

## **Headline Health Impact Assessment**

**October 2020**

### **Introduction**

1. This Health Impact Assessment (HIA) has been prepared by Savills in support of HD Limited's promotion of its land at Craig-Y-Parcau for a residential development in the LDP. It should be read alongside the Candidate Site Assessment Stage 2 Supporting Statement.
2. It is important to note the detail provided at this stage reflects the high level masterplanning process, and the HIA will need to be advanced further to reflect detailed proposals at planning application stage.
3. This Health Impact Assessment should outline how the proposed development, on a strategic level, can deliver on positive health outcomes and is prepared in the context of Planning Policy Wales (2018) which in itself is heavily influenced by the requirements set out in the Well-being of Future Generations (Wales) Act 2015.
4. This note also considers the Health Impact Assessment Screening of the Replacement Local Development Plan Preferred Strategy which was published in 2019 as part of the evidence base for the Replacement Local Development Plan. It is focused around some notable key themes, with examples of how the proposed masterplan has responded to key considerations which developers would be expected to take into account in development proposals.

### **'Designing in health'**

5. It is recognised that local planning policy has a crucial role to play in ensuring that opportunities exist for people to be able to make healthier lifestyle choices and address health inequalities – and this has never been so critical following the Covid-19 pandemic. As such, where possible, the allocation of land for new development in LDPs should, wherever feasible and appropriate, help to tackle health inequalities and promote healthy lifestyle options. Good planning means linking economic, social and environmental matters with the strategies of public agencies and service providers in the aim of creating attractive, safe and accessible places to live. This in turn improved the quality of life and wellbeing of individuals and communities.
6. As such, health professionals and planners are now taking a more collaborative approach to implementing planning policies which allow health to be built into the environment at the earliest possible stage – as referred to as 'designing in health'.

### **The Right to a Home, Equality and Inclusion**

7. It is accepted that local planning policies, and the location of new developments and facilities, should allow people to have a choice of high quality and attractive places to live, and allow them to reach the services they need and, for the services they need to reach them. The provision of new homes can contribute to the reduction of inequality in health by providing affordable, energy efficient homes, promoting walking and cycling, ensuring access to good quality open and green spaces and designing new communities to help reduce social isolation.
8. Detailed proposals will ensure that high quality housing is delivered, which plays a key role in maintaining and promoting health and wellbeing. Detailed proposals will also seek to ensure that the design of the proposed development promotes equality and social inclusion. The proposed development will meet recognised housing needs to BCBC, and include a proportion of affordable housing which will meet specific needs for those requiring socially rented or low cost homes in the County Borough.

9. Whilst a residential proposal, the development will include extensive landscaping and provide a Local Area of Play (LAP) This will ensure that children and young people are provided with space for leisure and recreation.
10. The site is well related, and will be well connected, to the Island Farm site which HD Ltd is promoting for a residential-led mixed use scheme. At Island Farm a 1FE primary school and a greater range of forms of outdoor play (LEAPs, LAPs, a MUGA, and a NEAP) are proposed. Providing children and young people with educational and greater recreational opportunities on site.

## Promoting Healthy Lifestyles

### *Active Travel*

11. The proposed development could help to promote healthy lifestyles by supporting its new community to be active by ensuring interconnectivity within and between developments, prioritising the pedestrian over motorised transport, prioritising active travel structures and layouts and promoting access to community and retail facilities by walking or cycling.
12. The requirements of the Active Travel (Wales) Act 2015 also makes it a legal requirement for local authorities in Wales to map and plan for suitable routes for active travel, and to build and improve their infrastructure for walking and cycling.

### Masterplan Response

13. The site is located in a sustainable and accessible location on the southern fringe of Bridgend which is a settlement at the top tier of the settlement hierarchy reflecting the range of different services available and strategic connectivity. It is well served by local bus services, Bridgend Railway Station, and within 1km of most education, health, leisure, and retail facilities and services.
14. The proposals also incorporate strategic pedestrian enhancements to the A48 which will further act to improve the accessibility of the site, reduce the quantum of vehicular trips required, and ultimately will have a positive impact on health of residents.

### *Access to open space*

15. Numerous studies point to the direct benefits of well-maintained green open spaces to environmental, physical and mental health and well being. Furthermore, Planning Policy Wales provides guidance on the importance of green infrastructure, with Paragraph 3.23 stating that:  
*“Green infrastructure can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces.”*
16. And Paragraph 4.51 stating that:  
*“Recreational spaces are vital for our health, well-being, amenity and can contribute to an area’s green infrastructure.”*

### Masterplan Response

17. Central to the Craig-Y-Parcau masterplan is creating a development that is truly green infrastructure-led with the masterplan incorporating a large quantum of green space as shown in the Green Infrastructure plan below:



18. Running north-south through the site is a steep ravine which is undevelopable and therefore acts to divide the site into two parcels. Existing trees along the ravine are to be retained with existing landscaping in this area to be retained and enhanced, as will the existing landscaped boundaries that buffer the site's eastern and southern boundary.
19. It is considered that the incorporation of large quantities of green infrastructure will help to contribute to positive health outcomes and will tie in with the aims set out in Section 1.2.2 and 2.1 of the Health Impact Assessment Screening of the Replacement Local Development Plan Preferred Strategy which identifies the importance of open space in encouraging physical activity.

### Low-Carbon Development

20. As well as being green-infrastructure led, the intention is for the proposal to incorporate various measures to reduce carbon dioxide usage, making use of the following measures:
  - All buildings should be built to PassivHaus standard or the edition of Part L in force at the time if that requires higher standards;
  - Homes to be heated by individual domestic heat pumps. DHW provision should be pre-heat of domestic hot water storage cylinder from domestic heat pump with top up from immersion;
  - Roof-mounted PV should be maximised on all buildings, either for direct consumption by the building or to feed private LV networks which distribute the renewable electricity around each site; and
  - If the concept of private LV networks is taken forward, the feasibility of installation of small scale wind turbines should be investigated further. They could complement the electricity output of the PV and increase the share of low carbon and low cost electricity on site.
21. The usage of such features will result in a reduced air quality impact when compared to the use of more traditional forms of energy which in itself will have positive implications for health. The benefits of the incorporation of renewable energy generation measures in design is recognised

in Sections 2.4.2, 2.4.3, and 2.4.4 of the Health Impact Assessment Screening of the Replacement Local Development Plan Preferred Strategy.

### **Air, noise and Light Pollution**

22. The replacement LDP will include a number of planning policies which will seek to ensure that air, noise and light pollution impacts on health and well-being are addressed as part of the planning application stage.

#### Masterplan Response

23. Detailed assessments on the above will be required at planning application stage. However, it should be noted that air, noise and light pollution can begin to be addressed through promoting walking and cycling (as explained above), reducing traffic emissions and traffic speed, ensuring access to good quality open and green spaces and supporting the development of energy-efficient buildings and neighbourhoods.

### **Summary**

24. As noted above, further assessment of health impacts will be expected to inform detailed proposals at planning application stage. However, it has been demonstrated that there are a number of meaningful opportunities at the proposed allocation site to ensure that positive health outcomes for the developments future residents and community can be achieved. This includes the promotion of active travel and provision of good quality open and green spaces being important design considerations in the masterplan, which can lead to the promotion of healthy lifestyle choices.