

Health Impact Assessment



Homes
England

Brislington Meadows

Health Impact Assessment

Outline Planning Application

For



Homes
England

By



Kovia
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Contents

1 Introduction..... 4

2 Planning Policy Context 7

3 Assessment Methodology 13

4 Baseline 17

5 Assessments of Health Impacts..... 19

6 Conclusions and recommendations 28

7 References 30



1 Introduction

1.1 Scope

- 1.1.1 LDA Design have been instructed by Homes England ('the Applicant') to prepare an outline planning application with all matters reserved except access for development on 9.6 hectares of land to the south of Broomhill and north of Victory Park in the southeast of Bristol (grid reference: 362615 (eastings); 171114 (northings) (referred to in this document as 'the Site'). As part of this, Kovia Consulting have been instructed to prepare a Health Impact Assessment to inform the development and incorporate healthy placemaking principles, as well as to show how the proposals have been discussed with local primary health care providers regarding impacts on primary health care service.

1.2 Site location

- 1.2.1 The Site is located in Brislington in the southeast of Bristol within the administrative boundary of Bristol City Council and the Ward of Brislington East. The Site comprises an irregular shaped parcel of land (9.6 hectares) known as Brislington Meadows, as shown on Drawing: 7456_037 (Site Location Plan).
- 1.2.2 To the northeast, the Site is bound by Broomhill Road and residential properties in Condoover Road. To the north the Site is bound by residential dwellings on Belroyal Avenue and an associated rear access lane, Broomhill Junior School and Mama Bear's Day Nursery, and residences accessed off Allison Road. To the east the site is bound by Bonville Road and the protected employment area comprising the Bonville Trading Estate. To the west of the site is School Road and allotments. To the south lie Victory Park and paddocks which comprise protected open space and a Site of Nature Conservation Interest.

1.3 Site description

- 1.3.1 The Site currently comprises open fields crossed by two public rights of way and a network of informal trodden paths. The Site is not subject to specific environmental or landscape designations and has an allocation for housing development in the Council's Local Plan.
- 1.3.2 The Site is characterised by a steeply sloping topography from the northern boundary down to the southern boundary, with the gradient reducing towards the east. There are overhead electricity cables and a pylon on the lower slopes towards the southern boundary of the Site. A telecommunications mast towards the northeast of the Site will be relocated following the grant of planning consent for the proposed development.



- 1.3.3 The Site is well located to make use of existing services and facilities. Broomhill Infant School, Broomhill Junior School and Mama Bear's Day Nursery are all located adjacent to the Site's northern boundary. Broomhill local centre, including a small convenience store, public house, salons and takeaway shops, is located approximately 200m north of the Site.
- 1.3.4 There is no public vehicular access into the Site at present. There are two public rights of way across the Site, one running east-west along the southern boundary connecting Bonville Road and School Road, and one north-south between Belroyal Avenue and Bonville Road. In addition, a network of informal trodden paths crosses the Site. The Applicant is in the process of formalising public access rights and the proposed development will accommodate pedestrian and cycle access across and within the Site.
- 1.3.5 The Site has a direct informal connection to Victory Park to the south. Eastwood Farm Local Nature Reserve is located approximately 150m north of the Site on the northern side of Broomhill Road. Nightingale Valley Park is located approximately 600m west of the Site off Allison Road.
- 1.4 The development proposal
- 1.4.1 The Site has an allocation for housing development under Bristol City Council's Local Plan: Site Allocations and Development Management Policies, adopted July 2014, as Allocation BSA1201 (Land at Broom Hill, Brislington). The site is suggested to have indicative capacity for 300 homes. The sustainable location of the site in close proximity to existing services is noted in the Council's reasoning for the allocation of the site.
- 1.4.2 The proposed development has been informed by thorough analysis of the site's context and character and regard had to relevant opportunities and constraints. The scheme has been designed to be landscape-led in response to this, retaining existing vegetation and landscape where possible and providing a significant amount of public open space.
- 1.4.3 The application is submitted in outline, with all matters reserved apart from access for which we are applying in detail. Detail relating to matters of appearance, layout, scale, and landscaping are reserved for future determination, known as the reserved matters stage.
- 1.4.4 The 'proposed development' comprises development of up to 260 dwellings with pedestrian, cycle and vehicular access, cycle and car parking, public open space and associated infrastructure. All matters except access are reserved.



- 1.4.5 A series of Parameter Plans have been prepared which define the proposed extents of development across the Site. An Illustrative Masterplan has also been prepared which shows one way in which the development could come forward within the parameters identified. A Design Code has also been prepared by LDA Design and is submitted for approval, which provides further detailed design requirements that must be complied with at reserved matter stage, to help ensure the quality of the overarching vision is retained.
- 1.4.6 The overarching vision is to create a sympathetically designed sustainable neighbourhood, located within Broomhill and in close proximity to existing services and amenities available. The landscape-led masterplan seeks to retain significant amount of open space on the site and public routes through the site, enhancing connection to Victory Park and Eastwood Farm, as well as access to the local centre itself to support existing services and encourage further investment. The Applicant is committed to delivering 30% affordable housing in line with policy requirements and will deliver a 10% net gain in biodiversity through on-site and off-site measures.

1.5 Assumptions and limitations

- 1.5.1 As the development is at outline planning stage, the detail of fixed layout, appearance of the buildings, scale of built form of the detailed landscape proposals or exact dwellings size and mix e is not yet fixed. This will be determined through subsequent, detailed reserved matters applications, which will also be subject to further public consultation. Detailed health assessments and specific reviews of the impact on the provision of services and planning obligations will be prepared to support future reserved matters applications. Figures presented in this report should be regarded as high-level estimates only based on the maximum development parameters set out in this outline submission, to be used to confirm the outline application has considered significant impacts and does not prevent suitable detailed applications to come forward.



2 Planning Policy Context

2.1 Planning Policy

2.1.1 The following sets out national, regional, and local planning policies that are relevant to the population and human health impact assessment.

