this HIA makes reference to the withdrawn policies and evidence base where applicable to the preparation of this HIA. We consider that the references to HIA’s in the policies and the evidence base are universally accepted as being applicable to good planning in the area.



In preparing this HIA, CODE has had regard to a number of resources, including the Essex Planning Officer Association's (EPOA) Health Impact Assessment guidance, now incorporated into the Essex Design Guide and the NHS London Healthy Urban Development Unit's (HUDU) Rapid Health Impact Assessment Tool.

CODE notes the advice contained in HUDU's HIA tool that *"The planning issues and topics may be assessed according to local priorities and needs, derived from community engagement and a profile of community health and wellbeing needs and assets. In addition, impacts may be short term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population, such as older people or black and ethnic minority groups. Some issues may have a local impact, whilst other issues may have a wider or neighbourhood impact."*

The rapid HIA tool advises that where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact. It is acknowledged that recommended actions may require design or layout changes, closer adherence to policy requirements or standards or planning conditions/obligations.

This desktop HIA finds that the proposed development will introduce a significant net benefit to the health of the local community in Thundersley.

The only adverse impacts identified relate to construction traffic disruption, however any such impacts observed would be short term and carefully mitigated through the planning process.

The location of the development promotes social interaction and cohesion amongst future residents and visitors, enabling both indoor and outdoor recreation and easy access to the town centre and other higher order services and facilities. All proposed dwellings will also be built within a 400m walking distance of existing or proposed bus stops. The development has been designed to encourage active travel by walking, cycling or other forms of sustainable exercise across the proposals, with all proposed facilities within the heart of the scheme around the proposed village green, which will act as a focal point for the development.

The proposed development will therefore assist Castle Point Borough Council in meeting an identified and acute need for new market and affordable homes (including first homes).

1 INTRODUCTION

- 1.1 This Land are seeking outline planning permission for:

“The development of up to 455 new homes, a new multi-use community hall, land for the provision of a healthcare facility (1,000sqm), land for a stand-alone early years and childcare nursery (0.13ha), new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.”

- 1.2 The proposed development will be located on land east of Rayleigh Road, Thundersley, Essex. The site is located in close proximity to Thundersley, Hadleigh and Rayleigh town centres.

- 1.3 Although the Castle Point Borough Local Plan 2018 to 2033 has recently been withdrawn by Castle Point Borough Council following the Inspector’s finding of the plan sound, this HIA makes reference to the withdrawn policies and evidence base where applicable to the preparation of this HIA. We consider that the references to HIA’s in the policies and the evidence base are universally accepted as being applicable to good planning in the area.

- 1.4 Castle Point Borough Council’s policy HS1 (of the withdrawn Castle Point Local Plan, 2018 to 2033) requires the preparation and submission of a Health Impact Assessment (HIA) with planning applications seeking permission for more than 50 residential dwellings. This desktop HIA therefore seeks to identify, assess and provide a broad overview of potential health impacts, drawing on the relevant population demographics discussed in the latest Strategic Housing Market Assessment (SHMA) and other Local Plan evidence base documents.

- 1.5 Policy HS1 (Strategy for Healthy Communities) sets out the requirements for Health Impact Assessments (page 116), as follows:

“To ensure new development is designed to promote good health, Health Impact Assessments should be undertaken for all developments involving the sale of foodstuff, and for other developments of over 50 residential units or 1,000sqm of non-residential development. Mitigation against negative health impacts and opportunities of positive health impacts should be identified. Negative health impacts identified in a Health Impact Assessment must be resolved in the development or secured through a Section 106 Agreement.”

- 1.6 The Castle Point Borough Council Validation Requirements (11 December 2020) additionally states that Health Impact Assessments require:

“Report specifying how the development will mitigate against negative health impacts and demonstrate how opportunities for positive health impacts have been explored and incorporated.”

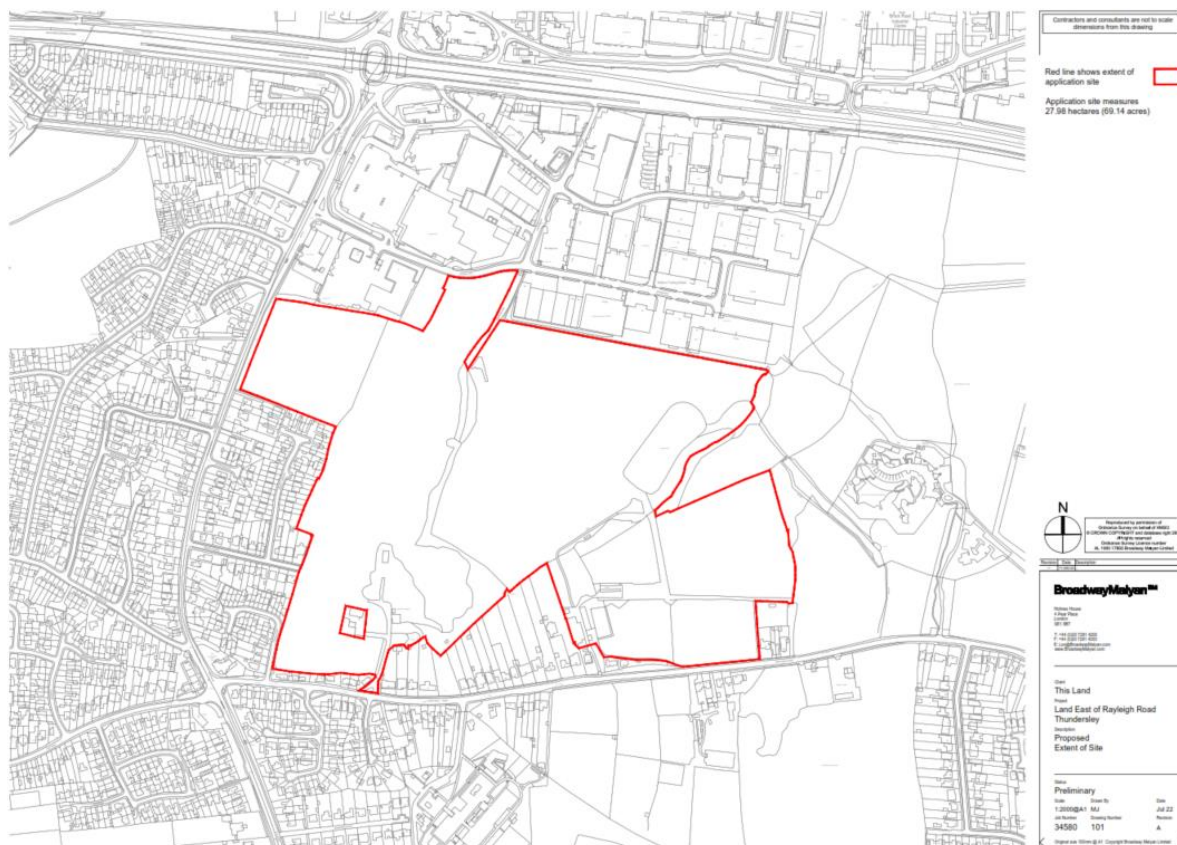
- 1.7 In preparing this HIA, CODE Development Planners (hereafter referred to as ‘CODE’), have also had reference to the 2019 Essex Planning Officers’ Association Health Impact Assessment guide, which



has been updated to include the wider Essex Healthier Places guidance (which gives more in-depth information on what needs to be considered when looking at health, wellbeing and the environment).

2 APPLICATION SITE LOCATION PLAN

- 2.1 The location of the proposed development site is illustrated in Figure 1 below. The site comprises approximately 28ha of greenfield land on the periphery of Thundersley town centre.



- 2.2 The site is located within the identified South Essex Coastal Towns landscape character area, within the Essex Landscape Character Assessment. Details are explained further in the submitted Landscape and Visual Impact Assessment, which accompanies this planning application.

