

Health Impact Statement

Introduction

The Local Plan (Part Two) Policy **DM 29** requires development to take every reasonable opportunity to promote and positively contribute to the health of the borough. The policy requires a statement considering health implications of commercial and residential development should be submitted, with mitigation of negative impacts made proportionate to the scheme. This table will form the basis of the statement and be shared with the Council's Public Health team, who will review it, informing their comments on a planning application and advising the Case Officer. In certain circumstances, further information or assessment maybe required, especially where significant impacts are likely. The Case Officer will advise if this is required.

This will need to be filled in for all **major** developments.

Please provide your answers in the box following each question (including any comments/additional information you wish to provide).

The information gathered below will help applicants demonstrate how the development meets the above policy. All relevant policies referred to below can be viewed on our website along with made Neighbourhood Plans and other planning documents:

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/adopted_cwac_lp/

Site address

Proposal

Date completed

By whom

Planning application number

Transport and public service accessibility

Local Plan policies

- Local Plan (Part One) STRAT 1, STRAT 2, STRAT 10 and SOC 5
- Local Plan (Part Two) T 5, DM 3, DM 29, DM 37 and DM 39

What makes a healthy development?

Traffic management and calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.

Active travel contributes to increased physical activity levels, reducing rates of cardiovascular disease and obesity.

Cycle parking and storage in residential dwellings can encourage cycling. Developments should be accessible by public transport. Developments should prioritise the access needs of cyclists and pedestrians. Routes should be safe and direct.

TP.1

Is the development located within an identified settlement (within the settlement boundary of a City, Town, Key Service Centre or Local Service Centre)?

This can be checked on the [Policies Map](#).

TP.2

Is there a pedestrian pavement/footway linking the application site to services and facilities? If so, is the entire route lit by street lighting?

TP.3

Is there a Public Right Of Way within or immediately adjacent the site? This includes footpaths, bridleways and byways.

This can be checked on the [constraints map](#).

TP.4

How far away (actual walking or cycling distance) is the nearest bus stop? Please give your answer in km and specify the bus services (i.e. service number and start and end points) serving the nearest bus stop.

TP.5

How far away is the nearest operational railway station (via a walking/cycling or driving route)? Please give your answer in km.

TP.6

How far away (actual cycling distance) is the nearest Regional or National Cycle Way?

This can be checked on the [constraints map - Regional and National Cycle Network](#).

TP.7

Does the proposed development include the provision of covered and secure cycle parking in line with the [Parking Standards SPD](#)?

TP.8

Does the proposed development include car parking, how many spaces are provided (net increase)? Is this in line with the [Parking Standards SPD](#)?

TP.9

Does the proposed development include electric vehicle charging infrastructure in line with the [Parking Standards SPD](#)?

TP.10

Will there be a loss of a community facility (defined as including: education, libraries, social services, fire, police, health, public houses, local shops, places of worship and community centres)? If so, will the facility be replaced?

Green infrastructure

Local Plan policies

- Local Plan (Part One) ENV 3 and ENV 4
- Local Plan (Part Two) DM 44 and DM 45

What makes a healthy development?

Access to nature and biodiversity contributes to mental health and wellbeing.

New developments can improve existing habitats, or create new habitats or use design solutions (e.g. green roofs, living walls) to enhance biodiversity.

Access to nature, green space and water improves mental health.

GI.1

Will all significant healthy trees (over 5m in height and with a diameter greater than 150mm) be integrated into the development?

GI.2

If any significant healthy trees are being lost, will they be replaced at a ratio of 2:1 (with native species of heavy or extra heavy standard)?

GI.3

Will any hedgerow be lost as part of the development? If so, how much (length in metres)?

GI.4

Will any new hedgerow be planted as part of the development? If so, how much (length in metres)?

GI.5

Overall, does the proposed development result in biodiversity net gain? This should be calculated using a recognised metric, for example the [DEFRA Biodiversity Net Gain Metric \(Version 2.0\)](#).

Health and Wellbeing

Local Plan policies

- Local Plan (Part One) ECON 2, SOC 5, SOC 6 and ENV 6
- Local Plan (Part Two) DM 3, DM 4 and DM 29

What makes a healthy development?

Poor access to healthcare services exacerbates ill health, making effective treatment more difficult. The provision of support services and advice on healthy living can prevent ill health. Additional services or facilities may be required to support new developments.

