



Parc Llangewydd, Land at West Bridgend

Health Impact Assessment

Boyer

Prepared on behalf of Llanmoor Development Co. Ltd | July 2020

1. HEALTH IMPACT ASSESSMENT

The Desktop Health Impact Assessment submission is made on behalf of Llanmoor Development Co. Ltd ('Llanmoor') in response to the consultation on the Bridgend County Borough Local Development Plan (LDP) 2018-2033 Phase 2 Candidate Site Consultation.

This desk top assessment demonstrates how the proposed development, including the deliverability for circa 850 open market & affordable homes; provision for a 1.5 form entry Primary School and 45 nursery places; retention of natural / semi natural areas; provision of a wide range of public open space; green infrastructure; as well as increased vehicular and pedestrian access, will contribute to the health and wellbeing of existing and future residents and its environs.

The Health Impact Assessment has identified relevant themes, planning issues and the subsequent potential impacts on health and wellbeing. In each case the mitigation or enhancement measures are provided to outline the positive, negative or neutral impacts of the proposed development. In each case the themes are assessed against the Preferred Strategy Strategic Policies.

This submission is to be read in conjunction with the additional supporting information comprised of the following:

- Parc Llangewydd Drawing Booklet (Hammonds Architectural Ltd)
- Parc Llangewydd Open Space Note (Hammonds Architectural Ltd)
- Agricultural Land Classification Note (Kernon Countryside Consultants)
- Air Quality Assessment (Air Quality Consultants)
- Arboricultural Baseline Note (EDP)
- Archaeological and Heritage Assessment (EDP)
- Written Statement of Investigation - Archaeological and Heritage (EDP)
- Drainage Strategy (JBA Consulting)
- Ecology Briefing Note (EDP)
- Laleston Meadows SINC: Habitat Assessment Summary Note (EDP)
- Laleston Meadows SINC: Ecological Briefing Note (EDP)
- Geoenvironmental and Geotechnical Desk Study (Intégral Géotechnique)
- Transport Assessment (Vectos)
- Interim Residential Travel Plan (Vectos)
- Landscape and Visual Appraisal (EDP)
- Renewable Energy Statement (Llanmoor Development Co. Ltd)
- Utilities Assessment (Utilitas)

Theme	Planning Issue	Potential Impact on Health & Wellbeing	Mitigation/Enhancement Measures	Impact
Construction	<ul style="list-style-type: none"> Construction operations during the development 	Disturbance and stress caused by construction activity Site safety	Provision of a Construction and Environmental Management Plan (CEMP) and Construction Method Statement (CMS) as part of any planning permission. This accords with Preferred Strategy Strategic Policy 2 in that all development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment by: <ul style="list-style-type: none"> Avoiding or minimising noise, air, and soil and water pollution. The CEMP and CMS along with Development Management will address the impacts of a planning application.	Neutral
Housing	<ul style="list-style-type: none"> Housing Design and Quality Accessible Housing Healthy Living 	Lack of living space Unhealthy living environment – daylight, ventilation, noise Injuries in the home Mental illness from	A 22.46ha area within the site which provides a high quality, mixed tenure residential community of circa 850 open market & affordable homes, with distinct character areas responding to the site context and creating a sense of place. The site will accommodate residential properties which provide well-proportioned internal living spaces.	Positive

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	<ul style="list-style-type: none"> • Housing Mix • Housing Affordability 	social isolation	<p>Properties will be set in generous plots with appropriate individual amenity space and will be in close proximity to public green spaces, as well as local formal and informal play facilities, which promote healthy activity.</p> <p>The development will also ensure that all opportunities for recycling and reductions in energy consumption are maximised.</p> <p>Further details are within the Parc Llangewydd Drawing Booklet (Hammonds Architectural Ltd).</p> <p>The proposed scheme accords with Preferred Strategy Strategic Policy 2: Design and Sustainable Place Making in that all development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.</p> <p>Also Strategic Policy 8: Health and Well-being in that health inequalities will be reduced and healthy lifestyles and choices encouraged by the housing provided.</p>	