3 DESKTOP HIA METHODOLOGY



- 3.1 Three types of Health Impact Assessment are typically undertaken depending on individual development requirements. These are desktop, rapid or full. A desktop HIA has been undertaken for the proposed development which aims to provide a broad overview of potential impacts upon healthy living for local receptors, including local health services and education facilities. This assessment also considers the construction and occupational phases of the proposed development.
- 3.2 The format of this HIA follows the guidance within the EPOA's guidance on the production of HIAs. It seeks to identify potential health consequences linked with the proposed development whilst identifying measures which encourage healthy activities. The assessment concludes with the positive health benefits being identified and with local community enhancements being suggested.
- 3.3 Policies HO2 and HO13 of the CPBC Local Plan require allocated sites to prepare a masterplan for the development. The masterplan for site HO13 has been prepared in partnership with CPBC, the Council's elected members (representing the Local Plan Delivery Board (LPDB)), key stakeholders (such as the NHS and Essex County Council's Highways team) and members of the existing community in Thundersley.
- 3.4 The public engagement process has enabled the applicant to engage with relevant stakeholders regarding their preferences for facilities on site and has invited their thoughts on increasing the permeability and accessibility of the site, in addition to their specific housing needs. This has helped to inform the applicant's approach to delivering a development which encourages active lifestyle choices.



4 NEED FOR MARKET AND AFFORDABLE HOUSING IN CASTLE POINT

4.1 The now withdrawn Castle Point Local Plan (2018-2033) was prepared on the basis of meeting the full, objectively assessed need for housing as determined by the Standard Methodology for calculating housing need set out in the National Planning Policy Framework (NPPF), and its associated national Planning Practice Guidance.

4.2 The importance to health of providing sufficient, affordable and appropriate housing is considered by the Marmot Review¹, which recorded an expansion in research on the relationship between poor housing and health:

“Poor-quality housing harms health and evidence shows that exposure to poor housing conditions (including damp, cold, mould, noise) is strongly associated with poor health, both physical and mental. The longer the exposure to poor conditions, including cold, the greater the impact on mental and physical health. Specific physical effects are morbidity including respiratory conditions, cardiovascular disease and communicable disease transmission, and increased mortality. In terms of mental health impacts, living in non-decent, cold or overcrowded housing and in unaffordable housing has been associated with increased stress and a reduction in a sense of empowerment and control over one’s life and with depression and anxiety. Children living in overcrowded homes are more likely to be stressed, anxious and depressed, have poorer physical health, attain less well at school and have a greater risk of behavioural problems than those in uncrowded homes.”

4.3 The specific local housing need for Castle Point, arising from the application of the Standard Methodology, is 342 new homes per annum. This figure has formed the basis of the now withdrawn local plan and is the need figure which has been subject to independent examination. CODE understands that CPBC undertook a review of their standard method figure during the local plan examination (to reflect updated affordability ratios), which identified an annual need of 355 new homes per annum. Main Modification 4 (MM4), for policy HO1 of the withdrawn local plan therefore anticipates the delivery of 5,325 new homes over the period 2018-2033 (which equates to 355 new homes per annum).

4.4 It is estimated that meeting this calculated need for new homes, through the planned provision of 352 dwellings per annum, could provide the existing and future population of Castle Point with a greater number and choice of housing provision. It is also estimated that this level of provision could grow the population by circa 8,270 people or 9% over the chosen plan period (2018-33), within the Strategic Housing Market Assessment Addendum (June 2020).

4.5 The SHMA Addendum notes that different household types have varying requirements in terms of housing. A continuation of the existing trends recorded in this area could particularly generate a need

¹ Fair Society, Healthy Lives, The Marmot Review. Strategic Review of Health Inequalities in England post-2010, published 1 January 2010



for homes with three bedrooms (43%), at least four bedrooms (29%) or two bedrooms (22%). The SHMA Addendum notes, at paragraph 7.6:

“Delivering this mix of homes could require around two thirds (68%) of additional homes to be houses, based on the existing stock profile, with the residual implied to be split between bungalows (25%) and flats (7%). These latter property types could, however, be justifiably combined by the Council when practically accounting both for the influence of an existing housing stock that is skewed towards bungalows, and the slow rate at which such units have been delivered in recent years. The latter trend is not unique to Castle Point, as competition for land increasingly tends to discourage the provision of bungalows and demands a focus on other forms of development offering similar features.”

- 4.6 The withdrawn local plan (2018-2033) included land east of Rayleigh Road, Thundersley as a draft allocation (under policy HO13). The allocation site HO13 aligns precisely with the current application site. The allocation included the site for approximately 455 new homes (the housing mix for which will be assessed against withdrawn policy HO3 (Housing Mix)) and anticipates the delivery of the site in full before the end of the plan period.
- 4.7 The application site is ideally located for the proposed development, being in close proximity and easily accessible to a range of nearby local services and facilities situated within walking and cycling distance. The suitability of the site for housing is accepted in the allocation of the site within the withdrawn local plan, and further justification is provided within the submitted planning statement accompanying the planning application.
- 4.8 The site will make a significant and positive contribution towards meeting the identified local housing need for Castle Point, in addition to providing new community infrastructure in accordance with the policies of the withdrawn local plan. The evidence base for the withdrawn local plan identifies that the site meets the test of exceptional circumstances to be released from the Green Belt and provide much need new housing in this part of the Borough (including affordable housing).
- 4.9 The most recent Annual Monitoring Report for Castle Point (for the period 2021-22, published in 2022) discusses the provision of affordable housing in the borough since the 2010/11 monitoring year. The AMR notes that no affordable properties were delivered between April 2021 and March 2022. The AMR also notes that no homes intended for first time buyers were delivered. The SHMA Addendum (2017) notes a requirement for up to 288 new homes per annum to be provided as affordable housing. It is pertinent to note that only 169 affordable homes have been delivered in the borough over the period 2010/11 to 2021/22.
- 4.10 The withdrawn local plan's requirement for 40% of new homes on the majority of sites of 10 homes or more to be affordable should secure at least 1,200 additional affordable homes to be provided in the borough in the period to 2033. The ability of the site to provide 40% affordable housing (equating to 182 dwellings), will represent a significant benefit associated with the development.



5 EXISTING EDUCATION FACILITIES IN THUNDERSLEY

- 5.1 The guidance from the EPOA regarding Health Impact Assessments advises applicants to seek early advice from the local education authority around any education requirements that may be required from the proposed development.
- 5.2 A review of the evidence base supporting the CPBC Local Plan identifies the following education facilities within proximity to site HO13 (within the Thundersley and Benfleet primary school planning group):
- Holy Family Primary
 - Jotmans Hall Primary
 - Kents Hill Infant
 - Kents Hill Junior
 - Kingston Primary
 - Montgomerie Primary
 - Robert Drake Primary
 - South Benfleet Primary
 - Thundersley Primary
 - Woodham Ley Primary
- 5.3 Policy HO13, and the Castle Point Infrastructure Delivery Plan (IDP) require the provision of land (0.13ha) towards the provision of a new 56 place early year's childcare/nursery facility within the site boundary. The masterplan, prepared in partnership with CPBC, includes land for this facility as required.
- 5.4 In addition, the IDP requires the provision of appropriate financial contributions towards:
- A new 2.79ha school (co-located with EYCC facility, total site area of 2.9ha), to be provided in the Thundersley and Benfleet primary school planning group.
 - A 1 form entry expansion of the Deanes Secondary School, in the Benfleet, Thundersley and Hadleigh secondary school planning group.
 - The IDP also anticipates a financial contribution from site HO13 towards post 16 education facilities in Castle Point.