2.1.2 There is an established link between health and well-being in a community, the environment that they live, and services they receive. National policy has gradually been changing recognising first that health inequalities exist in different parts of the country and the need to address potential health inequalities *strategically* and from a *local level*. Table 2.1 provides a short review of policy change over the last decade:

Table 2.1: Development of National Policy

Policy context

Tackling Health Inequalities: Ten Years On (2009, Department of Health)

The Department of Health produced a report in 2009 which identified health inequalities and aimed to address their root causes. 'Tackling Health Inequalities' assesses the progress which has been made within a ten year period in addressing these issues, changes to public health and policy, and proposed next steps in continuing to address health imbalances between different income groups and inhabitants in different areas of the country.

This document concluded that there have been significant improvements in life expectancy and a reduction in mortality rates, especially in deprived communities; however inequalities between different income groups and geographical areas are still evident. In addition, the report concludes that policy direction and development will support the reduction of these inequalities, including:

- Improved cross working between government bodies and a more flexible system which accommodates opportunities for this;
- The aim of reducing health inequalities becoming an integrated theme across planning and other policy; and
- An improved monitoring process for delivery of targets.

Healthy Lives Healthy People: Our Strategy for Health in England (2010, HM Government)

The government published its public health White Paper 'Healthy Lives, Healthy People' in 2011. It outlined key principles and strategies focused around localism and the empowerment of individuals, putting local communities at the heart of public health provision.

The White Paper outlined a commitment to protecting against and preventing serious diseases which occur as a result of lifestyle choices and looks to improve public health by targeting the most deprived communities first. The White Paper outlines plans for a new integrated public health service, 'Public Health England', which will be responsible for delivering and addressing the aims outlined within the Paper. This new public health service is intended to replace the Health Protection Agency in the long term.

Within the Paper, a new approach to the management and delivery of healthcare is outlined, which should be undertaken at a local or community level, using a bottom-up approach to the delivery of health services.

The White Paper discusses the preparation of a public health framework, which has been established to support lifelong health and wellbeing, including the wider influences on health, and deliver solutions which are specifically tailored to address and take into account the variations in health levels which exist within communities and different income groups.

Fair Society, Healthy Lives: The Marmot Review (2010)

The Marmot Review argues that serious avoidable health inequalities exist across England and shows these inequalities to be determined by a wide range of socio-economic factors. Health is linked to both individuals and communities. The following policy objectives are identified:

- "Give every child the best start in life;
- Enable all children, young people and adults to maximise their capabilities and have control over their lives;
- Create fair employment and good work for all;
- Ensure (a) healthy standard of living for all;
- Create and develop healthy and sustainable places and communities; and
- Strengthen the role and impact of ill health prevention".



Based on historical data, the report argues that economic growth without a reduction in inequality will not result in better health. Policies should not be targeted to only helping those with the poorest health, but also to reduce overall inequalities in health.

It is further argued that improving health results in economic benefits. The report links health equality to promoting environmental sustainability; as the poorest people in society are disproportionately affected by the adverse impacts of climate change.

Health and Social Care Act (2012)

The Health and Social Care Act 2012 was introduced following the Health and Social Care Bill 2011 and outlines the Secretary of State's duty to promote and improve the NHS, in pursuit of a number of key aims, which include:

- An improvement in the quality of services;
- A reduction in health inequalities;
- The promotion of autonomy for GPs and health centres; and
- Improvements to the treatments and services offered to patients.

The document focuses on the regulation of the NHS at a national and local level, and also promotes changes such as the abolition of NHS Trusts, support for the production of Joint Strategic Needs Assessments (JSNA), and establishment of Health and Wellbeing boards at a local authority level. These boards will be established for the purpose of advancing the health and wellbeing of people within each local authority area and will aim to "encourage persons who arrange for the provision of any health or social care services in that area to work in an integrated manner".

2.2 National Planning Policy Framework (NPPF)

2.2.1 The NPPF (July 2021 Ministry of Housing, Communities and Local Government) is the key overarching policy that sets the direction of national spatial planning policy. At its core is sustainable development at the framework highlights the economic, social and environmental roles of the planning system in this regard. In respect of the Proposed Development of particular relevance is the need for the planning system to support "*strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations... with accessible local services that reflect current and future needs and support communities' health, social and cultural well-being*" (para 8).

2.2.2 Part 8 sets out how planning policies and decisions should promote health and safe communities. These are strongly related to the scope of the Health Impact Assessment and states that policies and decisions should:

"...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 easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;" (paragraph 91. a)); and

"...enable and support healthy lifestyles, especially where this would address identified local health and well-being 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." (paragraph 91. c)).

2.2.3 In respect of the needs of the local population, planning policies and decisions need to take into account (Paragraph 93):



“...the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;”

“...guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;” and

“...ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

- 2.2.4 Access to high quality open space and recreation is recognised as important to the health and well-being of communities (Paragraph 98). Existing open space, sports and recreational buildings and land, including playing fields should not be built on and public rights of way should be protected and enhanced *“...including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*

2.3 National Planning Practice Guidance

- 2.3.1 The National Planning Practice Guidance (NPPG) (2014, Updated in 2019, Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government) provides a web-based resource in support of the NPPF. The NPPG offers guidance on achieving healthy and inclusive communities and covers: :

- How can positive planning contribute to healthier communities?
- What are the main health organisations that need to be involved in considering planning for health?
- What is a healthy place?
- How can planning create a healthier food environment?
- How can the need for health facilities and other health and wellbeing impacts be considered in making planning policies and decisions?

