



**Desktop Health  
Impact Assessment**

Taylor Wimpey

# **Land behind Broadfields**

Final

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## Executive Summary

The purposes of this Health Impact Assessment (HIA) is to assess and identify the potential positive and negative impacts of the proposed development at the Land behind Broadfields, in accordance with the National Planning Policy Framework, The Essex Design Guide and Colchester Borough Council planning policy.

In accordance with relevant guidance, the structure of this document follows that of a Desktop HIA and as such largely follows the structure of The Essex Design Guide Healthier Places Guidance.

This HIA considers the following themes:

- > **Access to Education** – There are a number of local schools within the local area.
- > **Skills & Employment** – Where possible, the development will utilise local labour forces and businesses throughout construction. The possibility of on-site apprenticeships will be considered.
- > **Access to Healthcare** – There are local care facilities accepting new NHS patients in the area.
- > **Access to Open Green and Blue Spaces** – Soft landscaping will be incorporated into the development; residents will have access to private gardens and unspoilt countryside within the wider area, including country parks and woodlands.
- > **Active Environments** – There are many walking and cycle opportunities and private sports facilities within the local area.
- > **Encouraging Active Travel** – The local area provides good pedestrian and cycle routes, and cycle spaces will be provided to all homes. New cycle and pedestrian paths will be provided on the site.
- > **Design of Homes and Housing** – Homes will be built to ensure accessible and adaptable accommodation. House types range from 2 to 4 bed and 20% are affordable housing.
- > **Promoting Access to Health Food** – The proposed development does not include any retail outlets such as hot food takeaways and fast food restaurants. All homes have access to private amenity space, which they could grow home produce if desired.
- > **Supporting Communities** – Community consultation has been undertaken and feedback has been provided. This is detailed in the Statement of Community Involvement.
- > **Environment Sustainability** – Best practice construction practices will be implemented; noise and air quality impacts have been considered throughout construction and operation; and the development lies within a low flood risk area.

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## 1. INTRODUCTION

- 1.1 This document has been prepared by Hodkinson Consultancy, a consultancy for planning and development, to accompany the planning application for the proposed development at the Land behind Broadfields within Colchester Borough Council, appointed by Taylor Wimpey.
  - 1.2 Health Impact Assessments (HIA) are an approach that ensures decision making at all levels considers the potential impacts of decisions on health and health inequalities. This HIA is a requirement of Colchester Borough Council's Emerging Local Plan Policy DM1.
  - 1.3 A Desktop HIA structure has been applied to the proposed development and largely follows the criteria set out in the Health Impact Assessment guidance in the Essex Design Guide.
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## 2. DEVELOPMENT OVERVIEW

### Site Location

- 2.1 The proposed development site is located on the northern side of Wivenhoe, in north eastern Essex, wrapping around the existing built-up area. The location is shown in Figure 1 below.



Figure 1: Site Location – Map data © 2021 Google

- 2.2 The site currently comprises fields in agricultural use.

## Proposed Development

2.3 The proposed development is described as follows:

*“Construction of residential development (Use Class C3), access, landscaping, public open space, and associated infrastructure works.”*

2.4 The proposed site layout is shown in Figure 2 below.



Figure 2: Proposed Site Layout – JCN Design (March 2021)

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## 3. RELEVANT POLICY AND GUIDANCE

- 3.1 The following planning policy and legislation has led the structure of the Health Impact Assessment for the proposed development.

### National Planning Policy: NPPF

- 3.2 The revised National Planning Policy Framework (NPPF) was published on the 19<sup>th</sup> June 2019 and sets out the Government's planning policies for England. The NPPF states that the planning system can play an important role in promoting healthy communities. It supports the role of planning to create healthy, inclusive communities by supporting local strategies to improve health, social and cultural wellbeing for all and by working with public health leads and health organisations to understand and take account of the health status and needs of the local population.

- 3.3 Building on the above, Chapter 8 of the NPPF calls for the promotion of healthy and safe communities which:

- > Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for multiple connections within and between neighbourhoods, and active street frontages;
- > Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- > Enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

### The Essex Design Guide

- 3.4 The Essex Design Guide was established in 1973 by Essex County Council, to be used as a reference guide to help create high quality places with an identity specific to its Essex context. The most recent release, in 2018, seeks to address the since evolution of socio-economic impacts of place-making.
- 3.5 The HIA guidance has been updated and was released in September 2019, including 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.