- 5.5 In addition to early contact with the local education authority, the guidance also recommends increased connectivity in new proposals, in combination with emphasising the role of sustainable transport modes in the hierarchy of travel principle for new proposals.
- 5.6 The masterplan for the scheme at Rayleigh Road has been prepared in partnership with CPBC and has advocated and emphasised travel for pedestrians and cyclists within the scheme, including the provision of new greenways and green links, in addition to new public rights of way and bridleways across the site. Whilst only a new nursery is proposed within the site boundary for land east of Rayleigh Road, the site has been designed to ensure that pupils of Thundersley Primary School, Cedar Hall School and The Deanes Secondary School are able to achieve safe off-road routes through the site towards these facilities in the wider area.
- 5.7 The infrastructure delivery plan (IDP) also includes a requirement for the scheme to contribute towards the upgrade and improvement of existing cycling infrastructure in the local area. The applicant is committed to meeting its financial obligations in the local area to ensure that local facilities are improved where necessary (and where the requirement for that infrastructure meets the relevant CIL tests).
- 5.8 The improvement of local cycling infrastructure therefore provides additional opportunities for pupils of The Deanes Secondary School to access their education facilities via sustainable transport methods in particular. This is in addition to the provision of the new public transport only link through the centre of the site, which includes two new bus stops, which can also facilitate school bus services. The provision of this new infrastructure will mean that all pupils on site will be within 400 metres walking distance of a bus stop to access their education facilities.



6 EXISTING ACCESS TO SKILLS AND EMPLOYMENT IN THUNDERSLEY

- 6.1 The EPOA's guidance for preparing health impact assessments identifies that people with the lowest healthy life expectancy are 3 times more likely to have no qualification when compared to those with the highest life expectancy. 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.
- 6.2 Existing education facilities (and access to these facilities) are detailed in section 5 of this HIA. The applicant has liaised with CPBC regarding the need for new education facilities which may be required from the proposed development. The Infrastructure Delivery Plan (IDP) prepared in support of the new local plan outlines the infrastructure requirements to be accommodated within the site boundary for HO13, in addition to financial contributions required to existing facilities off site.
- 6.3 The development has been designed (in preparing the masterplan in partnership with CPBC) to emphasise the need for new residents to use sustainable transport options to cross the site (including towards the new early years childcare centre/nursery) and to access the wider area. The site will also incorporate new circular routes providing trim trails, running routes and cycle trails to encourage healthy activity within and across the development site.
- 6.4 The development will also include a new multi-use community building which will provide additional recreational facilities for the new and existing community in Thundersley.
- 6.5 Existing employment sites within the town of Thundersley are generally clustered along the two primary A127 and A13 routes to the north and south of the town, connecting Thundersley with London and Southend. Sites in this area comprise a varied mix of offices, general industrial and some small warehouse and distribution units with a variety of ages and quality.
- 6.6 The largest of these is the Manor Trading Estate site (30 ha) located to the west of the town immediately adjacent to a large residential area. This established employment area is fully developed and predominantly made up of B2 and B1c units but also a small number of B1 office premises. Lying to the north of the town adjoining the A127 London-Southend dual carriageway road, is Lychgate Industrial Estate (3 ha), an amalgamation of small scale, lower value industrial units.
- 6.7 Just to the east of Lychgate lies the Woodside Garden Centre and Nursery (1.6 ha), occupied by a plant nursery and timber merchants. To the south of the A127 within a semi-rural part of Thundersley, lies the Brickfields Industrial Estate (2 ha) currently containing marble and granite works and storage. Adjoining the A129 to the east of Thundersley urban area, the site at 533 Rayleigh Road (0.3 ha) accommodates mixed use industrial units.
- 6.8 Immediately opposite lies the Stadium Way Industrial Estate (8 ha), a mainly industrial area considered to be Castle Point's most preferable by commercial agents. The site boasts one of the best strategic locations in the borough, with a high profile, prominent position adjacent to main A127/A129 roads.



Access to most of the site is via a wide service road off the A129 (shared with Sainsbury's retail park) with some units directly fronting the A127 via a slipway.

6.9 Reduction in economically active population

- 6.9.1 Phase one of the Census 2021 results were published on Tuesday 28 June 2022. These are the first estimates of the number of people and households in England and Wales. The phase one results allow users to understand population changes identified within the Census 2021 for individual local planning authority areas, in comparison to national averages.
- 6.9.2 The phase one results identify that, in Castle Point, the population size has increased by 1.8%, from around 88,000 in 2011 to 89,600 in 2021. This is lower than the overall increase for England (6.6%), where the population grew by nearly 3.5 million to 56,489,800.
- 6.9.3 The phase one results also allow users to understand population change (%) by age group. The results for Castle Point identify that there has been an increase of 18.9% in people aged 65 years and over. However, for people aged 15 to 64 years, there has been a decrease of 4.6% (average across this age range). The chart below, sourced from the Census 2021, outlines significant decreases in population across economically active aged residents in the borough. This highlights a potential forthcoming impact upon local services and facilities, which are reliant upon economically active residents to ensure their longevity.
- 6.9.4 The Census 2021 data does not provide any specific reasons for the decreasing population for economically active aged residents in the borough. However, when considering the housing completion data in the borough over the period 2011 to 2021, it is clear to see that there has been a significant under supply in new housing (including new affordable homes), which could accommodate local residents wishing to remain in the borough. The substantial under delivery of new housing in the borough (particularly for new family housing) is restricting the ability for economically active residents to remain in the borough.



7 EXISTING ACCESS TO HEALTHCARE FACILITIES IN THUNDERSLEY

- 7.1 Table 12 of the IDP outlines GP provision in Castle Point Borough in 2020. There are 14 existing GP facilities in the Borough. Of the 14 existing GP facilities, only two are shown within the IDP to have spare capacity available (as of September 2020). In addition to the GP services, there are also four clinics in the Borough, in Thundersley, Hadleigh, Benfleet and Canvey Island. The Thundersley Clinic provides services for long term conditions and palliative care. The Thundersley Clinic is the only existing health facility in Thundersley. The closest health facilities beyond the Thundersley Clinic are located in Benfleet and on Canvey Island.
- 7.2 The provision and commissioning of primary and secondary healthcare services in the Borough is the responsibility of the Clinical Commissioning Group (CCG) in liaison with NHS England and NHS Improvement. The CCG produces a Strategic Estates Plan, which manages the healthcare estate in the area to ensure it is sustainable, fit for purpose, provides value for money and good service.
- 7.3 Long-term healthcare needs within the Borough are guided by the Mid and South Essex Sustainability and Transformation Plans (STPs), which consists of a partnership of NHS organisations and councils to create a single plan to improve health, transform the quality-of-care delivery, and secure sustainable finances.
- 7.4 The proposed development seeks to respond to the identified need for new healthcare facilities within the Borough. Policy HO13 requires land for a new healthcare facility to be included in the masterplan for the site. The IDP notes the possible provision of a new primary care plus health facility (750-1,000sqm in size), potentially incorporated with other non-health uses, on site HO13.
- 7.5 In preparing the masterplan in partnership with CPBC, policies HO2 and HO13 anticipate engagement with key stakeholders, including the NHS, regarding the provision of appropriate mitigation to ensure new residents have access to healthcare facilities. CODE met with NHS Estates on 30 March 2021 to discuss the allocation requirement on the site, and how to assist the NHS in the delivery of new healthcare facilities in this location.
- 7.6 Whilst a final decision has not been taken by the NHS, regarding the location of a new facility, This Land has ensured the application masterplan includes an area of 3,100 square metres within the scheme, which could accommodate a 1,000 square metre health facility and associated car parking (and GP/ambulance parking).
- 7.7 In preparing the masterplan in partnership with all stakeholders, This Land has recognised the need for the new health facility to be accessible by all, by any mode of transport, at key times of the day. The new health facility, if constructed by the NHS in this location, is to be located in close proximity to the proposed village hub and green, adjacent to a new bus stop on the public transport only link through the centre of the site, and along new key pedestrian and cycle routes through the heart of the scheme. The health facility will be accessible for all users by sustainable means.



- 7.8 CODE also note the current consultation on the Healthcare Facilities Developer Contributions Guidance Supplementary Planning Document (SPD) and will work with relevant stakeholders in the provision of land for a new healthcare facility within the site boundary.