- 2.3.2 The NPPG defines a healthy place as:

“A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing. It is a place which is inclusive and promotes social interaction. The National Design Guide sets out further detail on promoting social interaction through inclusive design including guidance on tenure neutral design and spaces that can be shared by all residents. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly



elderly population and those with dementia and other sensory or mobility impairments. “ Paragraph: 003 Reference ID:53-003-20191101)

2.3.3 Positive planning contributes to healthier communities by:

“The design and use of the built and natural environments, including green infrastructure are major determinants of health and wellbeing. Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population). Public health organisations, health service organisations, commissioners, providers, and local communities can use this guidance to help them work effectively with local planning authorities to promote healthy and inclusive communities and support appropriate health infrastructure.” (Paragraph: 001 Reference ID:53-001-20190722)

2.3.4 Planning for health involved the main health organisations and that it is expected that

“Engagement between plan-making bodies and relevant organisations will help ensure that local strategies to improve health and wellbeing and the provision of the required health infrastructure are supported and considered in plans (including in the preparation of strategic policies for community facilities).” Among a number of organisations, it notes that specific responsibility for planning of local health provision: *“NHS England and local Clinical Commissioning Groups are responsible for the planning and commissioning of high-quality healthcare services and facilities for their local area. These bodies are consultees for local plans. They can provide information on their current and future strategies to refurbish, expand, reduce or build new facilities to meet the health needs of the existing population as well as those arising as a result of new and future development.”* (see Paragraph: 002 Reference ID:53-002-20190722)

2.3.5 The NPPG describes how the need for health facilities and other health and wellbeing impacts be considered in making planning policies and decisions:

Plan-making bodies will need to discuss their emerging strategy for development at an early stage with NHS England, local Clinical Commissioning Groups, Health and Wellbeing Boards, Sustainability and Transformation Partnerships/Integrated Care Systems (depending on local context), and the implications of development on health and care infrastructure. It is helpful if the Director of Public Health is consulted on any planning applications (including at the pre-application stage) that are likely to have a significant impact on the health and wellbeing of the local population or particular groups within it. This would allow them to work together on any necessary mitigation measures. A health impact



assessment is a useful tool to use where there are expected to be significant impacts. Information gathered from this engagement will assist local planning authorities in considering whether the identified impact(s) could be addressed through planning conditions or obligations. Alternatively, local planning authorities may decide the identified need could be funded through the Community Infrastructure Levy. (Paragraph: 005 Reference ID:53-005-20190722)

2.3.6 The creation of a healthier food environment is also seen as an important role of planning (Paragraph: 006 Reference ID: 53-006-20170728) as it can *"influence the built environment to improve health and reduce obesity and excess weight in local communities" "by supporting opportunities for communities to access a wide range of healthier food production and consumption choices."* It promotes the introduction of policies in the local plan that seek to reduce certain use classes in certain areas. In addition the provision of allotments or allotment gardens is encouraged.

2.3.7 With regards to healthier food environments (see: Paragraph: 004 Reference ID:53-004-20190722) and proposed uses planning applicants should consider:

- *"proximity to locations where children and young people congregate such as schools, community centres and playgrounds*
- *evidence indicating high levels of obesity, deprivation and general poor health in specific locations over-concentration and clustering of certain use classes within a specified area*
- *odours and noise impact*
- *traffic impact*
- *refuse and litter"*

2.3.8 Planning conditions, section 106 planning obligations and the Community Infrastructure Levy may be potential mechanisms for securing a healthy environment in granting planning permission.

2.4 Local Plan Allocation

2.4.1 The Site has an allocation for housing development under Bristol City Council's Local Plan: Site Allocations and Development Management Policies, adopted July 2014, as Allocation BSA1201 (Land at Broom Hill, Brislington). The allocation states that:

"The site is in a sustainable location close to the supermarket and shops of Broomhill Road / Fermain Avenue Local Centre, shops on the Brislington Retail Park, community facilities, employment areas and public transport infrastructure, with a residential context to the north and west. It will contribute to meeting the Core Strategy minimum target of providing 26,400 new homes in the period 2006-2026. It reflects the Core Strategy approach to the location of new housing by developing new homes on land which does



not need to be retained as part of the city's green infrastructure / open space provision."

- 2.4.2 A number of detailed requirements are set out in the allocation that development of the site must comply with, including:

"The development" ... "be informed by a Health Impact Assessment. This should include how the proposals have been discussed with local primary health care providers regarding impacts on primary health care service."

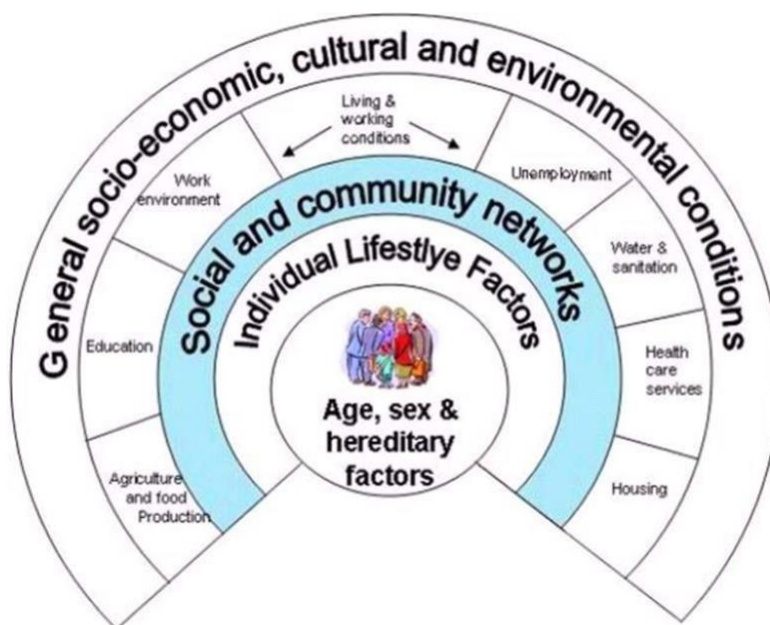
3 Assessment Methodology

3.1 Assessing outcomes for Public Health and Wellbeing

3.1.1 The constitution of the World Health Organisation (WHO) sets out principles and defines health as “...a state of complete physical, mental, and social wellbeing and not merely the absence of disease or infirmity”. Consequently, public health encompasses general wellbeing, not just the absence of illness.

