



Health Impact Assessment

1-3 Hostmoor Avenue, March



London



Harrogate



Bristol

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1. Introduction

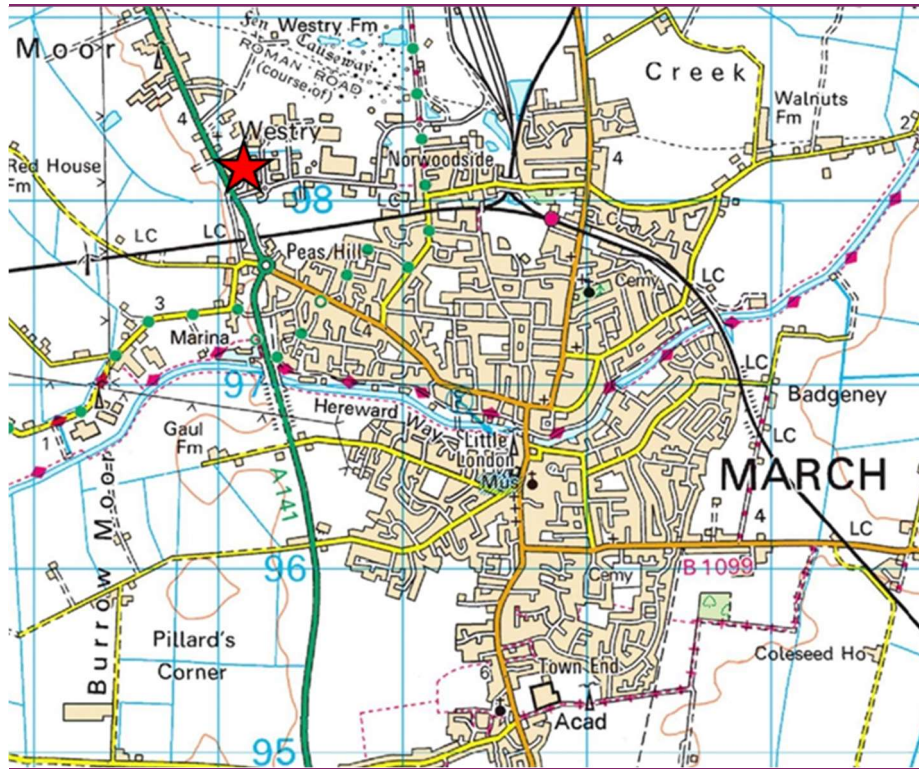
- 1.1. Planning Potential Limited (Planning Potential) have prepared this Health Impact Assessment (HIA) on behalf of Aldi Stores Ltd (Aldi), to assess the Health Impact associated with the proposals for a new discount foodstore at Units 1-3 Hostmoor Avenue, March.
- 1.2. This assessment has been prepared in support of a full planning application submitted to Fenland District Council for the following development:

“Demolition of existing buildings on site. Redevelopment to provide a foodstore (Class E) and associated access, car parking, and landscaping works”.
- 1.3. A HIA has been defined by the Department of Health (DoH) as: *“...a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population”.*
- 1.4. In HIA's, impacts on the health and wellbeing of various people or communities are identified in two main ways by asking the following questions:
 - What are the direct effects on health?
 - What are the indirect effects mediated through the determinants of health, such as employment, housing conditions, community cohesion and social support, and access to services and amenities?
- 1.5. A HIA identifies the positive and negative impacts of a proposed development on human health, and identifies ways to mitigate any negative impacts, and potentially enhance positive impacts to address health inequalities.
- 1.6. Fenland requests a HIA to be submitted as part of an application for major developments, in accordance with Local Plan Policy LP2 ‘Facilitating Health and Wellbeing of Fenland Residents’.
- 1.7. Accordingly, the Rapid HIA has been undertaken in accordance with guidance provided by the following documents:
 - The Healthy Urban Development Unit (HUDU) publication ‘Rapid Health Impact Assessment Tool’; and
 - The DoH publication ‘A Guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment Process’.
- 1.8. The HUDU checklist provides a ‘rapid’, standardised and transparent method for assessing potential contributions and health infrastructures requirements for new developments. The HUDU checklist helps to create healthy sustainable communities and to ensure that new developments are planned with human health in mind.
- 1.9. The HUDU checklist, or assessment matrix used in this instance, aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. By bringing together planning policy requirements and standards that influence health and wellbeing, the checklist seeks to mainstream health into the planning system.
- 1.10. The assessment matrix does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant, and the user is encouraged to prioritise specific actions which focus on key impacts.
- 1.11. The scope of the rapid HIA included a desktop appraisal, a document analysis and an appraisal of the development proposals.
- 1.12. The desktop appraisal involved establishing the policy context and the current health baseline from a range of publicly available on-line resources. Baseline conditions have been established using published databases, maps, technical reports and other planning submission documents.
- 1.13. The assessment has been prepared using the following legislative guidance and planning policy documents;
 - National Planning Policy Framework (NPPF) (2019)
 - Fenland Local Plan (Adopted May 2014)