## Colchester Borough Council: Adopted Local Plan (2001-2021)

- 3.6 The Local Plan comprises the Core Strategy (2008), Site Allocations DPD (2010) and Development Policies DPD (2014).
- 3.7 **Development Policies DPD Policy DP2: Health Impact Assessments** states that an HIA will be required for all residential development in excess of 50 units and non-residential development in excess of 1,000 sqm. The purpose of the HIA will be to identify the potential health consequences of a proposal on a given population, maximise the positive health benefits and minimise potential adverse effects on health and inequalities. A HIA must consider a proposal's environmental impact upon health, support for healthy activities such as walking and cycling, and impact upon existing health services and facilities. Where significant impacts are identified, planning obligations will be required to meet the health service impacts of the development. Any HIA must be prepared in accordance with the advice and best practice for such assessments.

## Wivenhoe Neighbourhood Plan (2019-2033)

- 3.8 The Wivenhoe Neighbourhood Plan was adopted in May 2019 and is now part of Colchester Borough Council's local development plan.
- 3.9 **Policy WIV 29: The Land behind Broadfields** allocates the site for a minimum of 120 dwellings, subject to a number of criteria.

## Colchester Borough Council: Emerging Local Plan (2017-2033)

- 3.10 The new Local Plan will provide the strategy for growth of the district to 2033 and beyond. Stage 1 was adopted on 1<sup>st</sup> February, with Stage 2 EIP in April 2021.
- 3.11 **Policy SP6: Infrastructure & Connectivity** from Stage 1 states that healthcare infrastructure will be provided as part of new developments of appropriate scale in the form of expanded or new facilities including primary and acute care; pharmacies; dental surgeries; opticians; supporting community services including hospices, treatment and counselling centres. New development is required to maximise its positive contribution in creating healthy communities and minimise its negative health impacts, both in avoidance and mitigation, as far as is practicable. The conditions for a healthy community will be provided through the pattern of development, good urban design, access to local services and facilities; green open space and safe places for active play and food growing, and which are all accessible by walking, cycling and public transport.
- 3.12 **Policy DM1: Health and Wellbeing** states that all development should be designed to promote healthy lifestyles and avoid causing adverse impacts on public health through:
- > Ensuring good access to health facilities and services.

- > Providing a healthy living environment where healthy lifestyles can be promoted including green space and creating attractive opportunities for activities including walking and cycling.
- > Providing appropriate mitigation to avoid harmful emissions.

**3.13** Health Impact Assessments will be required for all residential development in excess of 100 units and non-residential development in excess of 2,500 sqm. The purpose of the HIA will be to identify the potential health consequences of a proposal on a given population, maximise the positive health benefits and minimise potential adverse effects on health and inequalities.

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## **4. BASELINE CONDITIONS**

**4.1** The proposed development lies in Wivenhoe, within Colchester Borough Council in Essex. The Office for National Statistics administers a census of the population of the United Kingdom every ten years and the most recent census was in 2011.

**4.2** As of 2011, there were 173,074 residents within Colchester. In the 2011 census, 83.66% of the population of Colchester considered themselves to have very good health and good health. On the other hand, 4.25% of the population considered themselves to be in bad and very bad health. The census of England as a whole stated that 81% considered themselves to have very good and good health, therefore Colchester appears to be above the England average as a whole.

**4.3** In regard to long-term health problems or disabilities, 84.20% of the population of Colchester said that their day-to-day activities were not limited by their health. However, 7.01% said their day-to-day activities were limited a lot. This was compared to England as a whole, whereby 82.4% of the population said that their day-to-day activities were not limited by their health and 8.3% said their day-to-day activities were limited a lot.

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## 5. HEATH IMPACT ASSESSMENT

### Access to Education

5.1 Access to good quality health and social care, education (primary, secondary and above) and community facilities has a direct positive effect on human health. Local schools within the area include:

- > Broomgrove Junior School.
- > Little Avenues Pre-School.
- > Wivenhoe Pre-School.
- > Millfields Primary School.
- > Thomas Lord Audley School.
- > Colchester Academy.
- > University of Essex (Colchester Campus).