8 EXISTING ACCESS TO OPEN (GREEN AND BLUE) SPACES IN THUNDERSLEY

8.1 There is a growing evidence base around the positive benefits to health and wellbeing from open green and blue spaces, including positive impacts on both mental and physical health. The Marmot Review² identified the need to improve the availability of good quality open and green spaces as a supportive measure to reduce health inequality. EPOA's Health Places Guidance notes that these spaces come in a variety of forms, including:

- Parks
- Sports pitches
- Public realm
- Green corridor
- Building design elements such as green roofs and green walls

8.2 The EPOA's guidance also notes that community engagement is another important feature when looking at space. Engaging with stakeholders and the community is necessary to ensure that open spaces are a collaboration. In preparing the masterplan for the scheme, the applicant has committed to two stages of public engagement, which commenced virtually through a dedicated website during the strictest lockdown restrictions during the pandemic.

8.3 The masterplan submitted in support of this application has been prepared in partnership with CPBC, including members of the Local Plan Delivery Board and officers of the planning policy and development management teams. This partnership approach has been integral to the preparation of the planning application, to ensure that the proposals reflect CPBC's key aims and policy requirements contained within the local plan, but also to ensure that the development will be a place which reflects national planning policy and guidance which seek the creation of beautiful places. Public engagement has also been critical to the preparation of the site wide masterplan, as detailed within the submitted Statement of Community Involvement.

8.4 The various elements of public engagement are explored further and in more detail in the submitted Statement of Community Involvement, however, it is pertinent to note that the first two stages of public engagement (an issues consultation, followed by an options consultation) offered local residents an opportunity to present their views on the most appropriate forms, functions and sizes of open spaces to be provided within the masterplan.

² Fair Society, Healthy Lives, The Marmot Review. Strategic Review of Health Inequalities in England post-2010, published 1 January 2010



- 8.5 The Castle Point Open Space Strategy (2012) identifies that the Victoria Ward has a number of existing open spaces, although these are mainly outdoor sports facilities, and natural and semi natural areas.
- 8.6 The partnership approach to preparing the masterplan for land east of Rayleigh Road has resulted in a multi-functional open space led approach to the development, ensuring the provision of excellent new greenspaces (of a variety of forms and functions), with a network of greenways and green links across the site to increase the permeability of the site with the wider area.
- 8.7 The proposed development seeks to improve the health and wellbeing for future occupiers, promoting opportunities for healthy pursuits such as walking and cycling. With the provision of the additional infrastructure and services on the site, town centre services, facilities and wider public transport links are less than 10 minutes walking distance from the development site.



9 IDENTIFICATION OF POTENTIAL HEALTH CONSEQUENCES

- 9.1 Earlier sections of this Health Impact Assessment have discussed existing and future residents of Thundersley's access to a range of facilities, services and infrastructure, including educational, health and open spaces. The submitted masterplan focuses on introducing positive health benefits for the existing and future community both on the site and in the wider area, by helping them to remain healthy, whilst improving their level of social interaction and general wellbeing.
- 9.2 The desktop HIA considers potential positive and negative implications of the development on local people and services (receptors) during construction and occupation. Local receptors include future residents, neighbours and local people who live and work in the area surrounding the development and along potential construction traffic transportation routes. It is noted, however, that health impacts during the construction phase of development will be short-term whereas positive health benefits introduced during the occupation of the development will be long-term, benefitting the wider community.
- 9.3 To equally assess the potential positive and negative health impacts introduced during the construction and occupational phases of development, relevant assessment criteria must first be defined:
- 9.4 **Design and Quality**
- 9.4.1 Poor design and material quality can have a negative impact on the health and wellbeing of future residents. As the planning application is being made in outline, the final design of the proposals will not be determined until the reserved matters stage (ie the design of individual dwellings). However, the masterplan which has been prepared in partnership with the officers and members of CPBC, in addition to key stakeholders and members of the local community, has been designed to increase the health and wellbeing of future (and existing) residents in the area.
- 9.4.2 The submitted Design and Access Statement provides significant detail regarding the design principles which have influenced the design of the masterplan, including the proposals to ensure the new community is accessible and encourages modal shift away from the use of the private car.
- 9.4.3 To ensure that the principles informing the masterplan are not lost at the detailed reserved matters stage, it is proposed that conditions be attached to any grant of outline planning permission to ensure that the detailed proposals are in 'broad accordance' with the parameters established at the outline stage.
- 9.4.4 The masterplan is based upon a multi-functional open space led approach, which will encourage the new community to make use of the proposed mosaic of interconnected green spaces for the benefit of both people and wildlife. This network of green spaces will not only encourage healthy living (and enhanced climate resilience), but also act as an anchor for the new community to enjoy new open spaces and enjoy their surroundings.



9.4.5 The proposed masterplan offers opportunities for new forms of play and recreation, pocket parks, accessible viewpoints, walking and cycling movement opportunities for all ages, community food production and sustainable and well-designed water management.

9.5 **Construction**

9.5.1 Land east of Rayleigh Road will be accessed via two new vehicular access points, to the north on Stadium Way and to the south on Daws Heath Road. It is possible that large vehicles and construction worker traffic could cause a disturbance for residents who live or work in these areas of Thundersley. It is acknowledged that increased vehicular movements can generate noise, vibrations, localised pollution and airborne dust. If such impacts are likely, these will be mitigated by a construction management plan which would include limitations on the hours of operation for construction vehicles. Site safety is also a key consideration and potential impacts on construction workers would be addressed through Health and Safety legislation. Construction site security will also be a key consideration and will limit public access to ensure only suitably qualified persons are permitted on site.

9.5.2 The submitted phasing plan anticipates the development will be come forward in four separate phases. To reflect the provision of the public transport only link through the centre of the site (which will restrict all vehicular movements through the centre of the site except buses), the phasing plan anticipates that phase two will be accessed from Daws Heath Road. To ensure there is minimal impact upon the residents of Daws Heath Road, phases one, three and four will only be accessed from Stadium Way to the north by construction traffic.

9.6 **Travel, Connectivity and Public Transport**

9.6.1 Mitigating the transport impacts of the development will be in accordance with local and national transport policies, which prioritise pedestrians, cyclists, and public transport, rather than simply supplying extra road capacity for the benefit of car borne users. The development therefore proposes transport mitigation that focusses on improving road safety and conditions for walking, cycling and public transport, maximising the use of existing highway infrastructure. This is instead of assisting unfettered growth of vehicular traffic through providing new highway capacity in the form of enlarged junctions or widened roads.

9.6.2 The transport mitigation for the development is guided by CPBC's Infrastructure Delivery Plan (IDP) which accompanies the draft Local Plan. The development's transport mitigate includes:

- Providing a contribution to ECC for ECC to deliver the proposed north-south hybrid cycle route along the A129 between and including its junctions with the A127 (Rayleigh Weir) and the A13 (Victoria House Corner);
- Enhanced bus connections and waiting facilities including a spine road through the site with a bus gate so buses can travel through the site between Stadium Way and Daws Heath Road, with new



or improved bus services along Daws Heath Road and meaning all dwellings will be within 400m of a bus stop;

- Providing a contribution to ECC for ECC to deliver A129 route improvements, the focus for which would be to improve road safety and conditions for pedestrians, cyclists, and public transport; and
- As part of the A129 route improvements, providing a contribution to ECC for ECC to deliver capacity enhancements at the Victoria House Corner junction.

9.6.3 Through this package of transport measures, along with the Travel Plan for the development, it is considered that the development will cost effectively mitigate its transport impacts on the transport network, so that there is an acceptable impact on highway safety, and the residual cumulative impacts of the development on the road network are not severe.

9.6.4 The proposed development meets Policy HO13 of the now withdrawn Local Plan's transport-related requirements, because:

- Access arrangements for the site addressing peak time congestion at nearby junctions through the development's contribution to ECC's A129 route improvements;
- The provision of greenways through the site, linking to the existing network of green infrastructure which provide opportunity for active travel and recreation, but which avoid or otherwise manage additional recreational disturbance to sensitive wildlife assets nearby;
- Main vehicular access will be taken from Stadium Way in the north and Daws Heath Road in the south; and
- Improvements to active and sustainable infrastructure, facilities and services will be secured within and as part of the development to promote modal shift and improve connectivity. This includes the public transport only route through the site, bringing all new homes on the site within 400m of public transport provision.