2. Site Description

- 2.1. The application site, identified below, extends to approximately 0.86 hectares (2.1 acres) and is located in the north- west of March's urban area, off Wisbech Road (A141) on the north side of Hostmoor Avenue.

Figure 2.1: Site Location Plan



★ Application Site

Source: Promap (2020)

- 2.2. Specifically, the site is located at the roundabout junction of Hostmoor Avenue and Martin Avenue and currently comprises three warehouse style units and hardstanding.
- 2.3. The front portion of the site is currently occupied by Manor Packaging (formerly Brimur Packaging). This area of the site has been used as an unmanned warehouse since 2011, with the company having relocated its manufacturing operation to Whittlesey. This portion of the site therefore generates no employment.
- 2.4. The rear unit with access off Martin Avenue is used as a satellite depot for storing vehicles and materials by Stomport who provide support to utility services. Again, the warehouse is unmanned and generates no employment.
- 2.5. The three existing buildings are in Class B8 storage use and measure approximately 1,986 sqm GIA in total.
- 2.6. Both current occupiers of the site have already relocated much of their operation to other premises in the Cambridgeshire area. As the storage uses on site are unmanned, there will be no loss of jobs, with the current business activities to be retained in the area.
- 2.7. In respect of surrounding existing uses, as can be seen on the context plan below, the site is situated within predominately retail/commercial and industrial surroundings, being located within March Trading Park. Immediately to the west, the site is bounded by the recently developed Cobblestones public house and beyond this is a drive thru KFC takeaway which also fronts onto Wisbech Road.
- 2.8. Immediately to the north of the site is the Alpine Health Club facility and to the east, on the opposite side of Martin Avenue is a B&M home store and Timber and Builders Merchant. Opposite the site on the other side of Hostmoor Avenue is a large Tesco foodstore with petrol station and associated car parking. The area therefore already has an established retail presence through these uses.
- 2.9. Immediately adjacent to this there is a live application pending consideration for development of a McDonalds restaurant and drive thru. It is unclear on the status of this application. The latest correspondence on the application indicates that the Council's intention

is to Finally Dispose of the application, but at the time of writing the application remains pending. In addition, on the opposite side of Wisbech Road is a live application pending consideration for a revised retail park development. At this stage, it is therefore unclear if these schemes will come forward.

- 2.10. In terms of pedestrian access, the site is well connected to the existing network, with continuous footways on both sides of Hostmoor Avenue.
- 2.11. The nearest bus stop to the site is located in the forecourt of the Tesco store, a short walk (approximately 260m) from the application site. This bus stop serves the 33 route, providing northbound and southbound services between March and Peterborough every two hours on weekdays and Saturdays. A further bus stop is located on the A141 Wisbech Road approximately 400m walk away. This stop serves the 33 and 46 routes, with the 46 route providing weekday and Saturday services every 1.5 hours between Wisbech and Town End. Both of these routes travel through March town centre.
- 2.12. Finally, the site is not located within a Conservation Area (nor within setting of listed building), nor any other protected environmental area. Neither are there any Tree Preservation Orders (TPOs). The site is located within Flood Zone 1, which classifies the site as having a low probability of flooding.