3.1.2 Factors that have the most significant influence on the health of a population are called ‘determinants of health’; these include an individual’s genetics and their lifestyle, the surrounding environment, as well as policy, cultural and societal issues. The interrelationship between these factors is shown in Figure 3.1. Within a population there can also be health ‘inequalities’ where differences exist between different people or groups of people that may be considered unfair.

Figure 3.1: The Wider Determinants of Health, Dahlgren & Whitehead (1991)



3.1.3 The HIA has taken these factors into account and considers how the Proposed Development may influence the physical and mental health wellbeing of people in the local area and occupying new homes in the Proposed Development.



3.2 Scope

- 3.2.1 The London Healthy Urban Development Unit (HUDU) Planning for Health Rapid HIA Tool, Third Edition (April 2017) was developed to help evaluate and determine planning proposals and to ensure that they have a positive rather than negative influence on health. The tool is specifically designed “*to assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications.*” In this case, it is used as a separate review of health impacts in support of the environmental impact assessment (EIA) of the Proposed Development.
- 3.2.2 The assessment is focused health issues linked to the built environment and can be directly or indirectly influenced by planning decisions. The assessment draws out key impacts or actions of the Development Proposal leading to recommended mitigation and enhancement measures. It is anticipated that subsequent assessments can be undertaken on detailed proposals as they come forward.
- 3.2.3 The Health Rapid HIA Tool describes the assessment of potential health impacts under eleven topics or broad health determinants which can be modified to suit local circumstances. These are listed in Table 3.1, together with an explanation of key potential health impacts associated with each determinant:

Table 3.1: Health determinants and linked potential health impacts

Health Determinant	Potential Health Impacts
1. Housing quality and design	Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Management of dwellings once inhabited also has impact on community welfare, cohesion and mental wellbeing.
2. Access to healthcare services and other social infrastructure	Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods (ensuring that dwellings are suitable, accessible and appropriate for all residents regardless of age or situation). Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.
3. Access to open space and nature	Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children are missing out on regular exercise, and an increasing number of children are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between



	the quality of open space and the frequency of use for physical activity, social interaction or relaxation.
4. Air quality, noise and neighbour- hood amenity	The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels of among children. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.
5. Accessibility and active travel	Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.
6. Crime reduction and community safety	Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.
7. Access to healthy food	Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.
8. Access to work and training	Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.
9. Social cohesion and lifetime neighbour- hoods	Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe.
10. Minimising the use of resources	Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.
11. Climate change	There is a clear link between climate change and health. The Marmot Review is clear that local areas should prioritise policies and interventions that 'reduce both health inequalities and mitigate climate change' because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change. Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight,



tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.

Source: HUDU Planning for Health Rapid HIA Tool, Third Edition (April 2017).

- 3.2.4 The Proposed Development cannot easily be assessed by these broad determinants of health and a series of more specific **assessment criteria** have been developed. These criteria are questions help the help to identify positive and negative effects of the Proposed Development. This HIA uses the matrix and assessment criteria set out within the Rapid HIA Tool to evaluate the health impacts of the Proposed Development (see Table 5.1).
- 3.2.5 The assessment considers published data and information from a variety of sources and applying professional judgement to assess impacts. The HIA draws upon drawings, information and conclusions from the documents submitted in support of this outline planning application.
- 3.2.6 The geographical extent of the impacts assessed within this HIA is dependent upon the type of effects and receptors and are typically within Bristol (economic effects) or the local place – within five minutes of the site (social and health effects). Effects considered during the construction phase, and once the scheme is complete and occupied (operational phase).
- 3.2.7 This HIA is a qualitative rather than quantitative assessment. This is partially as a result of the extent of information regarding the scheme available at outline planning stage and is a proportionate level of assessment. Although this HIA describes the likely qualitative health impacts, it is not possible to quantify the severity or extent of the effects which give rise to these impacts. As such, the potential health impacts during construction and operation are described as outlined in Table 3.2 below, based on broad categories for the qualitative impacts identified.

Table 3.2: HIA Impact Categories

Potential Health Impact	Symbol
Positive	+
Neutral	0
Negative	-
Uncertain	?

- 3.2.8 Actions have been recommended to mitigate negative impacts on health where these are identified, or to secure opportunities to enhance health benefits. It may be relevant to prioritise a specific action considering local issues. Review of key published statistics and notes from discussions from public health organisations is described in the next section.



4 Baseline

4.1 Review undertaken

- 4.1.1 A desk-based study of publicly available sources of information, site visits and consultations with local GP surgeries and Bristol Clinical Commissioning Group were undertaken prior to the submission of this application to develop an understanding of the current and future baseline. No specific primary surveys have been undertaken other than consultations with providers.
- 4.1.2 A wide range of statistical data has been drawn on to define the baseline with the most recent publicly available information used where possible.

4.2 Health baseline and COVID-19

- 4.2.1 The site is located within the Brislington East ward and BCC collated a ward profile¹ comparing Brislington East with other wards across Bristol. Features of the local community before Covid-19 included:
- Young families marked by a greater proportion of population in mid-late 30's as well as greater proportion of young children (<9 yrs).
 - The Quality of Life Survey 2018-19 reported that in terms of democracy residents felt generally removed from decisions made that might affect them.
 - The survey identified perceived locally poor adult learning opportunities as well as low satisfaction with, and use of, green space, parks and leisure facilities. Residents had also not taken opportunities to change way they travel, recycle or reduce energy and reported low relative levels of concern relating to Climate Change.
 - However, in terms of various measures of wellbeing almost 90% felt in "good health". For the majority of responses residents were not significantly different than Bristol (including satisfaction with housing).
 - Brislington East "performed" broadly in line or in some better than the average for key indicators across Bristol in relation to Health, Social Care, Education, and Crime.
 - Low relative levels of rented (social or private) accommodation, average levels of self-employment (c. 9%), together with higher levels of car ownership, economic activity and full time employment² suggest the local area may be less likely to be disproportionately affected by Covid-19*.