### Skills and Employment

5.2 Where possible, the development will utilise the local labour force and local businesses throughout the construction programme. Local supply chains will be preferred, and the possibilities of on-site apprenticeships will be considered. Taylor Wimpey offer paid apprenticeships across their key trades: carpentry, bricklaying, scaffolding, roof and painting and decorating.

### Access to Healthcare

5.3 The existing provision of GP and dental surgeries, opticians and pharmacies in accessible range of the proposed development are shown in the tables overleaf.

**Table 1: GP Surgeries within close proximity to the Site**

| <b>Practice name &amp; postcode</b>                | <b>Distance from site</b> | <b>Weekday evening and weekend appointments offered</b> | <b>Electronic prescription service</b> | <b>Online appointment booking</b> | <b>Accepting new patients</b>      |
|--|---------------------------|---|--|-----------------------------------|------------------------------------|
| Wivenhoe Surgery, Wivenhoe Medical Centre, CO7 9BA | 0.8 miles                 | Yes   | Yes                                    | Yes                               | Yes – Site is in Practice Boundary |
| Rowhedge Surgery, CO5 7HP                          | 2.2 miles                 | Yes   | Yes                                    | Yes                               | Yes                                |

**Table 2: Dental Surgeries within close proximity to the Site**

| <b>Practice name &amp; postcode</b>  | <b>Distance from site</b> | <b>Accepting new adult NHS patients</b> | <b>Accepting new children NHS patients</b> | <b>Urgent NHS dental appointments</b> |
|--------------------------------------|---------------------------|---|--|---------------------------------------|
| Wivenhoe Dental Practice, CO7 9PP    | 0.9 miles                 | Yes                                     | Yes  | Yes                                   |
| Oracle Dental Group, CO3 3JE         | 3.4 miles                 | Yes                                     | Yes  | Yes                                   |
| S.I McKenzie and Associates, CO1 2DL | 3.8 miles                 | Yes                                     | Yes  | Yes                                   |

**Table 3: Hospitals within close proximity of the Site**

| <b>Name</b>                      | <b>Distance from site</b> |
|----------------------------------|---------------------------|
| Colchester Hospital (NHS)        | 5.2 miles                 |
| Oaks Hospital (Private hospital) | 5.1 miles                 |
| Clacton Hospital (NHS)           | 12.3 miles                |

## Access to Open Green and Blue Spaces

**5.4** Access to nature and biodiversity contributes to mental health and wellbeing. With new development comes opportunity to enhance ecological value and create new habitats.

**5.5** The proposed development will introduce soft landscaping which will provide opportunity for small scale planting. The following measures will be incorporated into the scheme for soft landscaping and new planting wherever possible:

- > The use of native species and/or species of known wildlife value;
- > The promotion of local ecology through the use of native seed and fruit bearing species;
- > Attracting pollinators such as bees and butterflies through the use of flowering, nectar rich species;
- > Combining natural and ornamental species to enrich the planting mix and promote local biodiversity.

**5.6** The proposed development site will provide a significant amount of public space, which will become Suitable Alternative Natural Greenspace (SANG), north of the houses. The new public space will incorporate the extended playing fields, taking advantage of the setting created by a new, permanent, landscaped edge to the existing town. The space is intended to be used for informal recreation and incorporates the trees and hedges in the existing field boundaries.

**5.7** The wider area surrounding Wivenhoe is also characterised by unspoilt countryside. Large areas of public open spaces are located nearby for resident's to enjoy. In terms of blue space, Wivenhoe and the Colne Estuary is a 10.1 km loop trail located south of Wivenhoe that features a river and is rated as 'moderate' which the residents could access easily.



## Active Environments

**5.8** According to the Essex Healthier Places Guidance, in Essex only 66% of adults meet the recommended guidance of 150 minutes of moderate intensity per week. Active environments seek to encourage and improve active living and physical activity.

