Health Impact Assessment

Pembroke College, Cambridge & G W Balaam & Sons
Land adjacent to Bartlow Road, Linton

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Quality Assurance

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1 Introduction

1.1 This report has been undertaken to accompany the outline planning application for the proposed landscape design-led residential development for up to 78 dwellings with associated landscaping, public space and accesses from Bartlow Road at Land adjacent to Bartlow Road, Linton, in order to assess how the health and wellbeing of future, and existing neighbouring residents will be impacted by the proposals.

1.2 This Health Impact Assessment (HIA) has been produced in accordance with the requirements of South Cambridgeshire District Council's (SCDC) Health Impact Assessment Supplementary Planning Document (SPD) which was adopted in March 2011.
2 Policy Framework

Health

2.1 The NHS is currently undergoing major changes in its core structure with previous organisations such as Primary Care Trusts and Strategic Health Authorities being abolished, and new organisations such as clinical commissioning groups taking their place. The majority of hospitals and other NHS Trusts are now expected to become Foundation Trusts and local authorities are taking on a more significant role, assuming responsibility for both budgets and public health.

2.2 The key aim of the reforms is to improve the patient experience, reduce health inequalities and increase accountability.

2.3 In Cambridgeshire this strategy is being embraced, with the newly formed Cambridgeshire and Peterborough Clinical Commissioning Group replacing the previous Primary Care Trusts and local authorities increasing their involvement in co-ordinating health services.

Planning

2.4 The Planning Statement accompanying the planning application sets out national and local planning policy relevant to the proposed development. Whilst HIAs are not explicitly required in the National Planning Policy Framework or accompanying Planning Practice Guidance both emphasise the role of the planning system in ‘creating health, inclusive communities’ (NPPF, para 69) and recognise that health and wellbeing and health infrastructure should be considered in planning decision making (PPG, ID 53-001-20140306. Policy DP/1 of the adopted SCDC Development Control Policies DPD also underlines the importance of the principles of sustainable development and requires all major developments to submit a HIA to demonstrate that these principles have been applied to the proposals.

Potential Impacts

2.5 In assessing the potential impacts of the proposed development on the health and wellbeing of existing nearby residents, and potential future residents, the Health Impact Assessment SPD (2011) highlights that whilst access to health and community services are very important to health and wellbeing, there are additional factors which also affect the health of local communities, often referred to as the 'wider determinants of health':

"good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficient transport systems, opportunities to experience leisure and cultural services, activities and green and open space… diet… physical activity… interaction with friends, relatives and mutual support… unemployment… [and] food supplies…" (paragraph 2.5).

2.6 Each of these determinants is discussed in detail below. In addition, we have discussed further areas which we consider to have the potential to impact on the health and wellbeing of existing and future residents, these are: Education; Crime & Safety; the Environment; Air Quality; Noise; and Flood Risk.

Access to Health Services

2.7 Good access to health facilities is important to the health and wellbeing of the community, and ensuring there is equal access is a key objective of the Coalition Government's NHS reforms.
2.8 The proposed development has the potential to impact on the health and wellbeing of future and existing nearby residents in terms of access to health services, arising from potential increased pressure on the capacity of existing local services, although if this was the case, developer contributions could be made to mitigate this impact. The worst case scenario is that future residents would need to travel further to access health facilities; however, strong transport links to the surrounding villages and to Haverhill and Cambridge mean that should this occur, health and social facilities are still easily accessible and via a range of transport modes.

2.9 In terms of health facilities there is one dental clinic in Linton which is within walking distance (approximately 1200 metres) of the site, which equates to a 15 minute walk. There is also a GP surgery in the village which is again located within walking distance (approximately 1200 metres) of the site, which equates to a 15 minute walk. The closest pharmacy is located on Coles Road, approximately 1450 metres from the site. The closest optician is located on Linton High Street, approximately 1200 metres from the site. Linton also has a Complementary Health Centre, offering acupuncture, shiatsu and sports massage which is located approximately 800m from the site.