Figure 2.2: Site Context Plan



Source: Planning Potential Research (2020)

3. Proposed Development

3.1. Aldi have a longstanding requirement to introduce a store to March and have been looking for an appropriate location to meet their needs for many years. The application represents the only available and suitable opportunity for Aldi to provide choice and competition locally as well as reducing the distance to travel for anyone who is currently travelling to Aldi to undertake a discount food shop.

3.2. The application site extends to 0.86 ha and the proposed development comprises:

“Demolition of existing buildings on site. Redevelopment to provide a foodstore (Class E) and associated access, car parking, and landscaping works”

3.3. The proposed development comprises of the following:

- Demolition of existing buildings on site and regeneration to provide a modern and highly sustainable foodstore development.
- A standalone retail foodstore building offering 1,804 sqm of floorspace (GIA), with a net sales area of 1,315 sqm and a dedicated service area. The building will measure 1,881 sqm GEA.
- A store car park offering 106 spaces, 6 of which will be for disabled users, and 10 reserved for parent and child parking. This will include 4 electric charging spaces, with 20 spaces enabled for future conversion. 8 cycles spaces for customers are proposed.
- A landscaping scheme to enhance the streetscene and introduce areas of soft landscaping at site boundaries.
- New access off Hostmoor Avenue which will allow all movements through the junction, except right-turn exiting from the application site. The proposed access arrangements have been agreed with the County Highway Authority prior to the submission of this application.
- A significant package of off-site highway works is also proposed, with the principal feature being the proposed upgrading of the A141 / Hostmoor Avenue junction to a signal-controlled junction. The package of works has also been agreed with the County Highway Authority prior to the submission of this application.

4. Key Health Statistics

Population Growth and Breakdown

- 4.1. Population data for Fenland and the wider region is obtained from the ONS 2021 Mid-Year Population estimates. The data shows that in mid-2011 the population of Fenland was estimated at 95,461 people¹; in mid-2021, the population size had increased to 102,080 people (a growth of 6,619 or 6.93%)¹. The UK's population has grown by 5.99% in the same time period, putting Fenland's population growth ahead of the national average¹.
- 4.2. 58.9% of Fenland residents are of working age (16-64), which is marginally below the average for Eastern England (60.6%) and the UK (62.4%)¹.
- 4.3. The population of Fenland is rapidly increasing and is predicted to reach 118,100 by 2036².
- 4.4. Population age is also increasing. It is predicted that by 2036 29% of the population will be aged 65 years or over, an increase of 14,000 people².

Deprivation

- 4.5. The Index of Multiple Deprivation November 2019 (IMD 2019) is a composite indicator of relative deprivation that collates several factors that influence deprivation into a single score that can be compared with the national average and with other local authorities. Scores are released at Lower Super Output Area (LSOA), which is a small area geographical unit.
- 4.6. A local IMD 2019 report indicates that:
 - Compared to 2015, Fenland's average rank of 80 IMD 2015 maintains and still represents an average IMD ranking (2019) of 80³.
 - Cambridgeshire now has sixteen LSOAs in the 20% most relatively deprived nationally and not all of these LSOAs are the same 16 as in 2015. Eleven are in Fenland, one less than in 2015. Four of the LSOAs in Fenland are in the 10% most relatively deprived nationally (F 007B March North, F003F Wisbech East, F002C Wisbech West, F002D Wisbech West). F 007B (March North) was not in the 10% most relatively deprived in 2015³.
 - Eight of the top ten most deprived LSOAs in Cambridgeshire are in Fenland³.
 - 65% (317) of LSOAs in Cambridgeshire and Peterborough have remained in the same national decile (group of 10%) from 2015 to 2019⁴.

Healthy and Lifestyle

- 4.7. The health of people in Fenland is varied when compared to the England average. The majority of health outcomes are noted to be worse or similar to the England average. Some of the health outcomes which are significantly worse or similar to the England average are:
 - About 21% (3,700) of children live in low income families⁵.
 - Male life expectancy is lower than the average in England (78.6 years compared to 79.5 years). Within Fenland the life expectancy of men is 5.9 years lower in the most deprived areas of Fenland when compared to the least deprived areas of Fenland⁵.
 - Prevalence of obese children (Year 6) is 20% (174 children), similar to the average in England⁵.