¹ BCC (2019) Brislington East Statistical Ward Profile, December 2019

² NOMIS (2011) 2011 Ward Labour Market Profile E36000530 : Brislington East



4.2.2 A significant impact of the Covid-19 will be the impact on personal and economic wellbeing as is currently measured or reported by the local Brislington and Broomhill community. What might have been an issue identified in some relatively recent studies and statistics may now be irrelevant and superseded by current events. The Office of National Statistics report nationally³ that measure of happiness, life satisfaction, anxiety have a marked change for the worse with the potential effect of the pandemic on perceived issues relating to earnings, savings and future household finances also now a very significant concern, particularly for those in rented accommodation or who are self-employed*. These effects are considered in the assessment.

4.3 Discussions with local primary health care providers

4.3.1 The two local GP practices as well as the South Bristol Clinical Commissioning Group (SBCCG) were contacted at an early stage in the design process to discuss impacts on primary health care services. The Birchwood Medical Practice noted proposals to upgrade their site (and were seeking support from the NHS) and did not see a need to provide facilities at the Proposed Development site. SBCCG noted that the allocation was coming forward and had been considered in their strategic planning and that some contributions would be sought through appropriate means because of the need created by the new population as part of the planning process. SBCCG noted that they were working to increase range of local services at appropriate and existing locations which included South Bristol Community Hospital and would not be at the Proposed Development.

4.4 Future baseline

4.4.1 In the absence of the Proposed Development, the Site would continue to be a series of open fields allocated for housing. There are no underlying structural changes to the population expected that could influence the baseline, assuming a continuation of current demographic and economic trends.

³ ONS (2020) Personal and economic well-being in Great Britain: May 2020



5 Assessments of Health Impacts

5.1.1 This section sets out the assessment of the Proposed Development. The assessment matrix presented in Table 5.1 is the same as that within HUDU Rapid HIA Tool (2017) and includes:

- Criteria to assess the potential health and wellbeing impacts associated with the Proposed Development during construction and operation phases;
- Confirmation whether the Assessment Criteria is relevant – some cannot be assessed in the context of information available or are not a relevant issue for the Study Area;
- A column to describe the nature of the predicted impact as well as set out or refer to particular evidence used as part of the assessment;
- The aim is to identify the key impacts be they short-temporary and as a result of the construction activity or longer term; and
- Where key impacts are identified, actions are recommended to mitigate a negative impact or enhance / secure a positive impact. These recommendations are collated in Chapter 6.0.



Table 5.1: Assessment of Health Impacts (HUDU Assessment Matrix)

Assessment criteria	Relevant (Y,N, N/A)	Description, Details or Evidence	Potential Health Impact (+,-,0,?)	Action or Mitigation
1. Housing quality and design				
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Y	To be confirmed at detailed design stage. The development will be designed and built in full accordance with the best practice guidance provided by the Department of Transport and with the Building Regulations which set out technical standards for the quality / performance of buildings. Part M of the Building Regulations concerns 'Access' and ensures that the design of buildings does not preclude access for the disabled. In order to comply with Part M, the residential blocks of apartments will incorporate related measures such as ramped / flush access with suitable handrails, guarding where appropriate, and compliant lighting design. Compliant ramps will be provided externally in addition to steps where change in levels demand.	?	Insufficient information available to assess this at this stage. Full details to be provided as part of future reserved matters applications.
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Y	The proposals include opportunities to meet the needs of older people through a mix of dwelling types including smaller 1 and 2 bedroom houses and flats that could be suited for older population or those looking to downsize with good access to public transport and local facilities.	+	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Y	Development Management Plan Policy DM4 requires 2% of dwellings (on schemes of 50+ units) to be wheelchair accessible or adaptable. The Council's Space Standards Guidance Note (2020) confirms that the 2% wheelchair units should comply with Part M4(3). Accordingly, 5 dwellings will be provided as wheelchair adaptable on the scheme and this would be confirmed at reserved matters stage..	+	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Y	The arrangements and distribution of land uses across the Site, together with the key design and access proposals which underpin the development proposals are set out in the Design and Access Statement. The Design and Access Statement notes that the 12 urban design criteria at the centre of Building for Life 12 have guided the evolution of the design proposals to ensure best practice. Building for Life is a government-endorsed industry standard for well-designed homes and neighbourhoods. All units will be designed to meet national space standards as a minimum. Further design detail and requirements to ensure high quality homes and placemaking is provided in the Design Code	+	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Y	The Proposed Development includes a mix of accommodation which has been designed to meet local needs including 30%affordable. Brislington Meadows will provide up to 260 homes with a mix of 1-2 bed apartments, and 2,3 and 4 bed attached/ semi-detached homes. Homes will be a mix of private and rented, affordable, family homes and apartments.	+	Final housing mix to be confirmed at detailed design stage
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Y	The Proposed Development is at outline planning stage and there is sufficient flexibility to incorporate Low and Zero Carbon Technologies (LZCTs) as well as low energy and water use into the development. The efficiency rating of homes brought forward will be set in detailed planning applications.	+	Homes will have to meet policy requirements and future homes standard as a minimum.
2. Access to healthcare services and other social infrastructure				