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Active Travel and Connectivity	<ul style="list-style-type: none"> • Promoting walking and cycling • Minimising car use • Safety Connectivity 	Physical Inactivity Social Isolation	<p>The masterplan allows for safe and attractive walking and cycling routes, as well as a trim trail around the perimeter of the site, all of which will promote a healthy lifestyle.</p> <p>New cycle and pedestrian paths will be linked with wider networks to ensure that people can use them to access facilities and community hubs</p> <p>A Transport Assessment and an Interim Travel Plan, have been produced by Vectos in support of the site promotion and inclusion in the LDP, which details the various methods of transport and connectivity that will be available to residents of the development.</p> <p>This accords with the Preferred Strategy 4: Sustainable Transport and Accessibility which notes that development should be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, local services and community facilities. In addition, development must be supported by appropriate transport measures and infrastructure.</p> <p>The proposal also accords with Strategic Policy 5: Active Travel states that development must maximise walking and cycling access by prioritising the provision within the site, and providing or making</p>	Positive

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			<p>financial contributions towards the delivery offsite.</p> <p>Also Strategic Policy 8: Health and Well-being in that health inequalities will be reduced and healthy lifestyles and choices encouraged by creating a sustainable place which allows numerous modes of transport and access.</p>	
Access to Public Services	<ul style="list-style-type: none"> • Healthcare Services • Education Access to Social Infrastructure • Access to Local Food Shops • Public Transport Provision 	<p>Access to services and health inequalities</p> <p>Social Isolation</p>	<p>The proposed site is located in a sustainable location with access to healthcare services such as GPs, education establishments and social infrastructure such as churches, community centres and local food shops within Bryntirion and wider Bridgend.</p> <p>Furthermore, it is proposed to make provision for a 1.5 form entry Primary School and 45 nursery places on site.</p> <p>The surrounding facilities and amenities are accessible by walking and cycling and provide access for all population groups.</p> <p>The development of the site would not result in reducing the accessibility of amenities for existing communities.</p> <p>This accords with the Preferred Strategy Strategic Policy 9: Social and Community Infrastructure which</p>	

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			<p>sets out an approach to ensuring accessibility of local services.</p> <p>Strategic Policy 10; Infrastructure is also supported and states that all development proposals should be supported by adequate existing or new infrastructure.</p> <p>The proposal also accords with Strategic Policy 5: Active Travel states that development must maximise walking and cycling access by prioritising the provision within the site, and providing or making financial contributions towards the delivery offsite.</p> <p>Also Strategic Policy 8: Health and Well-being in that health inequalities will be reduced and healthy lifestyles and choices encouraged by creating a sustainable place which allows numerous modes of transport and access.</p>	
Open and Green Space	<ul style="list-style-type: none"> • Open space • Green space • Play space • Playing fields Biodiversity • Views and 	<p>Physical inactivity, cardiovascular disease, and obesity.</p> <p>Mental health benefits from access to nature and green space and water</p>	<p>The masterplan allows for the retention of 7.82ha of natural / semi natural areas (woodland/SINC) in the north eastern section of the site for nature conservation / new wetland habitat / SUDS / informal green space for people to experience nature.</p> <p>The site also allows for the provision of 2.1ha children's play space / Informal amenity space</p>	<p>Positive</p>

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	landscaping	Poor environment leading to physical inactivity	<p>provided over a combination of Local Equipped Areas of Play (LEAP), Local Areas of Play (LAP), Local Landscape Area of Play (Softer landscape forms and features) and Trim Trail Adventure Play Zone. The proposal includes a number of distinct areas of public open space, including natural parks such as the Southern Park, Eastern Park and Corner Park, as well as more civic parks at the Community Green and Grow Garden, and natural edges such as Western Linear Park.</p> <p>It is also proposed to provide a network of 2.87ha of attractively landscaped Green Streets and Spaces across the development which will accommodate and link the essential green infrastructure for the site.</p> <p>Further details are within the Parc Llangwydd Drawing Booklet (Hammonds Architectural Ltd).</p> <p>The provision clearly accords with Preferred Strategy Strategic Policy 9: Social and Community Infrastructure which sets out an approach to ensuring accessibility of local services and contains detailed policies on:</p> <ul style="list-style-type: none"> • Provision of Outdoor Recreation Facilities • Provision of Playing fields 	