Sustainable construction can help ensure reduction in overheating, excess winter deaths due to cold and injuries at home and provide energy efficient homes to reduce the risk of fuel poverty.

Limited access to healthy food is linked to obesity and related diseases.

HW.1

For residential development, please list the three nearest General Practice surgeries.

HW.2

Does the proposal include sustainable design measures or materials that will reduce the energy and water demand of the development, and has a sustainable construction statement or checklist demonstrating this been submitted along with the planning application?

HW.3

For non-domestic development, has a preliminary assessment by an accredited and licensed BREEAM assessor been submitted? Will a BREEAM rating of "Excellent" be achieved?

HW.4

Does the development include a hot food takeaway (A5 use class) within a 400m radius of any school?

Open space, sport and recreation

Local Plan policies

- Local Plan (Part One) STRAT 10, SOC 5, SOC 6 and ENV 6
- Local Plan (Part Two) DM 35 and DM 36

What makes a healthy development?

Access to open space has a positive impact on health and wellbeing. Living close to areas of green spaces, parks, woodland and other open space can improve physical and mental health regardless of social background.

Physical activity is important for all – it can reduce prevalence of cardiovascular disease, reduce obesity, manage stress levels.

Open space has an important part to play in social interaction. It affects people's sense of place, security and belonging.

Shelter, landscaping, and seating can make spaces attractive and inviting.

OS.1

Will there be any loss of open space, having regard to the definition in [Local Plan \(Part One\) SOC 6 paragraph 7.42](#)?

If so, what type of open space is being lost?

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OS.2

Does the development provide any new open space, having regard to the definition in [Local Plan \(Part One\) SOC 6 paragraph 7.42](#)?

If so, what are the types of open space and how much (in square metres) of each type is to be provided? Will it be provided on-site?

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OS.3

Are any sport or recreation facilities being provided, having regard to the definition in [Local Plan \(Part Two\) DM 36 paragraph 14.17](#)?

Housing

Please only fill in this section if you are proposing residential development (Use Class C2 or C3).

Local Plan Policies

- Local Plan (Part One) SOC 1, SOC 3 and ENV 6
- Local Plan (Part Two) DM 2, DM 3, DM 4, DM 20, DM 23 and DM 26

What makes a healthy development?

A mix of dwelling sizes can support mixed, balanced and sustainable communities and provide for identified future needs.

Accessible and easily adaptable homes can meet the changing needs of current and future occupants.

The provision of affordable housing can create mixed and socially inclusive communities. The provision of affordable family sized homes can have a positive impact on the physical and mental health of those living in overcrowded, unsuitable or temporary accommodation.

The provision of an inclusive outdoor space, which is at least partially private, can improve quality of life.

H.1

If the proposed development is residential, how many dwellings are proposed of each size (no. of bedrooms)?

1 bedroom / 2 bedroom / 3 bedroom / 4 bedroom / 5+ bedroom

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H.2

Does the development consist of a care home, extra care or supported living?

If so, how many bedrooms will be provided?

Is it condition specific (e.g. for dementia care)?

H.3

Will at least 30% of the dwellings being applied for be affordable, having regard to the definition in the [Local Plan \(Part Two\) Glossary](#).

H.4

If affordable housing is being provided, is there a mix of tenures?

The Council's Housing Team should be contacted to discuss the local need:
housingstrategy@cheshirewestandchester.gov.uk

H.5

How many bungalows (single storey dwellings, not including dormer bungalows) are proposed?

H.6

How many self-build plots are proposed? (defined as where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals).

H.7

How many dwellings will meet the M4(2) (accessible and adaptable dwellings) building regulations standard?

H.8

List the number of dwellings that do not have access to a private garden (e.g. flats, apartments) and plot numbers of any plots where the proposed private rear garden is not at least equal to the ground floor footprint of the dwelling?

Useful links

- [Sport England Design Principles](#)
- [Building with Nature](#)
- [M4 \(2\) Building Regulations](#)
- [BREEAM](#)
- [Play Area Design Guidance – Play England](#)
- [National Society of Allotment Gardens \(NSAG\)](#)
- [Sport England Guidance on Sports Pitches](#)
- Dementia Friendly Design: [Dementia and Town Planning](#)
- Age-friendly Design: [Housing our Ageing Population Panel for Innovation \(HAPPI\)](#)
- The above site includes guidance for specific settings e.g. [Planning for retirement living](#) and [Meeting the needs of an ageing population in rural areas](#)