Assessment criteria	Relevant (Y,N, N/A)	Description, Details or Evidence	Potential Health Impact (+,-,0,?)	Action or Mitigation
Does the proposal retain or re-provide existing social infrastructure?	N	There are no existing social infrastructure assets (e.g. healthcare, education, public facilities and transportation) on the Site, however, the site is well positioned to benefit from a wide range of existing services and amenities within distances that make them readily accessible to future residents. The landscape vision for Brislington Meadows draws on the inherent characteristics of the landscape setting including the topographical changes. The approach takes advantage of the opportunities for views, in a meaningful and positive manner, promoting a highly sustainable approach to the environment, creating a diversity of public open spaces (4.48ha open space in total) needed to nurture a thriving social infrastructure.	+	
Does the proposal assess the impact on healthcare services?	Y	A new population will create a demand for healthcare services. There is some primary healthcare provision available in the immediate locality of the Site, there are GP Practices (about 25mins walk). Contribution will be sought from the developers for any demand created by the new development. It will be for the authorities to ensure that provision is available. Discussion with healthcare providers highlighted that they had also been able to plan for the site and were statutory consultees when the site was allocated in local plan (2014).	0	Developer contributions in relation to health will need to be secured as part of planning conditions.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	N	There are no existing healthcare facilities on the Site.	0	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Y	The assessment of impact on schools, social care and wider community facilities has identified that generally there is capacity for school places at local facilities and needs that are created by the development will be supported by developer contributions.	0	Developer contributions in relation to school places will need to be secured as CIL funding
Does the proposal explore opportunities for shared community use and co-location of services?	Y	The opportunity for community space on site was discussed with local GP practices but there was little demand with many planned expansion or investment to develop elsewhere.	0	
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	Y	Broomhill junior School and Mama Bear's Nursery directly adjoin the northern boundary of the site, and Broomhill Infant School is located further northwards. Both schools are below capacity and additional demand created by the development will help with the overall viability of the school which operates most effectively with "full classes" (so that income from pupils covers teacher wage).	+	Developer contributions in relation to school places will need to be secured through any planning permission and CIL funding.
3. Access to open space and nature				
Does the proposal retain and enhance existing open and natural spaces?	Y	In creating the illustrative masterplan, landscape considerations such as green infrastructure linkages within and off site, new public spaces and extensive meadow area have had a significant influence on the evolution of the masterplan. Open space provision has taken the opportunity for a formal play provision within the green corridor close to the school – this could embrace the existing topography for fitness uses. In addition, the existing hedgerows provide a semi natural setting for doorstep exploratory/informal play within close proximities to all dwellings, allowing for passive surveillance and frequent usage/engagement.	+	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Y	The Proposed Development includes new improved walking and cycling infrastructure that offers a variety of routes through the built development and green infrastructure within the Site. Landscaped connections will be provided to Broomhill and key green spaces. The location of development reinforces the schools and local centre at the heart of Broomhill and ecological	+	



Assessment criteria	Relevant (Y,N, N/A)	Description, Details or Evidence	Potential Health Impact (+,-,0,?)	Action or Mitigation
Does the proposal provide a range of play spaces for children and young people?	Y	<p>corridors within and through the site, including improved connection between SNCI and LNR. There will be a variety of landscaped public spaces connected to the site's natural assets provide space for meeting, contemplation, relaxation, learning and play.</p> <p>The Proposed Development will include main areas of equipped play spaces, which are located within appropriate walking distances from the new residential housing. Several small-scale equipped play areas are distributed across the Proposed Development as indicated on the Landscape Parameter Plan. Spatial Typologies such as 'Brislington Green', 'The Gate', 'Brislington Heights' etc all comprise Informal play is interspersed within the green space, an opportunity to incorporate play features, seating and viewpoints within the changes in levels. Natural play will be incorporated in the form of a trim trail along the linear space.</p>	+	
Does the proposal provide links between open and natural spaces and the public realm?	Y	<p>Brislington Meadows is well connected to open spaces, play areas and sports clubs within short walking distances. The masterplan provides an excellent opportunity to facilitate linking of key open spaces and provide access to existing open and play areas. The Landscape led masterplan comprises a network of ecological corridors. Each of the green connections has its own identity, to be designed as complementary to both place-making and ecology.</p> <p>The Access and Movement and Landscape Parameter Plans include walking and cycling infrastructure that offers a variety of routes through the built development and linking green infrastructure within the Site. These increase permeability of the site as well as enhancing links between open and natural spaces and the public realm with existing and proposed housing.</p>	+	
Are the open and natural spaces welcoming and safe and accessible for all?	Y	<p>Housing has been planned to provide overlooking of publicly accessible streets and areas of open space as far as possible. The main street comprises a predominantly continuous frontage along the primary street provide a sense of arrival, active surveillance.</p> <p>Brislington Heights LEAP - This space will provide a range of passive and active recreational facilities including seating, children and young people's play spaces with nature play and learning at the core of this space.</p> <p>Community Green LAP - This play space will incorporate the sloping topography with slides, timber constructed play equipment and small children's play spaces. Rest areas will be provided along the sloping footpath, which provides a key link to the Broomhill Junior School and nursery.</p> <p>The Gate LAP - This play area will provide a key green route moving users north-south of the site and links together the primary route to the meadow. A natural trim trail play area along the footpath will be sympathetic to the sloping gradient with rest areas and spaces for small children to play.</p>	+	
Does the proposal set out how new open space will be managed and maintained?	Y	<p>Public spaces will be maintained together with community infrastructure. Management and maintenance regimes from the early stages of the design process will be carried through in a management plan and aim to resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhood. Clearly defined boundaries for private, shared and public spaces, making it more likely that occupants will use, value and take ownership of them.</p> <p>Homes England would remain involved with the site throughout the lifetime of the project and subject to achieving outline consent, would then look to appoint a development partner to prepare the detailed proposals for reserved matters approval and to deliver the development on the site. During the appointment process, Home England will look to ensure that any bids put</p>	+	