**5.9** As previously discussed, Wivenhoe is surrounded by extensive open green space, in the form of fields and woodland areas. There are also numerous private sports facilities located in Wivenhoe and

nearby Colchester such as Leisure World, University of Essex Sports Centre, Wivenhoe Tennis Club and various local gyms.

- 5.10 The proposed development will also provide land for new sports fields, a play area and open space with improved footpath and cycle links. Furthermore, an area of currently private countryside to the east of the site will be opened up for public access.
- 5.11 Furthermore, as part of the site's allocation in Wivenhoe's Neighbourhood Plan (Policy WIV 29), the developer will be required to make a contribution towards the improvement of community facilities.

## Encouraging Active Travel

### Local Area

- 5.12 The Transport Assessment prepared by Stomor Ltd confirms that the residential area adjacent to the site has an extensive footway network connecting Richard Avenue to other residential areas in Wivenhoe and the town centre. The footway network provides access to signalised and unsignalised crossings on Colchester Road.



- 5.13 There is no specific cycle infrastructure in the immediate vicinity of the site, although the nature of the adjacent residential roads suggests low vehicle volumes and speeds. A good quality off-road pedestrian/cycle route is provided on Colchester Road to connect to the University of Essex Colchester campus.
- 5.14 Regarding the local area, all local residential roads have two footways with street lighting, providing a good environment for pedestrians. All existing controlled and uncontrolled crossing points in proximity to the site have dropped kerbs, allowing pedestrians a direct, step-free crossing point.
- 5.15 These facilities ensure a safe environment for pedestrians and connect the site to surrounding public transport infrastructure and local facilities.

### Promoting Walking & Cycling

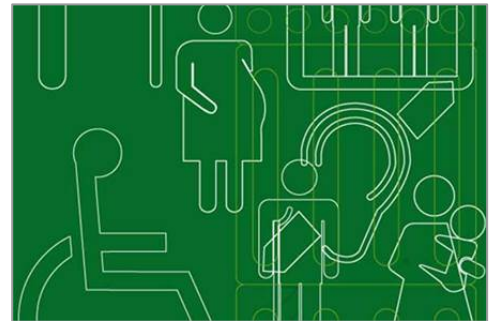
- 5.16 Sustainable transport options have been considered in respect of the developments and measures have been incorporated into the design to promote healthy travel methods by residents. Cycle storage spaces will be provided in the private gardens in order to encourage residents to cycle. There will be independent access to all rear gardens in order to accommodate the secure storage of bicycles.

- 5.17** Walking and cycling will be further promoted by the creation of new links for pedestrians and cyclists through the site and to adjoining facilities. As well as facilitation the option for circular walking routes. The site is within walking and cycling distance of the existing services and facilities in the town, including shops, schools and the railway station.

## Design of Homes and Housing

### Accessible and Adaptable Housing

- 5.18** In terms of access, all new homes will be designed and built to meet the access requirement of Building Regulations Approved Document Part M. This standard ensures that the new homes make reasonable provision for most people, including wheelchair users, to access and enter the dwellings, and access habitable rooms and sanitaryware facilities on the entrance level.



- 5.19** Furthermore, 100% of the affordable dwellings and 48% of the private dwellings will be designed and built to Building Regulations Approved Document M4(2) standards, with 1 of the affordable dwellings being built to to Part M4(3). These standards will ensure accessible and adaptable accommodation for everyone; young families, older people, individuals with a temporary or permanent physical impairment, and allow residents to stay in their home despite developing disabilities. They also enable flexibility, visitability (facilitating ease of visiting access to the homes by everyone, regardless of mobility or disability) and future-proofing (i.e. the accommodation will be adaptable and able to respond to changing technological and environmental conditions).

### Housing Mix

- 5.20** It is important for an appropriate housing mix to be provided within new developments in order to create mixed and socially inclusive communities which have a positive impact on the physical and mental health of those living in overcrowded, unsuitable or temporary accommodation. The Essex Healthier Places guidance promotes an awareness of the need for affordable homes and intergenerational living.
- 5.21** The proposed development will provide 2, 3 and 4-bedroom houses. This variety of units will encourage a mix of residents from single households, couples and families, therefore encouraging diversity and a socially inclusive community. Furthermore, 20% of the new homes will be affordable, in line with the Neighbourhood Plan.