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			<ul style="list-style-type: none"> • Provision of Accessible Natural Greenspace <p>Also with the Preferred Strategy Strategic Policy 5: Active Travel states that Development must maximise walking and cycling access by prioritising the provision within the site, and providing or making financial contributions towards the delivery offsite.</p> <p>The proposal also takes account of Strategic Policy 17: Conservation and Enhancement of the Natural Environment which notes that development which will conserve and, wherever possible, enhance the natural environment of the County Borough will be favoured.</p> <p>Also Strategic Policy 8: Health and Well-being in that health inequalities will be reduced and healthy lifestyles and choices encouraged by creating a green and open development.</p>	
Community Safety	<ul style="list-style-type: none"> • Traffic Management • Lighting • Safe Play Areas 	Perceptions of safety and impact on their wellbeing	<p>The masterplan and future detailed layout will ensure that communal spaces e.g. play areas are safe and over looked.</p> <p>There is potential to provide traffic calming measures within the development, and there are dedicated walking and cycling routes.</p>	Positive

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			<p>Further details are within the Parc Llangwydd Drawing Booklet (Hammonds Architectural Ltd).</p> <p>The proposal accords with Preferred Strategy Strategic Policy 2 in that all development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment by:</p> <ul style="list-style-type: none"> • Minimising opportunities for crime to be generated or increased. <p>Also Strategic Policy 8: Health and Well-being in that health inequalities will be reduced and healthy lifestyles and choices encouraged by creating a safe environment.</p>	
Equality and Social Cohesion	<ul style="list-style-type: none"> • Public buildings • Public spaces • Facilities and infrastructure accessible to all population groups 	<p>Ill-health exacerbated through isolation, lack of social contact and fear of crime</p> <p>Vulnerable Groups</p>	<p>The masterplan provides for an attractive and landscaped development which will be of very high quality and will allow for communal spaces to support social cohesion.</p> <p>As detailed above the development provides significant green and open space; a mixed variety including a Community Green containing a LAP & LEAP and 1.5 Form Entry Primary School, as well as</p>	<p>Positive</p>

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			<p>a Community 'Grow Garden'.</p> <p>Further details are within the Parc Llangwydd Drawing Booklet (Hammonds Architectural Ltd).</p> <p>The masterplan ensures that the amenities and spaces are accessible for all e.g. disabled, elderly, parents with young children, financially disadvantaged etc.</p> <p>The proposal accords with Preferred Strategy Strategic Policy 2 in that all development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located.</p> <p>It is also in accordance with Preferred Strategy Strategic Policy 9: Social and Community Infrastructure which sets out an approach to ensuring accessibility of local services and contains detailed policies on:</p> <ul style="list-style-type: none"> • Provision of Outdoor Recreation Facilities • Provision of Playing fields • Provision of Accessible Natural Greenspace <p>Also Strategic Policy 8: Health and Well-being in that health inequalities will be reduced and healthy</p>	