Assessment criteria	Relevant (Y,N, N/A)	Description, Details or Evidence	Potential Health Impact (+,-,0,?)	Action or Mitigation
		forward by potential developer partners are compliant with the Design Code and Building for Healthy Life assessment (as contained in the DAS) submitted with this outline application. This will ensure the design quality and key principles around sustainability and biodiversity set out as part of the outline vision for the site will be retained and carried through to the detailed proposals. The developer will have the long term responsibility for the management and maintenance of the site, such as appointing appropriate estate management to maintain landscaping and other issues within the public realm.		
4. Air quality, noise and neighbourhood amenity				
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Y	Both an Air Quality Assessment and Noise Assessment have been undertaken and submitted in support of the planning application. These reports identify that there are no significant impacts that would preclude the residential development on the site and that subject to minor mitigation measures the development is acceptable. In addition an outline Construction Environmental Management Plan has been prepared and submitted in support of the OPA which sets out a number of measures to control dust, noise and vibration during the construction phase.	+	
Does the proposal minimise air pollution caused by traffic and energy facilities?	Y	The energy strategy includes consideration of potential low carbon methods for heating and power in relation to the Proposed Development. In addition an outline Construction Environmental Management Plan has been prepared and submitted in support of the OPA which sets out a number of measures to reduce air pollution during the construction phase.	+	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Y	A Noise Assessment has been undertaken and submitted in support of the planning application. This report identifies measures such as environmental screens to separate residential receptors from sources of noise such as traffic and commercial uses, which have been incorporated into the masterplan.	+	
5. Accessibility and active travel				
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Y	The Proposed Development includes walking and cycling infrastructure that offers a variety of routes through the built development and green infrastructure within the Site. New and improved pedestrian access into the Site will be provided. This is based upon the 20 minute neighbourhood principle with multiple non-vehicle connections designed to make it as easy as possible to live in the development without using a car and there will be new and improved paths improve links between land uses.	+	
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Y		+	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Y		+	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Y	Specific details to be confirmed at detailed design stage. The Streets have been designed to accommodate a variety of users and the primary route is designed as a neighbourhood street central to the identity and function of the neighbourhood, it will be safe, pedestrian friendly and designed for a diverse population. Slower speeds will be	+	



Assessment criteria	Relevant (Y,N, N/A)	Description, Details or Evidence	Potential Health Impact (+,-,0,?)	Action or Mitigation
		encouraged through detailed design and indicative traffic calming proposals on Broomhill Road are identified in the Transport Assessment. However, as is possible at outline stage the Design and Access Statement notes that speeds shall be restricted within the site to 20mph and this will be clearly indicated at the entrance to the development and apparent in the detailed design of the street. In addition, slower speeds will be encouraged through changes in carriageway material, build outs to alter the carriageway alignment and narrowing of carriageways at key places. The Design Code describes the performance of the building frontage and plot boundaries in creating high quality street design.		
Is the proposal well connected to public transport, local services and facilities?	Y	A Transport Assessment has been undertaken and includes recommendations to improve connectivity and sustainable modes in the Proposed Development including: pedestrian and cycling linkages; new well defined footway connections through the site; new cycling facilities; electric charging points; and residential travel plans.	+	Note proposed mitigation.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Y		+	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Y	The Access and Movement and Green Infrastructure Parameter Plans include walking and cycling infrastructure that offers a variety of routes through the built development and linking green infrastructure within the Site. New and improved pedestrian access into the Site will be provided. These increase permeability of the site as well as enhancing links between open and natural spaces and the public realm with existing and proposed housing. The gradients of some pedestrian routes (but not all) are steeper than BCC's standards, but the standards allow for exceptions such as steep topography such as at Brislington Meadows.	+	
6. Crime reduction and community safety				
Does the proposal incorporate elements to help design out crime?	Y	The illustrative masterplan and design requirements set out in the Design Code show how all houses are designed to front onto public realm and streets to ensure activation and overlooking. This provides natural surveillance across the street scenes. Full details on measures proposed for designing out crime will be confirmed at reserved matters stage.	+	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Y	There are no gates proposed to block entrance to any part of the site. A coherent and legible network of streets is proposed with a single primary road and then secondary shared streets from this. Properties are designed to front the street and areas of open space where possible to ensure natural surveillance. The site and key pedestrian and cycle routes will be appropriately lit to ensure safety.	+	
Does the proposal include attractive, multi-use public spaces and buildings?	Y	The Design Code provides further details in respect of the design of the public realm and within each of the spatial typologies proposed across the site. It is proposed to create clear boundaries between public and private space. A range of formal and informal public open spaces are proposed across the site including new planting, areas for play, seating and other recreational use.	+	
Has engagement and consultation been carried out with the local community?	Y	Homes England recognises the sensitivity of bringing forward these plans for Brislington Meadows and the importance of involving the community in the future development of this site. As such, Homes England have been committed to working openly with Bristol City Council and the local community in the preparation of this planning application. This Outline Planning Application represents two years of consultation, technical assessment and masterplan development. Each	+	



Assessment criteria	Relevant (Y,N, N/A)	Description, Details or Evidence	Potential Health Impact (+,-,0,?)	Action or Mitigation
<p>stage of the design process stage has required input from technical disciplines, lessons learned from elsewhere and best practice, peer design review, collaboration with key stakeholders and crucially conversations with the local community. Key stakeholders have included the local Ward Councillors, members of the Brislington Meadows Advisory Group (including representatives from Greater Brislington Together; Friends of Eastwood Farm; Brislington Liveable Neighbourhoods; local traders and local residents); the local MP; Avon Wildlife Trust and the local schools and nurseries. Formal public consultation events were held in December 2021, comprising an online webinar and also an in person exhibition over two days and attended by nearly 200 people. Further details are outlined in the submitted Statement of Community Involvement.</p>				
7. Access to healthy food				
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Y	Full details of the landscape proposals will be provided at detailed design stage. Opportunity for community garden, orchard space will be considered.	?	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	N	The Proposed Development does not include retail and other space opportunities for local businesses. The site is allocated to provide new housing and it is considered that introducing new residents here and providing improved connections to Fermaine Avenue will support and enhance the vitality of shops and services in the local area, including those at Broomhill Local Centre.	0	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Y	No such uses are proposed as part of the Proposed Development.	0	
8. Access to work and training				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Y	Homes England will work with their appointed development partner to provide opportunities for local employment and training opportunities.	+	
Does the proposal provide childcare facilities?	Y	No such uses are part of the Proposed Development. The site benefits from good access to local services including Mama Bears Day Nursery immediately north of the site. New population from Proposed Development will support demand for places with existing providers rather than providing competition.	0	
Does the proposal include managed and affordable workspace for local businesses?	Y	No such uses are part of the Proposed Development.	0	
Does the proposal include opportunities for work for local people via local procurement arrangements?	Y	As described above (and in further detail in Chapter 11) there are many opportunities for local people to gain employment either in the construction or operational phases of development although there will be limits to the extent that local procurement arrangements can be fixed at Outline planning stage.	?	
9. Social cohesion and lifetime neighbourhoods				