## Promoting Access to Healthy Food

**5.22** According to the Essex Healthier Places Guidance, approximately 1 in 5 children start primary school either overweight or obese and this rises to 1 in 3 children when they leave primary school. In adults, 63.6% of the population are considered to be overweight.

**5.23** Hot food takeaways and similar outlets selling fast food can undermine attempts being made in a locality to promote the consumption of healthy food, particularly where schools are located nearby.

**5.24** The proposed development does not include any retail outlets such as hot food takeaways and fast food restaurants.

**5.25** Providing space for local food growing helps promote more active lifestyles, better diets and social benefits. All units have access to private amenity space in the form of private gardens, which they could grow home produce if desired. Furthermore, Wivenhoe Town Council's 137 allotments are located at Rectory Road, C07 9ES. Residents will be able to inquire about joining the waiting list.



## Supporting Communities

**5.26** The NPPF identifies that planning should support social interaction, be safe and accessible and support healthy, inclusive places.

**5.27** A public consultation process has been followed, prior to the submission of the full planning application for the proposed development. The community engagement process centred around an online public consultation event held by Taylor Wimpey from 1<sup>st</sup>-14<sup>th</sup> February 2021.

**5.28** The consultation website received 3,338 page views during the consultation period and a total of 94 responses were received. Consultation feedback has been summarised in the Statement of Community Involvement which been produced by Taylor Wimpey. Please refer to this report for further detail.



# Environmental Sustainability

## Construction

**5.29** The development site will be registered with the Considerate Constructors Scheme (CCS) and will target 'Beyond Best Practice' certification, requiring a score of no less than 35 out of 50, with none of the five sections scoring less than seven points.

**5.30** The CCS is designed to encourage environmentally and socially considerate ways of working, to reduce any adverse impacts arising from the construction process. As commonly known, the aims are as follows:

- > Enhancing the appearance;
- > Respecting the community;
- > Protecting the environment;
- > Securing everyone's safety; and
- > Caring for the workforce.

**5.31** During the construction processes, control procedures will be put in place to minimise noise and dust pollution and roads will be kept clean. Energy and water consumption will be recorded and measured against target consumption rates, and all construction timber will either be recycled or sourced from responsible sources. In addition, measures will be adopted to minimise the impact on the local area during construction including the limiting of air and water pollution in accordance with best practice principles.



## Air Quality

**5.32** The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes. Addressing air pollution as a result of new development is therefore important.

**5.33** An Air Quality Assessment has been undertaken by Ardent Consulting Engineers. During the construction phase there is the potential for dust and PM<sub>10</sub> impacts, however with the proposed mitigation measures in place these impacts will not be significant. The impact of additional emissions associated with the development on local air quality are not considered significant and

the impact of local air quality of future residents is considered will be good and no mitigation is required. Please refer to the report for further detail.

## Noise

- 5.34** An important factor of any home is managing noise to improve the occupants' comfort, health and wellbeing. It is widely recognised that noise exposure indirectly affects health and wellbeing. It can result in psychological stress, sleep disorders and other biological effects leading to increased blood pressure and cardiovascular diseases.
- 5.35** A Noise Assessment has been undertaken by Ardent Consulting Engineers. The site is considered a negligible to low risk site when considered in accordance with ProPG guidance. Nonetheless, expert Acoustics advice has been sought and good acoustic design processes will be followed through the detailed design stage. During the construction phase, control measures will be implemented to manage potential impacts from construction noise. Please refer to the report for further detail.

## Flood Risk

- 5.36** Flooding can have significant effects on people’s mental health and wellbeing that may continue over a prolonged period of time. It is often likely that increasing development densities and building coverage coupled with more frequent extreme weather events will increase urban flood risk. It is therefore important that flood risk, and measures to reduce the risk in new development, is assessed.
- 5.37** According to the Environment Agency’s Flood Map shown in Figure 3 below, the site lies in a low risk flood zone, indicating that the probability of flooding is 0.1% (1 in 1000 years).