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			lifestyles and choices encouraged by providing appropriate social infrastructure and community facilities.	
Employment and Economy	<ul style="list-style-type: none"> Local employment opportunities Healthy workplaces 	Mental Health illness associated with unemployment and poverty	<p>The development of the site will provide for local employment and contacting. No specific employment provision is provided on site, however the new primary school will generate jobs.</p> <p>The proposed development will ensure that people can access work places through variety of transport modes including walking, cycling and public transport.</p> <p>This accords with Strategic Policy 2: Design and Sustainable Place Making and Strategic Policy 9: Social and Community Infrastructure which considers the approach to ensuring accessibility of local services.</p>	Positive
Environmental	<ul style="list-style-type: none"> Air quality Dust Noise Contaminated 	<p>Poor Air Quality</p> <p>Health Risks</p>	The site has been subject to a number of technical assessments, including a Geoenvironmental and Geotechnical Desk Study (Intégral Géotechnique) which confirms that there should be no contaminates from the undeveloped site, and that there are no significant contaminates from adjacent uses.	Neutral

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	<p>land</p> <ul style="list-style-type: none"> • Waste 		<p>Also an Air Quality Assessment (Air Quality Consultants) concludes the effects of local traffic on the air quality for future residents living in the proposed development have been shown to be acceptable at the worst-case locations assessed, with concentrations being well below the air quality objectives. The overall operational air quality effects of the development are judged to be 'not significant'.</p> <p>Issues relating to construction noise and dust will be addressed in the CEMP & CMS at the application stage.</p> <p>The proposal is in accordance with Preferred Strategy Strategic Policy 2: All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment by:</p> <ul style="list-style-type: none"> • Avoiding or minimising noise, air, and soil and water pollution 	

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Climate Change	<ul style="list-style-type: none"> Renewable Energy 	Mental well-being	<p>Llanmoor have provided a renewable energy statement inform the future energy strategy for the proposed development at Parc Llangewydd, Land at West Bridgend.</p> <p>The statement explains that initial discussions have taken place with Sero Energy & Building Energy Performance (BEP) to look into the important subjects of heat networks, electrification of heat, electricity generation and storage, transport and smart energy, and further discussions will take place which will help inform and plan the Energy Strategy for Parc Llangewydd as the proposal moves forward through the planning process. This will also enable the scheme to adapt and future proof as regulations and solutions are brought forward.</p> <p>The proposal accord with Preferred Strategy Strategic objective 3j which states that the LPD will promote developments that are well located and designed to assist in meeting energy demand with renewable and low 24 carbon sources in accordance with the energy hierarchy for planning' (set out in PPW), thereby helping to both mitigate the causes of climate change and tackle the 'climate emergency' declared by Welsh Government.</p>	Positive

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			<p>Also Strategic Policy 3: Mitigating the Impact of Climate Change notes that all development proposals will be required to make a positive contribution towards tackling the causes of, and adapting to the impacts of Climate Change.</p>	