2.10 Addenbrooke’s University Hospital is the nearest hospital to the proposed development and is accessible by a number of modes of transport, including a regular bus route via Cambridge. Addenbrooke’s not only houses the site’s closest Accident and Emergency Department, but is also an internationally renowned teaching hospital. As such, it is a centre of research and excellence for a number of specialisms including inter alia: liver transplant surgery; neurosurgery (with Europe's largest neurological intensive care unit (ICU)); treatment of rare cancers; a neonatal ICU and a number of high dependency units. Indeed the list of services and treatment provided at Addenbrooke’s is extensive, and the benefit of having good access to them cannot be overstated.

2.11 Each of the above facilities is located within walking distance of the proposed development, or is located on a regular bus route from the village centre. Additional facilities are located at nearby settlements and within the centre of Cambridge. All residents of Linton and the proposed development will have a high level of access to a range of health care facilities.

Access to Community Facilities

2.12 Access to community facilities is an important factor in both the social and psychological wellbeing of the community. The proposed development has the potential to impact on the health and wellbeing of future and existing nearby residents in terms of access to community services, arising from potential increased pressure on the capacity of existing local services. This can be mitigated by a developer contribution towards community facilities.

2.13 Linton has an active community which provides a wealth of services and support to its local residents. The village benefits from a library at The Cathodeon Centre, plus a mobile library service once a month, 2 churches with active memberships, a village hall, a community centre and a guide hut. All of these facilities are within walking or cycling distance of the proposed development, highlighting that the potential residents of the site will have good access to a high level of community and social support. As indicated above the proximity of the site to Haverhill and Cambridge means residents will also benefit from the multitude of support services within easy access of the site.

2.14 It is therefore unlikely that the proposed development will adversely impact on the health and wellbeing of existing nearby, or potential future, residents in terms of access to community facilities.
Opportunities for Exercise

2.15 The proposed development could result in potential impacts on health as a result of opportunities for exercise arising from people's mode of travel to and from the site and the provision of public open space. Travel by vehicular modes of transport promotes inactivity and less healthy lifestyles, whilst travel by non-motorised modes such as walking and cycling would increase levels of exercise and fitness.

2.16 The proposed development encourages healthy travel choices through the provision of secure cycle storage and safe pedestrian access from the site into the centre of Linton. The proposed formal play area and the substantial informal recreational green space located along the site's southern and eastern boundaries will encourage future residents to use the space for recreation and exercise.

2.17 Linton Sports Centre offers an array of sports facilities which includes indoor and outdoor cricket nets, a dance studio and fitness suite, grass pitches for football and rugby, netball courts and tennis courts. The village recreation ground, which includes football and cricket pitches, measures some 3.03 hectares. The Linton Services and Facilities Study (SCDC, March 2014) also identifies a number of informal open spaces including land north of Brinkman Road, Paynes Meadow, Kingfisher Walk, land east of Parsonage Way, north of High Street, Camping Close, Land at Dolphin Close and land south of Brinkman Road, east of Wheatsheaf Way. There is also a dance and fitness studio and an independent gym located on The Grip Industrial Estate. This indicates that Linton has a significant number of quality recreational amenities and open spaces which give residents easy access to exercise opportunities, and the ability to pursue a healthy active lifestyle.

2.18 Furthermore, the location of the site within close proximity of both Haverhill and Cambridge, means potential residents will not only enjoy easy connections to a quality rural environment with opportunities for walking and cycling, but will also benefit from easy access to a wealth of formal leisure facilities located in other nearby locations. Haverhill has a variety of leisure facilities including Abbeycroft Leisure Centre, which provides fitness classes, a swimming pool and gym catering for children as well as adults. There are numerous sports clubs within Haverhill and three designated open space areas within the town for recreational use. Cambridge benefits from an extensive variety of facilities as would be expected from a regional centre and is a national leader in terms of cycling and cycleways. In addition it also hosts a number of specialist facilities that are not widely accessible elsewhere, such as world class rowing facilities, a rare real tennis club and all the facilities of Cambridge University. It is therefore considered that in conjunction with the open space provided within the proposed development, residents will have ample opportunity to enjoy a healthy and active lifestyle.