9.7 Public Services and Infrastructure

9.7.1 The planning application makes provision for the following community facilities (as required by Policy HO13 of the Castle Point Local Plan 2018 to 2033):

- A new multi-use community building;
- Land for a new early year's childcare facility and nursery; and
- Land for a new health facility (up to 1,000m²).

9.7.2 The co-location of community facilities in the form of a hub creates multiple reasons to visit a destination, minimising the number and length of trips and increases the convenience of opportunities to participate in sport and physical activity. The community hub will be co located in the centre of the



site, being close to existing housing and connected to desire lines. These buildings will provide the opportunity for residents to socialise and connect. The community / sports hall in particular, offers the chance to appeal to the creative community, with the potential for pop up art events.

9.8 Noise impact

9.8.1 Unwanted noise can become a nuisance for residential amenity. Noise may be emitted from existing sources or as a result of the development's construction. Stantec, on behalf of This Land, have undertaken a Noise Impact Assessment which considers the potential noise impact from neighbouring commercial operations, and nearby main roads, on the proposed development. The assessment concludes that, based on the results of the assessments undertaken and the implementation of the recommended mitigation measures presented within the report, the site should be considered suitable for residential development in relation to noise considerations.

9.9 Air Quality

9.9.1 The air quality impacts associated with the Proposed Development at land east of Rayleigh Road, Thundersley located within the administrative boundary of CPBC have been assessed. CPBC and RDC have investigated air quality as part of their responsibilities under the LAQM regime. The closest AQMA to the Site is Rayleigh AQMA, declared by RDC and located approximately 240 m to the north of the Site. CPBC has not declared any AQMAs.

9.9.2 The construction works have the potential to create dust. During construction it is recommended that in accordance with the IAQM guidance a package of mitigation measures is put in place to minimise the risk of elevated PM10 concentrations and dust nuisance in the surrounding area. With mitigation in place the construction impacts are judged as not significant.

9.9.3 The operational effects of the Proposed Development on human receptor locations are judged to be not significant.

9.9.4 Mitigation measures to reduce the impacts of the development on air quality concentrations are not considered to be required, however additional transport related mitigation measures will be employed through a Travel Plan to reduce emissions from the Development.

9.10 Climate Change and Flooding

9.10.1 Paragraph 152 of the NPPF (July 2021) states:

"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."



9.10.2 Sites such as land east of Rayleigh Road should therefore reflect the government's desired move towards a low carbon economy to comply with the environmental role of sustainability, by mitigating and adapting to climate change.

9.10.3 The submitted Flood Risk Assessment, prepared by Stantec, concludes that:

- The site is located in Flood Zone 1: Low Probability of flooding;
- There is surface water flood risk in the north-eastern and south-eastern areas of the site which coincide with areas of low topography and existing drainage features and hence considered to be at low risk of flooding;
- There is a low to medium groundwater flood risk across the site;
- The site is considered to be at low risk from other forms of flooding; and
- The proposed mitigation strategy demonstrates the development is safe.

9.11 The site can therefore be considered to be in accordance with the NPPF, representing a resilient new development which can positively encourage modal shift away from the use of private vehicles, which can manage current and potential surface water run off rates in the future, as a result of a changing climate.



10 ASSESSMENT OF POTENTIAL HEALTH IMPACTS

- 10.1 This section considers the potential health impacts (both positive and negative) on receptors based on the assessment criteria discussed within this HIA. Guidance for preparing HIAs is clear that receptors can include potential residents and businesses located along key traffic corridors, immediate neighbours to the proposed development site and operators of local public services.
- 10.2 In preparing this HIA, CODE has had regard to a number of resources, including the Essex Planning Officer Association's (EPOA) Health Impact Assessment guidance, now incorporated into the Essex Design Guide and the NHS London Healthy Urban Development Unit's (HUDU) Rapid Health Impact Assessment Tool.
- 10.3 CODE notes the advice contained in HUDU's HIA tool that *"The planning issues and topics may be assessed according to local priorities and needs, derived from community engagement and a profile of community health and wellbeing needs and assets. In addition, impacts may be short term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population, such as older people or black and ethnic minority groups. Some issues may have a local impact, whilst other issues may have a wider or neighbourhood impact."*
- 10.4 The rapid HIA tool advises that where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact. It is acknowledged that recommended actions may require design or layout changes, closer adherence to policy requirements or standards or planning conditions/obligations.
- 10.5 This section concludes by summarising the evidence gathered and analysed, the stakeholder and community engagement undertaken and explains how the recommendations of this HIA have positively influenced the masterplan for the proposals.
- 10.6 With the benefit of advice of HUDU and EPOA, CODE has therefore assessed the potential health impacts of the scheme using a methodology incorporating the recommendations of each document's guidance, whilst recognising the similarities in the approach to assessing health impacts with the approach taken to sustainability appraisals. Our methodology is therefore as follows:

++	Significant/major positive effect likely
+	Minor positive effect likely
0	Negligible/neutral effect likely
-	Minor negative effect likely
--	Significant/major negative effect likely
?	Likely effect uncertain
N/A	Not applicable or relevant



- 10.7 CODE's HIA then considers the timeframe of potential impacts. Timeframe categories are provided in table 1.1 below (timescales are then included in table 1.2):

Table 1.1 – Timeframe categories

Time scale	Examples
Short term	6 months – 1 year
Medium term	1 year – 2 years
Long term	Over 5 years

- 10.8 Table 1.2 (please see overleaf) assesses the potential health impacts using the methodology outlined overleaf, including likely significance and timeframe categories. The assessment criteria are derived from HUBU's rapid HIA tool.

Table 1.2 – assessment of potential health impacts

Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
Housing design and affordability				
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	N/A	<p>The development is currently in outline, however the design will be of a high-quality providing a good standard of amenity for all and will comply with appropriate Building Regulations requirements in place at the time of the reserved matters application(s).</p> <p>Policy HO3 of the unadopted Castle Point Local plan requires sites of 1ha or larger to consider how homes specifically aimed at older people can be accommodated within the site and, where appropriate, make provision for such homes as part of the overall housing mix.</p>	N/A	Long term
Does the proposal include homes that can be adapted to support independent living for older and disabled people?		Whilst the planning application is made in outline, as outlined within the DAS there will be a broad tenure mix of properties provided within the scheme, including some bungalows and other properties meeting part 4 M of the building regulations.		Long term
Does the proposal promote good design through layout		As summarised within the submitted Design and Access	N/A	Long term

Table 1.2 – assessment of potential health impacts

This Land
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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
and orientation, meeting internal space standards?		<p>Statement (DAS), the proposal aims to create a place that is designed to allow all residents to live a happy and healthy lifestyle. The strategy is founded on two key aims: encouraging physical activity and allowing residents to connect with each other and with nature.</p> <p>The layout has been designed around the fabric of multi-functional open spaces connected across the site by a network of new green links, footpaths and cycleways. The focal point of the site is a new village green, which is linked to the wider site through these new routes. The site encourages an active community and the retention of existing trees and hedgerows.</p> <p>Internal space standards will be confirmed at the detailed reserved matters stage. However, the layout of the illustrative plans submitted with the planning application confirm the ability to accommodate 455 dwellings. The submitted Design and Access Statement</p>		

Table 1.2 – assessment of potential health impacts

Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		demonstrates that densities vary across the site, depending upon the particular character areas defined within the document. The illustrative plans demonstrate that the proposals will not create a 'cramped' development.		
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?		<p>The proposals respond to the council's identified housing mix and provide a range of new housing types across the site</p> <p>The proposals will include 40% affordable housing, across a range of tenures, including social rented, shared ownership and First Homes.</p>		Long term
Does the proposal contain homes that are highly energy efficient?		<p>The submitted Energy Statement details the applicant's commitment to delivering a combination of demand-reduction measures, energy efficiency measures and low-carbon and renewable energy which will deliver the applicant's target for an on-site reduction in carbon emissions.</p> <p>The measures will include energy efficient building fabric and insulation to all heat loss floors, walls and roofs, high</p>		Long term