¹ ONS, Population estimates for the UK, England and Wales, Scotland and Northern Ireland: mid-2021

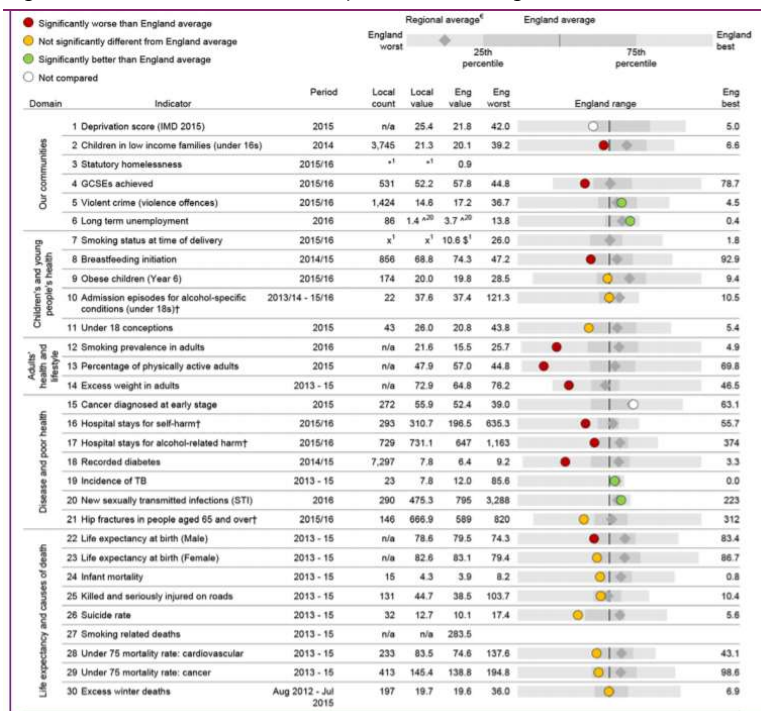
² Fenland Health & Wellbeing Strategy 2018-2021

³ The Index of Multiple Deprivation November 2019

⁴ Cambridgeshire County Council: English Indices of Multiple Deprivation 2019

⁵ Fenland Local Authority Health Profile 2019

- GCSE attainment is worse than the average in England⁵.
 - Hospital stays for alcohol specific conditions in under 18's is 37.6 per 100,000 population, similar to the England average. In adults, hospital stays for alcohol related harm is 731.1 per 100,000 population, worse than the England average⁵.
 - Adult excess weight, smoking prevalence and physical activity levels are worse than the average in England⁵.
- 4.8. Local priorities focus on; healthy lifestyles to reduce heart disease and diabetes, meeting the needs of an aging population and improving partnership working⁵.
- 4.9. Figure 4.1 shows how the health of people in this area compares with the rest of England. This area's result for each indicator is shown as a circle. The average rate for England is shown by the black line, which is always at the centre of the chart. The range of results for all local areas in England is shown as a grey bar. A red circle means that this area is significantly worse than the average in England for that indicator; however, a green circle may still indicate an important public health problem.

Figure 4.1: Fenland Health Comparison with England⁵

Source: Fenland District Council (2020)

Employment and Skills

- 4.10. 74.7% of Fenland's working age residents are in employment, which is lower than the regional and national average (80.4% of Eastern England and 79.1% of the UK)⁶. 25.3% of Fenland's working age residents are considered economically inactive; 20.2% of these want a job, which is slightly less than the UK average of 22.6%⁶.
- 4.11. Fenland residents have a lower proportion of NVQ4 and above level qualifications compared to the rest of London and the UK (Fenland 27.0%, Eastern England 39.2% and UK 43.1%)⁶. Pay for full time workers in Fenland is below that of the rest of Eastern England and the national average (Fenland - £524 per week compared to £604 per week in London and £587 per week in the UK)⁶.