Diet

2.19 Easy access to fresh food and drink is an important factor in the support of a healthy lifestyle for all residents by all modes of transport. The proposed development is located within close proximity of Linton village centre and as such future residents will not only benefit from the convenience retail outlets located there, but good transport links mean all residents will also have access to additional convenience retail located nearby.

2.20 The Linton Services and Facilities Study (2014) identifies that there is a butchers, two bakeries, a local convenience store and a local CO-OP supermarket all located on the High Street. It is, therefore, unlikely that the development will have an adverse impact on the health and wellbeing of future residents, or existing neighbours of the site, in respect of access to healthy food choices.
Education

2.21 Access to good education is crucial to the health and wellbeing of residents, particularly children. Not only are schools important to the education and development of children but it is also generally accepted that schools are often a source of good nutrition, both in relation to its education and its provision. Schools are often also a source of health and social care for children, and are therefore vital to their health and wellbeing. The proposed development could result in potential impacts on health and wellbeing in terms of increased competition for school places.

2.22 There are two primary schools in Linton; Linton C of E School and Linton Heights Junior School, which are both within walking distance at, approximately 800m – 1200m from the development site. The local secondary school; Linton Village College is also located within the village approximately 2km from the proposed development. In addition, Linton has a school for children and young adults (2-19 years old) with special educational needs; Granta School, which is approximately 2km from the proposed development. Saffron Walden (approximately 11.4km) and Haverhill (approximately 11.9km) have a number of primary and secondary schools with surrounding villages such as Great Abington (approximately 5.4km) and Balsham (6.1km) both benefiting from a primary school. The County Education Authority has confirmed that there is capacity at primary and secondary level and a contribution will be required for early years. Linton also benefits from a Library access point within the village. As such, in terms of access to education facilities, there are options both within Linton village itself and within nearby villages and towns. Good connections to Cambridge also provide access to a number of additional public and private schools.

2.23 It is, therefore, considered that the proposed development will not adversely impact the health and wellbeing of existing residents, or potential future residents, as there is a wide range of schools accessible from the site by a range of transport methods.

Employment

2.24 The proposed development has the potential to positively impact the health and wellbeing of existing nearby residents and potential future residents of the development, insofar as it will create potential local employment through the construction phase of development and will provide a new housing development in a sustainable location, with good access to employment opportunities.

2.25 Linton and the surrounding ward has a low unemployment rate of 0.2% which is lower than the South Cambridgeshire average of 0.5%, and significantly lower than the Great Britain average of 1.7%1. Good access to transport links will give potential residents easy access to employment opportunities, and good future prospects for children growing up within the development.

Crime and Safety

2.26 The proposed development could result in potential impacts on health and wellbeing as a result of its impact in terms of crime and safety. Safe and secure living environments help to provide more healthy environments for people, improving the overall quality of their health and wellbeing.

2.27 The proposed housing scheme will increase activity in the area which has the potential to create both positive and adverse impacts in terms of crime and safety, for future residents and the neighbouring

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1 Nomis, Official Labour Market Statistics [Available at www.nomisweb.co.uk]. Percentage shows number of JSA claimants as a proportion of resident population aged 16 – 64, May 2015.
existing community. The development will provide a safe and secure environment with a range of security measures. The design and layout of the proposed scheme has been devised showing regard to the principles of Secured by Design. This means the development will embrace both technological and design features to ensure that the development is not only safe and secure in physical terms, but that residents will 'feel' safe and secure as a result of the design and layout, which maximises natural surveillance by ensuring all dwellings overlook the public realm and sufficient street lighting is suitably located throughout the development. Cumulatively these measures will ensure that the proposals have a beneficial impact in terms of crime and safety.