Table 1.2 – assessment of potential health impacts

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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>efficiency double glazed windows, will achieve good air tightness results for all properties, high efficiency heating systems and low energy lighting throughout buildings.</p> <p>In addition there will be an installation of 0.78 kWp Photovoltaic array to each residential property and air source heat pumps throughout the development.</p>		
Access to health and social care services and other social infrastructure				
Does the proposal retain or re-provide existing social infrastructure?		As the site is greenfield, it did not contain any existing social infrastructure prior to the development. It should be noted, however, that the scheme provides new social infrastructure, including a new multi-use community building.	N/A	N/A
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?		The proposal does not directly assess the potential impacts on health and social care services. However, the evidence base prepared in support of the now withdrawn Castle Point Local Plan (2018-2033) considered the need for new health care facilities and identified the need for a new facility to alleviate pressures on existing healthcare		Medium term

Table 1.2 – assessment of potential health impacts



Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>services which might arise due to new development within the local plan.</p> <p>The submitted application therefore includes land for a new healthcare facility, as required by policy HO13. The applicant has discussed the provision of this land with the NHS throughout the preparation of the planning application, in order to ensure it meets NHS space standards and has sufficient area to accommodate parking for doctors, patients and emergency vehicles.</p>		
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?		The proposals include the provision of land for a new healthcare facility. The proposals will provide a serviced plot for the NHS to construct a new healthcare facility, in line with the provisions of policy HO13.		Long term
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?		The evidence base supporting the Castle Point Local Plan (2018-2033) includes the Infrastructure Delivery Plan, which outlines the requirement for new on-site infrastructure on site HO13, in addition to offsite financial contributions to ensure sufficient capacity exists within existing		Medium term

Table 1.2 – assessment of potential health impacts

This Land
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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>infrastructure to accommodate residents of the new proposals on land east of Rayleigh Road.</p> <p>The site also includes the provision of new infrastructure on site, including land for a new early years' childcare/nursery facility and healthcare facility, in addition to a new multi-use community building for the use of existing and future residents in Thundersley.</p>		
Does the proposal explore opportunities for shared community use and co-location of services?		The proposals have explored the potential for shared community use. The proposed village green ensures the co-location of new services, serving as the focal point for the development and being accessible via the new public transport (and walking/cycling) link through the heart of the site.		Long term
Access to open space and nature				
Does the proposal retain and enhance existing open and natural spaces?		<p>As the development involves the development of a greenfield site, there will inevitably be the loss of existing natural spaces.</p> <p>However, the proposals seek to retain the historic hedgerows throughout the site</p>		Medium term

Table 1.2 – assessment of potential health impacts



Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>which provide evidence of historic field structures, in addition to providing safe habitats for biodiversity.</p> <p>The proposals also involve the creation of new multi-functional open space, increasing the amount of useable open spaces and routes through the site for existing and future residents (whilst existing routes can be seen on the site from aerial photography, the site does not contain any existing formal footpaths or recreational routes, and is within private ownership).</p>		
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?		Approximately 50% of the site will be provided as multi-functional open space. The scheme will open parts of the site for access to future residents and existing residents in the nearby area whereas previously public access onto the land has not been possible.		Long term
Does the proposal provide a range of play spaces for children and young people?		The proposals include equipped areas of play as well as informal areas of play integrated into open spaces based on the principles of		Long term

Table 1.2 – assessment of potential health impacts

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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>natural play. New play space provision on site includes:</p> <ul style="list-style-type: none"> • A large, equipped play area located on the village green. • Green corridors, including the fishing lake, providing space for the community to meet, relax and play. • A mix of formal and informal play, including natural play in the drainage areas. • Small scale open spaces within the residential areas providing local play, food production and space for relaxing and socialising. • Multiple areas of woodland for walking and informal play. A trim trail will also provide the opportunity for exercise. 		
Does the proposal provide links between open and natural spaces and the public realm?		The proposals have been designed to create new links between proposed formal and informal open spaces and natural areas within the site boundary. The site is adjacent		Long term

Table 1.2 – assessment of potential health impacts

Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>to an existing public right of way which provides access into the local wildlife site to the east of the site. The applicant is conscious that too many new routes into this area would have the potential to increase recreational disturbance for the local wildlife site. New links to the existing public right of way have been limited to one new access point as agreed with the Essex Wildlife Trust, which is the organisation which manages the nature reserve.</p> <p>Due to the site's location, there is also an opportunity to increase access into the Green Belt for existing and future residents, as supported by paragraph 142 of the NPPF.</p>		
Are the open and natural spaces welcoming and safe and accessible for all?		As outlined within the submitted Design and Access Statement, the scheme has been designed around a multi-functional open space strategy, which is focussed on a new village green. The scheme aims to retain and augment existing trees and hedgerows to create a series of interconnected planted corridors.		Long term

Table 1.2 – assessment of potential health impacts

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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		A series of paved and gravel recreational trails that are suitable for a wide range of abilities; from short circular walks with fitness equipment to longer distance trails through the adjacent Nature Reserve and beyond, ensure that the new development and its open and natural spaces are safe and accessible for all.		
Does the proposal set out how new open space will be managed and maintained?		The open space will be managed by a management company, to be appointed further to the grant of outline planning permission.	Necessary planning obligations can be included within the Section 106 accompanying the scheme to ensure the management company is created and the new public open spaces are transferred to ensure their management (including management of key ecological habitats, in accordance with the recommendations within the submitted Ecological Impact Assessment).	Long term
Air quality, noise and neighbourhood amenity				
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?		Any planning permission will contain a suitably worded planning condition requiring the preparation of a construction environment management plan (CEMP) to ensure that construction impacts, such as dust, noise	Ensure that the local planning authority requires the imposition of a suitably worded CEMP condition to any grant of outline planning permission for these proposals.	Medium – long term

Table 1.2 – assessment of potential health impacts

Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		vibration and odours are suitably mitigated during the construction of the proposals.		
Does the proposal minimise air pollution caused by traffic and energy facilities?		<p>The scheme has been designed to encourage new residents to travel via sustainable transport modes, including walking, cycling and public transport. The submitted transport assessment demonstrates the intention to encourage modal shift away from private car use, where possible.</p> <p>The submitted Transport Assessment notes that mitigating the transport impacts of the development will be in accordance with local and national transport policies, which prioritise pedestrians, cyclists and public transport, rather than simply supplying extra road capacity for the benefit of car borne users. The development therefore proposes transport mitigation that focusses on improving road safety and conditions for walking, cycling and public transport, maximising the use of existing highway infrastructure. This is instead of assisting unfettered growth of vehicular traffic through</p>		Long term

Table 1.2 – assessment of potential health impacts

This Land
Land east of Rayleigh Road, Thundersley
December 2022

Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		providing new highway capacity in the form of enlarged junctions or widened roads.		
Does the proposal minimise noise pollution caused by traffic and commercial uses?		<p>The submitted noise impact assessment concludes that <i>“Based on the assessments detailed herein, it is considered that the majority of private external amenity spaces are to be located in areas where noise levels are likely to fall below BS8233 guidance levels on external noise. It is likely that the proposed criteria for internal ambient noise levels in residential areas will be readily achieved across the majority of the site with a conventional double glazing and ventilation strategy.</i></p> <p><i>For areas of the site directly adjacent to Rayleigh Road and Daws Heath Road, it is expected that with the use of mitigation measures, including orientation, building layout and appropriate external building fabric constructions, suitable internal and external acoustic conditions can be achieved.”</i></p>	Recommendations of the noise impact assessment to be carried through to the detailed reserved matters stage.	Long term

Table 1.2 – assessment of potential health impacts

Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		The proposals can therefore suitably mitigate the potential noise pollution arising from traffic and commercial uses.		
Accessibility and active travel				
Does the proposal address the ten Healthy Streets indicators?		<p>Everyone feels welcome</p> <p>The scheme has been designed to be a welcoming place for everyone to walk, spend time and engage with other people. The scheme proposes a range of new uses and public open spaces, in addition to new homes to encourage physical activity and social interaction. The multi-functional open space led masterplan provides a wide range of new formal and informal routes and green links across the site for the benefit of existing and future residents of Thundersley. As outlined within this Health Impact Assessment, the scheme has been designed to be accessible to all, ensuring as many of the new public, informal and natural spaces within the site are open to as many people as possible.</p> <p>Easy to cross</p> <p>Whilst the scheme is currently in outline, it is envisaged that</p>		Short – long term