2. CONCLUSIONS

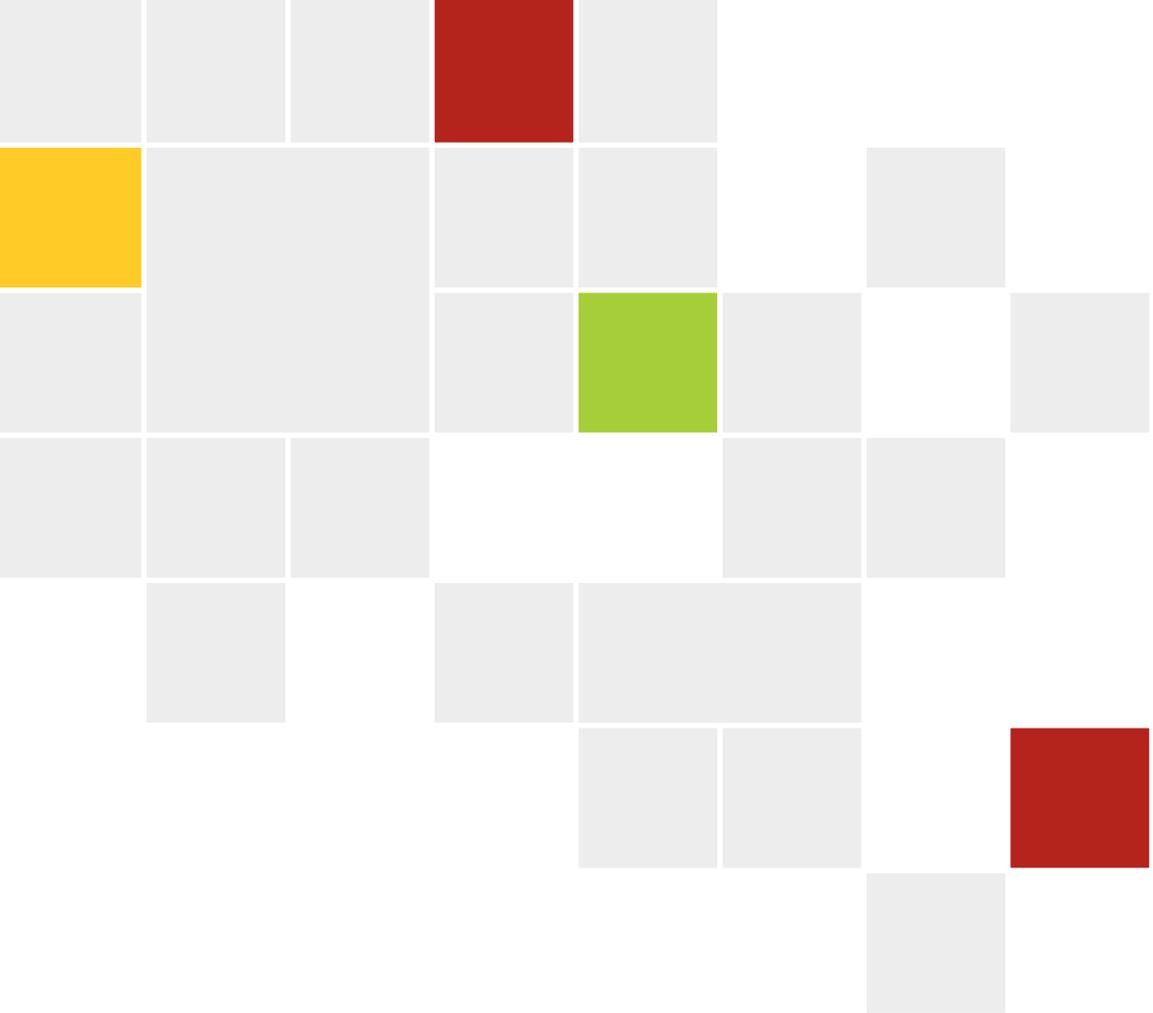
This Desktop Health Impact Assessment submission is made on behalf of Llanmoor Development Co. Ltd who control the 36ha site forming Parc Llangewydd, Land at West Bridgend. Llanmoor's interest forms a significant part of strategic site option in the previous Preferred Strategy consultation document and is considered the most logical and deliverable parcel that could be allocated as a sustainable urban extension in this location.

The health impacts in relation to the development for circa 850 open market & affordable homes; provision for a 1.5 form entry Primary School and 45 nursery places; retention of natural / semi natural areas; provision of a wide range of public open space; green infrastructure; as well as increased vehicular and pedestrian access, have been undertaken and assessed against relevant themes, as well as the Strategic Policies of the Preferred Strategy.

The assessment concludes that the proposal will deliver significant positive social, economic and environment benefits, which will limit any adverse impacts upon the health of future residents or existing adjoining neighbours. These benefits include:

- Contributing an appropriate mix and choice of new market and affordable homes required to meet an immediate housing need identified in the local area;
- Deliver a high quality design within the parameters set out in the application submission;
- Be highly accessible by a range of modes of transport, with excellent linkages to the local area promoting alternative modes of travel other than the private car;
- Include significant areas of open space throughout the development, which will include the retention of landscape features;
- Provision of community benefits, including education; and
- Includes community infrastructure to support inclusivity and provide for a healthy and safe community.

It is evident that they will ensure the development contributes significant positive benefits in terms of local community facilities and other public services.



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