Transport and Accessibility

2.28 The proposed development could result in potential impacts on health as a result of people's mode of travel to and from the site. Travel by vehicular modes contributes to inactivity and less healthy lifestyles. Conversely, travel by non-motorised modes of transport such as walking and cycling would increase levels of exercise and fitness for those visiting the site.

2.29 Whilst it is expected that many people will travel to and from the site by car, the location of the site in relation to the local public transport network, and facilities within the village centre, means sustainable transport modes are a viable alternative to the private car.

2.30 Linton is served by 2 bus services, a Stagecoach service to Cambridge and a Stagecoach service to Haverhill. The nearest bus stops to the development are located on Bartlow Road with one immediately in front of the development and further stops located along Bartlow Road, approximately 400m – 700m to the northwest of the site. All are within easy walking distance. The bus services to Cambridge and Haverhill provide a frequent service running every 30 minutes. The nearest train station is Whittlesford Parkway which is approximately 10.5km or 10 minutes driving time from the site. Trains run every 30 minutes between London Liverpool Street and Cambridge seven days a week. The National Cycle Network can be accessed from Great Abington, approximately 6.8 km from the site, which provides an on-road route and a traffic-free route on the National Cycle Network to Whittlesford Train Station.

2.31 The level of public transport available to residents will support the reduction of car dependency and therefore also assist the reduction of CO2 emissions. Strong links to Cambridge mean future residents of the site will also benefit from access to all the health, social, recreational, retail, educational and employment opportunities associated with a regional centre, as well as strong connections to the national transport network. This will result in a positive impact on the health and wellbeing of the community, and ensure that future residents have equal access to public services.

2.32 It is therefore very unlikely that the proposed development will have an adverse impact on the health and wellbeing of the community in terms of transport and accessibility. Even though it is anticipated that the development will result in some increased traffic generation in the immediate vicinity of the site at peak times, it is considered that the strong public transport, pedestrian and cycling access and the accessibility of facilities within Linton and in Haverhill and Cambridge is sufficient to mitigate against any potential health impacts caused by increased traffic generation, and promote more active healthy modes of travel.

2.33 Furthermore, residents using and supporting the local bus routes is likely to have a positive impact.
Environment

2.34 The proposed development could result in potential adverse health impacts associated with CO2 emissions arising from increased energy demand as well as from increased vehicular traffic arising from the proposed dwellings. In order to mitigate any impact the development will be built, as a minimum, in accordance with Part L, Schedule 1 of the Building Regulations which covers the conservation of fuel and power in new dwellings. The proposed development will also include 10% on site renewable energy provision. As such it will provide measures aimed at reducing CO2 emissions and creating good quality homes, such as solar thermal panels and PV panels, triple glazed windows and passive heating through building orientation.

2.35 The proposed development could also result in potential adverse health impacts associated with the development of a greenfield site and the loss of a natural habitat. However, the development will include a comprehensive planting and landscaping scheme which will ensure that there is sufficient public open green space, private amenity space, a green corridor and planting throughout the site, which will encourage and support local wildlife and biodiversity. Not only is this beneficial in ecological terms, as the site currently consists of two parcels of arable fields (north of Barlow Road and south of Bartlow Road) with relatively low biodiversity value, but it will also improve the general environment of the site for the benefit and enjoyment of potential residents.

2.36 Furthermore, the Sustainability and Renewable Energy Statement submitted in support of this application demonstrates the various sustainable design measures that will be employed in order to reduce the environmental impact of the proposed development. It is not therefore considered that the environmental impact will be significant.

Air Quality and Pollution

2.37 As established within the transport section above, the proposed development is likely to result in a small percentage of traffic generation at peak times. This could result in potential adverse impacts on the health and wellbeing of the community in terms of changes in air quality and atmospheric pollution. However, the site is not located within or in close proximity to an Air Quality Management Area (AQMA). It is positioned on the periphery of Linton village and as such benefits from extensive open countryside. It is therefore unlikely that the proposed development will result in adverse changes in air quality and pollution to an extent that would impact the health and wellbeing of the community.