Table 1.2 – assessment of potential health impacts

This Land
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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>there will be ample opportunities for safe crossings by future residents of the scheme. The central spine road through the site is designed to be a public transport/walking and cycling only route at its middle point, where it reaches the village green. This will reduce the number of private vehicles near to the heart of the proposals. The scheme also proposes new pedestrian and cycle routes alongside new greenways and links, which will largely be traffic free encouraging more use by residents.</p> <p>Shade and shelter</p> <p>Further details of shading and shelter within the scheme will be provided at the reserved matter stage. However, in accordance with local and national policy and guidance (and the healthy streets indicators), the proposals will include tree lined streets and provide other shaded areas to ensure people can navigate the site safely, and have a place to shelter in more extreme weather conditions (heatwaves and storms).</p>		



Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>Places to stop and rest</p> <p>The detailed reserved matters application will include further details of new landscaping and associated parkland areas which offer opportunities for rest for pedestrians and cyclists. The health street indicators will be considered in the full, detailed designs of the proposals.</p> <p>Not too noisy</p> <p>As demonstrated within the submitted noise impact assessment, <i>“Based on the assessments detailed herein, it is considered that the majority of private external amenity spaces are to be located in areas where noise levels are likely to fall below BS8233 guidance levels on external noise. It is likely that the proposed criteria for internal ambient noise levels in residential areas will be readily achieved across the majority of</i></p> <p><i>the site with a conventional double glazing and ventilation strategy.</i></p>		

Table 1.2 – assessment of potential health impacts

This Land
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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p><i>For areas of the site directly adjacent to Rayleigh Road and Daws Heath Road, it is expected that with the use of mitigation measures, including orientation, building layout and appropriate external building fabric constructions, suitable internal and external acoustic conditions can be achieved.”</i></p> <p>People choose to walk and cycle</p> <p>Section 5.3 of the submitted Travel Plan provides guidance for new residents regarding the opportunities for walking and cycling within the new scheme. The travel plan actively encourages and facilitates walking and cycling. Table 5.1 of the Travel Plan outlines an action plan for encouraging new residents to walk and cycle, including actions which must be provided by the developer prior to occupation, and information to be shared with new residents upon occupation of the scheme.</p> <p>People feel safe</p> <p>The masterplan is designed in a way that puts the pedestrian</p>		



Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>and cyclist first, ensuring that existing and proposed day to day facilities and services are all within a short distance of people's homes and that the routes available to them are attractive, direct and safe. The new bus only link through the village green in the centre of the site will discourage rat running and encourage people to get out of their cars.</p> <p>Things to see and do</p> <p>In addition to new habitats, green routes and links across the site, there will be new features across the development which captures the interest of future residents. In addition, a new multi-use community building is proposed for the use of the wider community for sports and local organisations and clubs.</p> <p>People feel relaxed</p> <p>The proposals are designed to encourage people to feel safe within the development, encouraging people to walk and cycle and interact with the new environment. During construction, potential impacts</p>		

Table 1.2 – assessment of potential health impacts

This Land
Land east of Rayleigh Road, Thundersley
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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>will be managed by a suitable construction environment management plan.</p> <p>Clean air</p> <p>As detailed within the submitted Air Quality Assessment, the proposals will benefit from acceptable air quality.</p>		
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?		As outlined within the response for the healthy streets indicators, the scheme will include a travel plan which will actively encourage new residents to use new pedestrian links across the site, which provide safe and direct access to new and existing facilities to encourage modal shift away from use of the private car.		Long term
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?		As outlined within the response for the healthy streets indicators, the scheme will include a travel plan which will actively encourage new residents to use new cycle links across the site (including new cycle facilities, such as secure bike storage), which provide safe and direct access to new and existing facilities to encourage modal shift away from use of the private car.		Long term

Table 1.2 – assessment of potential health impacts

Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?		As detailed above, new links are proposed into the existing public right of way to the north/north east of the site, in addition to contributing towards new cycling infrastructure along the A129 corridor.		Long term
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?		The spine road between the two access points does not provide unfettered access through the proposals. The centre of the site will allow public transport and pedestrians and cyclists only to pass through the village green, ensuring a safe and welcoming environment for new and existing residents. The proposals will be accompanied by appropriate traffic calming measures to be agreed at the reserved matters stage within the detailed design of the proposals.		Long term
Is the proposal well connected to public transport, local services and facilities?		The proposals will ensure all new residents are within 400m of an existing or proposed bus stop, including during the phased construction of the proposals.		Long term
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled		The scheme will be providing new car parking in accordance with local car parking standards. However, a travel plan will accompany the		Medium term

Table 1.2 – assessment of potential health impacts

This Land
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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
parking zones, car clubs and travel plans measures?		proposals encouraging new residents to use sustainable transport modes other than the car, and to use car sharing where possible (or to facilitate home working).		
Does the proposal allow people with mobility problems or a disability to access buildings and places?		The proposals will be accessible for all new residents and has been designed to enable people with mobility problems and disabilities to safely navigate through the proposals within a safe and inclusive environment.		Long term
Crime reduction and community safety				
Does the proposal incorporate elements to help design out crime?		Inclusive design		Long term
Does the proposal incorporate design techniques to help people feel secure, and avoid creating 'gated communities'?		The proposals have been prepared in light of policy HO13 of the now withdrawn Castle Point Local Plan (2018-2033) and paragraph 130 of the NPPF, which requires local planning authorities to ensure that developments "...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of		Long term

Table 1.2 – assessment of potential health impacts

Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<i>life or community cohesion and resilience.”</i>		
Does the proposal include attractive, multi-use public spaces and buildings?		The planning application is currently submitted in outline. Detail of design for new residential dwellings and new community buildings will be confirmed at the reserved matters stage.	Ensure accordance with broad parameters to be fixed through the outline planning permission.	Long term
Has engagement and consultation been carried out with the local community and voluntary sector?		Two separate rounds of public engagement have been carried out with members of the local community.		Short term
Access to healthy food				
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmer's markets?		The proposals will include an 'edible landscape', with the creation of a new community orchard to the south of the proposals, as shown on the illustrative drawings submitted with the planning application.		Long term
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?		Retail uses within the development will be limited, with community uses to be provided around the village green. However, the scheme is within walking distance to a local supermarket (directly adjacent to the north of the site) and many other local services and facilities.	Ensure suitable pedestrian and cycle links to local services and facilities.	Short term
Does the proposal avoid contributing towards an over-concentration of hot		N/A	N/A	N/A

Table 1.2 – assessment of potential health impacts

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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
food takeaways in the local area?				
Access to work and training				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?		<p>The proposals will generate construction jobs throughout the development of the scheme. The scheme is expected to be built out over a five-six year period.</p> <p>The scheme will generate new employment opportunities within the proposed uses on site, including the multi-use community building, childcare facility and health facility. In addition the proposals will make a strong contribution to the local economy, which has the potential to generate further associated full time and part time roles.</p>		Medium to long term
Does the proposal provide childcare facilities?		The proposals include land for a new early year's childcare/nursery facility, to meet the pupil yield anticipated from this development (and other potential schemes in the local area).		Long term
Does the proposal include managed and affordable workspace for local businesses?		The proposal does not provide formal managed and affordable workspaces for local businesses. However, the scheme will provide		Long term

Table 1.2 – assessment of potential health impacts



Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		superfast broadband connections for all new properties, enabling new residents to work from home.		
Does the proposal include opportunities for work for local people via local procurement arrangements?		The proposals do not include direct opportunities for work for local people via local procurement arrangements.		Medium term
Social cohesion and inclusive design				
Does the proposal consider health inequalities by addressing local needs through community engagement?		Three separate rounds of public engagement have been carried out in the preparation of the planning application with the local community. The three consultations sought to establish from the local community their thoughts on local issues which could be addressed by the proposals, their thoughts on different masterplan options, and the final parameter plans associated with the development.		Medium term
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?		The proposals have been designed to integrate with the existing community of Thundersley, with new pedestrian and cycle routes being provided in addition to the two new vehicular points of access onto Stadium Way and Daws Heath Road.		Long term