Assessment criteria	Relevant (Y,N, N/A)	Description, Details or Evidence	Potential Health Impact (+,-,0,?)	Action or Mitigation
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Y	The Access and Movement and Landscape Parameter Plans include walking and cycling infrastructure that offers a variety of routes through the built development and linking green infrastructure within the Site. New and improved pedestrian access into the Site will be provided. These increase permeability of the site as well as enhancing links between open and natural spaces and the public realm with existing and proposed housing. The Design and Access Statement provides further detail.	+	
Does the proposal include a mix of uses and a range of community facilities?	N	The Proposed Development comprises residential dwellings only as per the allocation in the local plan.	0	
Does the proposal provide opportunities for the voluntary and community sectors?	N	There are no specific opportunities included (no built community facilities proposed as part of the development) however, the new population will help and support the use of local community facilities in adjacent area such as St Peter's Methodist Church.	0	
10. Minimising the use of resources				
Does the proposal make best use of existing land?	Y	The uses in the Proposed Development are in line with the site allocation in the Local Plan. The proposed development seeks to strike a balance between delivering much needed new housing for Bristol, including affordable homes, and also retaining existing landscape and habitats where possible and providing an overall biodiversity net gain through on and off site enhancements.	+	
Does the proposal encourage recycling (including building materials)?	Y	To be confirmed at detailed design stage. It is anticipated that a Waste Management Plan will be produced considering the construction and operational phases of development and includes recycling of materials and wastes as part of a hierarchy to best manage waste in the development.	?	
Does the proposal incorporate sustainable design and construction techniques?	Y	To be confirmed at detailed design stage.	?	Insufficient information available to assess this at this stage. Assessment of detailed design.
11. Climate change				
Does the proposal incorporate renewable energy?	Y	A Sustainability and Energy Statement has been developed for the Proposed Development and includes recommendations for technologies that should be included in the scheme and will need to be defined at reserved matters stage.	+	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Y	A Sustainability and Energy Statement has been prepared for the Proposed Development setting out potential features of the design to mitigate the potential contributing effects as well as to adapt to the consequences of climate change. This includes describing how the energy load of development can be reduced through reserved matters applications and highlights how aspects such as planting, massing and orientation should be used.	+	
Does the proposal maintain or enhance biodiversity?	Y	Biodiversity enhancement is a key part of the proposal and described within the DAS, Planning Statement and relevant ecological reports. The proposals include an outline biodiversity net gain assessment which anticipates impact of the development. Homes England are committed to delivering a 10% biodiversity net gain (through on and off site) measures and details of the	0	



Assessment criteria	Relevant (Y,N, N/A)	Description, Details or Evidence	Potential Health Impact (+,-,0,?)	Action or Mitigation
Does the proposal incorporate sustainable urban drainage techniques?	Y	<p>approach will be agreed with BCC officers and detailed once final layout and detailed design proposals are confirmed.</p> <p>The Proposed Development includes attenuation ponds to manage surface water. The Design and Access Statement notes that the Proposed Development will include the creation of well integrated and naturalistic SUDs spaces that provide wildlife and biodiversity benefits as well as visual interest.</p>	+	



6 Conclusions and recommendations

6.1 Conclusions

6.1.1 This HIA has been undertaken on behalf of Homes England by Kovia Consulting and based on the details of the Proposed Development set within the outline planning application. This assessment has followed the 'HUDU Rapid Health Impact Assessment Tool' matrix and has assessed the principal health benefits to the residents at the Proposed Development, and within the local community.

6.1.2 In summary, the Proposed Development at Brislington Meadows is likely to have a **positive impact on the health of new and existing residents** as the outline planning design includes:

- Meeting the housing needs, including the delivery of affordable homes, of local people is an essential positive impact of the proposal
- Improvements to circulation and connectivity to local services and facilities and elements that will promote walking and active transport are welcome and needed
- Despite loss of some open space, a significant amount of high quality landscape open space will be retained for use by the public and also enhancing connectivity to other local open spaces
- Access will be important and this will include improved security in some locations around the site with improved accessibility and surveillance

6.1.3 Our assessment found there were no potential negative health impacts associated with construction of the proposed development.

6.2 Recommendations

Mitigation

6.2.1 The key mitigation measures relevant to health and wellbeing associated with the Proposed Development which will be considered by the Applicant are as follows:

- Demand for social and health services created by the new population will be mitigated through the planning process and in the form of developer contributions.

6.2.2 As the application is outline stage some details are not available and are to be defined at reserved matters stage. This does not affect the overall findings of the Health Impact Assessment above and can be refined and assessed as part of the reserved matters application.



Monitoring

- 6.2.3 It is difficult to accurately measure the effectiveness of the measures set out in this HIA, as the affected population is subject to a range of influences on health. However, a range of health indicators have been provided in this report that could be used to compare future health statistics. The monitoring of key health and wellbeing issues could facilitate by residents and the appointed estate management company, for example through a tenant management organisation. Residents will be well-placed to identify and report local issues to key relevant authorities, for example, neighbourhood safety partnerships.
- 6.2.4 It is recommended that the HIA is used to reassess subsequent reserved matters applications for planning permission at the site and to ensure the potential positive impacts on health identified are delivered.



7 References

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