Noise

2.38 The proposed development could potentially impact health in terms of noise pollution arising from increased vehicular traffic associated with the new residences, and noise associated with the construction phase. Noise levels across the site are generally dictated by road traffic noise emissions from the A1307 and to a lesser degree by sporadic vehicle movements on Barlow Road. The Noise Assessment concluded that appropriate external and internal noise levels which meet the recommended levels will be achieved with the provision of suitable mitigation measures.

2.39 The construction phase will be carried out in accordance with the Considerate Constructors Scheme to ensure minimal disruption to the environment and the health and wellbeing of nearby residents. As such it is unlikely that noise pollution as a result of the proposed development will adversely impact the health and wellbeing of the existing residents adjacent to the site, or potential future residents.
Flood Risk

2.40 The proposed development could result in potential adverse impacts on human health and wellbeing as a result of increased flood risk arising from the introduction of new areas of impermeable surfaces.

2.41 The site is located primarily in Flood Zone 1 although parts of the southern periphery of the southern land parcel sit within Flood Zones 2 and 3. To ensure that the proposed development and infrastructure is at low risk of fluvial flooding from the River Granta, all residential development including roads, driveways and gardens have been located within Flood Zone 1 which is in accordance with Table 1 of the Flood Risk and Coastal Change of the National Planning Practice Guidance. The peripheral areas to the south of the site, which are located in Flood Zones 2 and 3, will continue to comprise of permeable grassland and open space.

2.42 The proposals have been designed to control any surface water run-off and drainage discharge by incorporating significant landscaped areas and sustainable drainage measures to mitigate against an increase in impermeable surfaces and achieve natural greenfield levels of infiltration. The accompanying Flood Risk Assessment demonstrates that there will be no increased risk of flooding as a result of the proposed mitigation measures, and is therefore unlikely to affect the health or wellbeing of the community.

Mitigation

2.43 The proposed development will include a number of measures which will be aimed at mitigating any potential impacts which may be perceived. The proposed development is located on a greenfield site, however the scheme is landscape-led with a substantial amount of new planting and landscaping proposed, helping to ensure that the impact of the loss of the existing greenfield habitat will be reduced and on-site biodiversity enhanced. Formal and informal open space will be provided in accordance with planning policy requirements, together with a green corridor in the southern parcel providing a walking route throughout the site. Secure cycle storage provision and pedestrian access will provide opportunities for exercise and healthy and sustainable travel choices and the proposal has been specifically designed to avoid any increase in flood risk.

2.44 Developer contributions toward improving existing health infrastructure, community facilities, education provision and sustainable transport measures can be required if necessary and proportionate to mitigate the impacts of the proposed development.

2.45 The site layout has shown regard to Secured by Design Principles and the drainage strategy is designed to maximise water conservation and minimise consumption.
3 Conclusion

3.1 This Health Impact Assessment has been undertaken to accompany the outline planning application for the proposed development for up to 78 dwellings, landscaping, public open space and access at Bartlow Road, Linton, in order to assess how the health and wellbeing of future residents and existing neighbourhood residents will be impacted by the proposals.

3.2 The report has been produced in accordance with the requirements of South Cambridgeshire District Council’s (SCDC) Health Impact Assessment Supplementary Planning Document (SPD) which was adopted in March 2011.

3.3 Potential impacts of the development in relation to health have been considered having regard to the following determinants of health:

- Healthy lifestyles;
- Social Environment;
- Physical Environment;
- Access to Facilities.

3.4 The proposed development will provide a landscape design-led residential development for up to 78 dwellings making a significant contribution to housing need within South Cambridgeshire. Formal and informal open-space will be provided on site. Appropriate mitigation measures will be utilised where necessary to ensure the health impact of the development is acceptable and it is considered that the health and wellbeing of future residents and existing neighbouring residents, will be both safeguarded and where possible enhanced.