Table 1.2 – assessment of potential health impacts

This Land
Land east of Rayleigh Road, Thundersley
December 2022

Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>The new links feed into the heart of the site, where a new village green is proposed, which is the focal point of the development around which the new community uses are to be located.</p> <p>The proposals therefore encourage social interaction through an active landscape. The submitted DAS provides further detail on the specific elements of the design which encourage further interaction.</p>		
Does the proposal include a mix of uses and a range of community facilities?		The proposals primarily provide new homes (Use Class C3) across the site. However, as outlined above, the proposals also include land for a new early year's facility and healthcare facility, whilst the proposals also include a new multi-use community building.		Long term
Does the proposal provide opportunities for the voluntary and community sectors?		Voluntary and community groups will be able to use the new multi-use community building and village green.		Long term
Does the proposal take into account issues and principles of inclusive and age-friendly design?		The proposals, as summarised within the submitted DAS, have been designed to be inclusive for all, including elderly and disabled		Long term



Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		people. The new routes across the site will be appropriately designed and constructed to be accessible for all new residents, whilst the new community facilities to be provided on site shall be designed to be accessible for all new residents.		
Minimising the use of resources				
Does the proposal make best use of existing land?		The proposals do not involve the development of brownfield land. However, the site has been designed to make the most effective use of the site without compromising existing		Medium term
Does the proposal encourage recycling, including building materials?		The proposed new development is a sustainable and waste-efficient scheme. This efficiency is achieved by a commitment to reduce construction waste and ensuring that there is a robust operational waste strategy in place. The anticipated construction waste arising from the development is 10,771 tonnes based on This Land's waste intensity of 8.8t/100m ² . A target of 90% diversion from landfill has been set for the development, so approximately 9,694 tonnes will be diverted from landfill and reused or recycled.		Long term

Table 1.2 – assessment of potential health impacts

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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		From an operational perspective, appropriate waste and recycling management facilities at the building level will be provided. Currently, the proposed waste strategy is for a conventional system, comprising wheelie bins for individual houses and compounds for non-domestic buildings. Households and business will be encouraged to reduce, reuse and recycle as much as possible to avoid waste going to landfill.		
Does the proposal incorporate sustainable design and construction techniques?		<p>To mitigate the impact of the development, a range of measures will be incorporated to reduce carbon emissions through construction and operation, including:</p> <ul style="list-style-type: none"> - Delivering homes which go beyond the requirements of Part L 2013 achieving at least a 31% reduction in carbon emissions through reducing the energy demand through the fabric first approach. - The detailed design of the new development 		Medium-long term

Table 1.2 – assessment of potential health impacts



Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
		<p>will explore options for the use of low carbon, renewable energy systems, such as solar PV. It is intended that the use of gas will be avoided.</p> <ul style="list-style-type: none"> - EV charging points will be provided. 		
Climate change				
Does the proposal incorporate renewable energy?		<p>The detailed design of the development will explore options for the use of low carbon, renewable energy systems, such as solar PV. It is intended that the use of gas will be avoided.</p> <p>EV Charging points will be provided.</p>		Long term
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?		To be determined at the detailed reserved matters stage.	Design of new residential properties and community buildings to be designed to appropriately respond to winter and summer temperatures, through ventilation, shading and landscaping.	Long term (further to detailed reserved matters approval)
Does the proposal maintain or enhance biodiversity?		The proposals will achieve 10% net gain for habitats and 20% for hedgerows.		Long term
Does the proposal incorporate sustainable		The proposal incorporates sustainable urban drainage techniques. The proposed		Long term

Table 1.2 – assessment of potential health impacts

This Land
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Assessment criteria	Significance of potential health impact	Details/evidence	Recommended mitigation or enhancement actions	Timeframe of potential impacts
urban drainage techniques?		surface water drainage strategy for the development consists of a network of positive drainage consisting of and not limited to attenuation basins, with swales and some operate as multi-functional attenuation basins (lower areas used for attenuation and upper levels providing play space but will also store surface water runoff in the climate change scenarios).		

11 CONCLUSIONS AND RECOMMENDATIONS

- 11.1 This Land are seeking planning approval for the following development:

“Outline planning application for the development of up to 455 new homes, a new multi-use community hall, land for the provision of a healthcare facility (1,000sqm), land for a stand-alone early years and childcare nursery (0.13ha), new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.”

- 11.2 The proposed development will be located on land east of Rayleigh Road, Thundersley, Essex. The site is located in close proximity to Thundersley, Hadleigh and Rayleigh town centres. The now withdrawn Castle Point Local Plan (2018-2033) included the application site, known as land east of Rayleigh Road, Thundersley as a draft allocation (under policy HO13). The allocation included the site for approximately 455 new homes (the housing mix for which would have been assessed against withdrawn policy HO3 (Housing Mix)) and anticipates the delivery of the site in full before the end of the plan period.
- 11.3 The application site is ideally located for the proposed development, being in close proximity and easily accessible to a range of nearby local services and facilities situated within walking and cycling distance. The suitability of the site for housing was accepted in the allocation of the site within the now withdrawn local plan, and further justification is provided within the submitted planning statement accompanying the planning application.
- 11.4 The site will make a significant and positive contribution towards meeting the identified local housing need for Castle Point (including market and affordable homes, including first homes), in addition to providing new community infrastructure in accordance with the policies of the now withdrawn local plan. The evidence base for the withdrawn local plan identified that the site meets the test of exceptional circumstances to be released from the Green Belt and would provide much needed new housing in this part of the Borough (including affordable housing).
- 11.5 This desktop HIA provides a broad overview of the potential health impacts (both positive and negative) in relation to the proposed development, drawing on the evidence base documents supporting the now withdrawn Castle Point Local Plan (2018-2033) and the accompanying documents prepared in support of the planning application.
- 11.6 Although the Castle Point Borough Local Plan 2018 to 2033 has recently been withdrawn by Castle Point Borough Council following the Inspector's finding of the plan sound, this HIA makes reference to the withdrawn policies and evidence base where applicable to the preparation of this HIA. We consider that the references to HIA's in the policies and the evidence base are universally accepted as being applicable to good planning in the area.



- 11.7 In preparing this HIA, CODE has had regard to a number of resources, including the Essex Planning Officer Association's (EPOA) Health Impact Assessment guidance, now incorporated into the Essex Design Guide and the NHS London Healthy Urban Development Unit's (HUDU) Rapid Health Impact Assessment Tool.
- 11.8 CODE notes the advice contained in HUDU's HIA tool that *"The planning issues and topics may be assessed according to local priorities and needs, derived from community engagement and a profile of community health and wellbeing needs and assets. In addition, impacts may be short term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population, such as older people or black and ethnic minority groups. Some issues may have a local impact, whilst other issues may have a wider or neighbourhood impact."*
- 11.9 The rapid HIA tool advises that where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact. It is acknowledged that recommended actions may require design or layout changes, closer adherence to policy requirements or standards or planning conditions/obligations.
- 11.10 This desktop HIA finds that the proposed development will introduce a significant net benefit to the health of the local community in Thundersley.
- 11.11 The only adverse impacts identified relate to construction traffic disruption, however any such impacts observed would be short term and carefully mitigated through the planning process.
- 11.12 The location of the development promotes social interaction and cohesion amongst future residents and visitors, enabling both indoor and outdoor recreation and easy access to the town centre and other higher order services and facilities. All proposed dwellings will also be built within a 400m walking distance of existing or proposed bus stops. The development has been designed to encourage active travel by walking, cycling or other forms of sustainable exercise across the proposals, with all proposed facilities within the heart of the scheme around the proposed village green, which will act as a focal point for the development.
- 11.13 The proposed development will therefore assist Castle Point Borough Council in meeting an identified and acute need for new market and affordable homes (including first homes).



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