⁵ ONS Annual Population Survey 2020

5. Healthy Urban Development Unit Assessment

- 5.1. The HUDU Rapid HIA checklist/assessment matrix identifies 11 topics or broad determinants. Under each topic, the tool identifies examples of planning issues which are likely to influence health and wellbeing.
- 5.2. Health impacts may be short-term or temporary, related to demolition and construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.
- 5.3. The HUDU checklist enables the proposals to be assessed against the following broad range of disciplines:
- Housing quality and design;
 - Access to healthcare services and other social infrastructure;
 - Access to open space and nature;
 - Air quality, noise and neighbourhood amenity;
 - Accessibility and active travel;
 - Crime reduction and community safety;
 - Access to healthy food;
 - Access to work and training;
 - Social cohesion and lifetime neighbourhoods;
 - Minimising the use of resources; and
 - Climate Change.
- 5.4. The HUDU checklist has been completed for the proposed development and is presented in Section 6 of this report.

6. HUDU Rapid HIA Tool: Planning Checklist

Table 6.1 presents the Rapid HIA results for the proposed development.

Assessment Criteria	Relevant?	Details/ Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
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) 'Accessible and Adaptable Dwellings'?	No	This application does not propose residential units.	Neutral	n/a
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	No	This application does not propose residential units.	Neutral	n/a
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	No	This application does not propose residential units.	Neutral	n/a
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	No	This application does not propose residential units.	Neutral	n/a
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	No	This application does not propose residential units.	Neutral	n/a
Access to Healthcare Services and Other Social Infrastructure				
Does the proposal retain or re-provide existing social infrastructure?	Yes	The proposals will provide a new and accessible food retail offer for March, providing increased retail choice for residents through the provision of a local discount offer, reducing the need to travel for anyone who is currently traveling to an Aldi to undertake a discount foodstore shop.	Positive	None required.
Does the proposal assess the impact on healthcare services?	No	It is not a policy requirement for this application to assess the impact on healthcare services.	Neutral	n/a

Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	n/a	Neutral	n/a
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	No	It is not a policy requirement for this application to assess the capacity, location and accessibility of social infrastructure.	Neutral	n/a
Does the proposal explore opportunities for shared community use and co-location of services?	No	n/a	Neutral	n/a
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	No	n/a	Neutral	n/a
Access to Open Space and Nature				
Does the proposal retain and enhance existing open and natural spaces?	Yes	The proposal will enhance landscaping on the site and proposes the retention of an existing on-site tree belt. Tree, hedge and shrub planting is proposed along all visible site boundaries, softening them and defining the edges of the site.	Positive	None required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	No	n/a	Neutral	n/a
Does the proposal provide a range of play spaces for children and young people?	No	n/a	Neutral	n/a
Does the proposal provide links between open and natural spaces and the public realm?	No	n/a	Neutral	n/a
Are the open and natural spaces welcoming and safe and accessible for all?	No	n/a	Neutral	n/a
Does the proposal set out how new open space would be managed and maintained?	No	n/a	Neutral	n/a
Air Quality, Noise and Neighbourhood Amenity				

Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	The Air Quality Assessment submitted alongside the application details the measures to be adhered to during construction to ensure that the impacts of construction on surrounding amenity are minimised.	Neutral	Dusk Control measures.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	These proposals will reduce the requirement for March residents to travel outside the town to access discount retail choice, which will encourage more sustainable shopping patterns, reducing car miles and CO2 emissions. The impact of exhaust emissions from traffic associated with the proposed development will not be significant.	Neutral	None required.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	The Noise Impact Assessment submitted alongside this application concludes that the site can be developed as proposed without resulting in the kind of significant impact of disturbance to local residents that policy seeks to avoid.	Neutral	The store will minimise noise pollution as set out within the Noise Impact Assessment.
Accessibility and Active Travel				
Does the proposal prioritise and encourage walking (such as through shared spaces?)	No	The site access provides a single point of entry and exit for customers visiting by car. A separate pedestrian access is proposed to the east of the vehicular access point, enabling clear and safe pedestrian routes to access the existing pedestrian network.	Neutral	None required.
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	No	Secure cycle parking is proposed for both customers and staff.	Neutral	None required.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	New pedestrian access onto Hostmoor Avenue is provided to link with the existing network.	Neutral	None required.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	A detailed Transport Assessment has been submitted alongside the application, which demonstrates that the proposed development net traffic effect will be minor to moderate, and details how the site access and layout assists with local traffic management.	Neutral	None required.
Is the proposal well connected to public transport, local services and facilities?	Yes	Bus stops are located approximately 260m from the site along Hostmoor Avenue. These provide the site with access to two bus routes, offering links to March Town Centre, Wisbech and Peterborough.	Neutral	None required.
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?	Yes	The Travel Plan submitted alongside this application promotes sustainable modes of transport to the site by employees.	Neutral	None required.

Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The design and layout of the proposal fully complies with the Disability and Discrimination Act. Suitable access and provision for disabled people and other people with mobility restrictions has been included within the development. See Design & Access Statement.	Positive	None required.
Crime Reduction and Community Safety				
Does the proposal incorporate elements to help design out crime?	Yes	Measures to help design out crime include lighting columns placed around the car park and site boundaries. See Design & Access Statement.	Positive	None required.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	No	n/a	Neutral	n/a
Does the proposal include attractive, multi-use public spaces and buildings?	No	n/a	Neutral	n/a
Has engagement and consultation been carried out with the local community?	Yes	Please refer to the Statement of Community Involvement for further information.	Positive	None required.
Access to Healthy Food				
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	No	The proposal does not facilitate access to local food, but will enhance local access to high quality food products at discounted prices, ensuring that communities have easy access to healthy and affordable food.	Neutral	None required
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	No	The proposal is for a single retail use.	Neutral	None required.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes	The proposal is not for a hot food takeaway.	Positive	None required.
Access to Work and Training				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	These proposals will secure at least 50 new local jobs, and a number of jobs indirectly both during the construction and operation phases. The proposals will create a significant number of employment opportunities in a location that is accessible to March and surrounding settlements.	Positive	None required.

Does the proposal provide childcare facilities?	No	n/a	Neutral	n/a
Does the proposal include managed and affordable workspace for local businesses?	No	n/a	Neutral	n/a
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	The Applicant would commit to implement construction training initiatives, apprenticeships and employment throughout the construction process.	Positive	None required.
Social Cohesion and Lifetime Neighbourhoods				
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?	Yes	The site layout has been designed to maximise connection and accessibility to the surrounding area.	Positive	None required.
Does the proposal include a mix of uses and a range of community facilities?	No	n/a	Neutral	n/a
Does the proposal provide opportunities for the voluntary and community sectors?	No	n/a	Neutral	n/a
Does the proposal address the six key components of Lifetime Neighbourhoods?	No	n/a	Neutral	n/a
Minimising the Use of Resources				
Does the proposal make best use of existing land?	Yes	The redevelopment of the site will result in positive regeneration which will make more efficient use of the site. The scheme will result in a positive contribution to the overall streetscene and its surrounding commercial setting.	Positive	None required.
Does the proposal encourage recycling (including building materials)?	Yes	Recycling is promoted during construction and during the life of the building, as detailed fully within the Design and Access Statement.	Positive	None required.
Does the proposal incorporate sustainable design and construction techniques?	Yes	As detailed fully in the Design and Access Statement.	Positive	None required.
Climate Change				

Does the proposal incorporate renewable energy?	Yes	Aldi are already meeting high standards of energy efficiency and are committed to responsible energy usage as detailed in the Design and Access Statement.	Positive	None required
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes	Please refer to the Design and Access Statement	Positive	None required.
Does the proposal maintain or enhance biodiversity?	Yes	Opportunities for biodiversity enhancement have been considered in the submitted Ecological Appraisal, whilst the Landscape Scheme demonstrates the scheme will result in an overall enhancement of the site.	Positive	None required.
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The submitted Drainage Strategy sets out the proposals approach to surface water drainage. This sets out the proposed Sustainable Urban Drainage Strategy in the form of a filter drain, swale, permeable paving and an attenuation tank.	Positive	None required.

7. Conclusion

- 7.1. This report has assessed the health impacts associated with the proposals for a new foodstore development at Units 1-3 Hostmoor Avenue, March.
- 7.2. The assessment of the proposed development against the HUDU Rapid HIA Tool Planning checklist in Table 6.1 at Appendix 1, covering eleven themes relevant to the health of Fenland residents, demonstrates the positive effects that would be delivered as part of these proposals.
- 7.3. Overall, this HIA determines that the proposed development will result in a positive impact on health and well-being of local residents, thus demonstrating compliance with Local Plan Policy LP2 'Facilitating Health and Wellbeing of Fenland residents'.