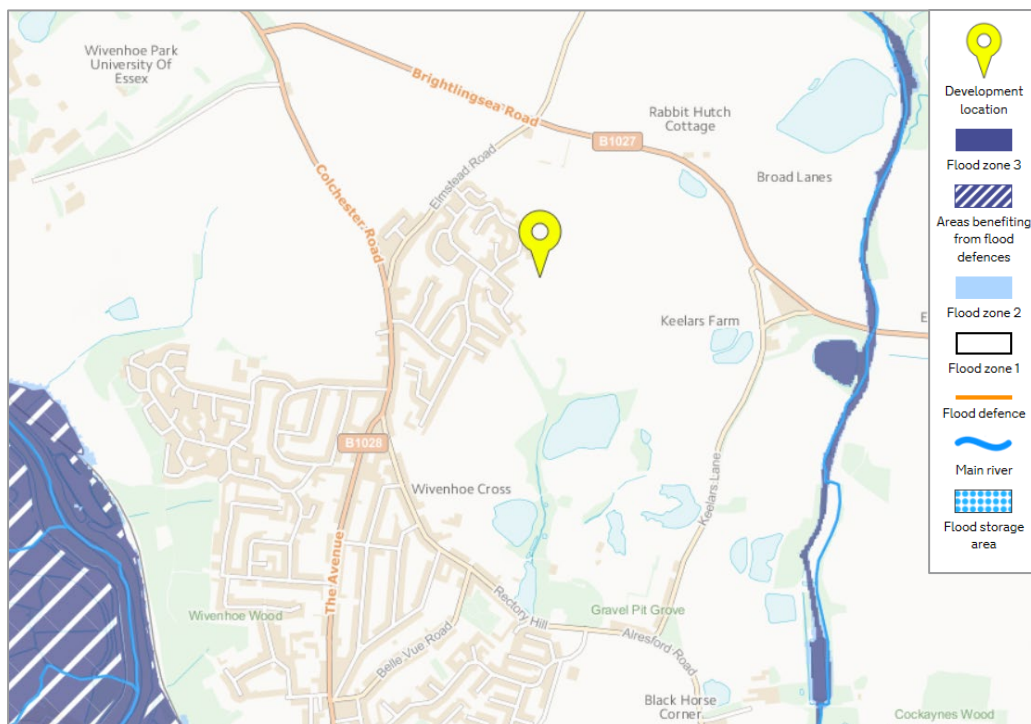


Figure 3: Environment Agency Flood Map – <https://flood-map-for-planning-service.gov.uk>

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## 6. SUMMARY

- 6.1** It is considered through this desktop Health Impact Assessment (HIA) that the proposed development at the Land behind Broadfields will benefit from features in its design, and its location, that will positively influence the health of the occupants as well as to local residents. It is also not considered to have any significant adverse impact on the provision of healthcare or educational facilities within the local or wider area.
- 6.2** Furthermore, the proposed development include design features which will have a positive impact on the health of residents throughout its lifespan. The following themes have been considered throughout this HIA:
- > **Access to Education** – There are a number of local schools within the local area.
  - > **Skills & Employment** – Where possible, the development will utilise local labour forces and businesses throughout construction. The possibility of on-site apprenticeships will be considered.
  - > **Access to Healthcare** – There are local care facilities accepting new NHS patients in the area.
  - > **Access to Open Green and Blue Spaces** – Soft landscaping will be incorporated into the development; residents will have access to private gardens and unspoilt countryside within the wider area, including country parks and woodlands.
  - > **Active Environments** – There are many walking and cycle opportunities and private sports facilities within the local area.
  - > **Encouraging Active Travel** – The local area provides good pedestrian and cycle routes, and cycle spaces will be provided to all homes. New cycle and pedestrian paths will be provided on the site.
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  - > **Promoting Access to Health Food** – The proposed development does not include any retail outlets such as hot food takeaways and fast food restaurants. All homes have access to private amenity space, which they could grow home produce if desired.
  - > **Supporting Communities** – Community consultation has been undertaken and feedback has been provided. This is detailed in the Statement of Community Involvement.
  - > **Environment Sustainability** – Best practice construction practices will be implemented; noise and air quality impacts have been considered throughout construction and operation; and the development lies within a low flood risk area.