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Health Impact Assessment

Land at Chapel Lane, Widnes

Taylor Wimpey UK Ltd

20 June 2023

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Contents

1.0	Introduction	1
	The Site	1
	Site Surroundings and Context	2
2.0	Planning Policy	3
	Introduction	3
	Adopted Development Plan	3
	National Planning Policy and Guidance	3
	Supplementary Guidance	5
3.0	Assessment of Health Impact	6
	Local Context	6
	Health Impact Assessment Methodology	6
	Health Impact Assessment	8
4.0	Conclusion	18

1.0 Introduction

- 1.1 This Health Impact Assessment has been prepared by Lichfields on behalf of Taylor Wimpey UK Limited [Taylor Wimpey] to assist Halton Borough Council's consideration of an outline planning application for the site at Chapel Lane, Widnes [the Site].
- 1.2 The proposed development site forms the majority of two allocated sites in the Adopted Halton Delivery and Allocations Local Plan [DALP] (2nd March 2022) for the delivery of up to 432 dwellings. The Site is identified on the Site Location Plan (Dwg. No. 022-009-P002 Rev E).
- 1.3 The proposed description of development is:
- “Outline planning application (with all matters other than access reserved) (to be determined by Halton Borough Council only) for the development of up to 350 dwellings, public open space, landscaping and associated infrastructure works. Full details for site access arrangements via a new junction on Chapel Lane (to be determined by Knowsley Borough Council only) and emergency access via Sandy Lane (to be determined by Halton Borough Council).”*

The Site

- 1.4 The Site is located to the north-west of the Widnes urban area, within the Borough of Halton and on the boundary with Knowsley Council. The application site is situated within the boundary of two separate allocations for residential development within the adopted Halton Delivery and Allocations Local Plan [DALP] (March 2022) under Policy RD1 (Residential Development Allocations). The Site Location Plan (Dwg. No. 022-009-P002 Rev E) identifies the location and extent of the Site.
- 1.5 The allocations comprise two separate land parcels separated by Sandy Lane, (Site Ref. W4 to the west of Sandy Lane and Site Ref. W5 to the east). The allocations, when added together, identify a capacity of 432 dwellings and can be delivered in a co-ordinated manner.
- 1.6 It should be noted that the application site does not include the whole of the allocation. However, as set out in further detail within the accompanying Design and Access Statement (paras. 4.23 and 4.25), the proposed development has been planned to allow the future development of the remaining land within the allocation (outwith this application boundary) to be brought forward separately.
- 1.7 The Site has few notable features and comprises approximately 14 hectares (ha) of agricultural land in low intensity uses such as grazing and pasture.
- 1.8 The Site is bounded to the:
- North by Alder Brook which is marked by mature trees and a hedgerow. There is open countryside beyond the brook;
 - East by an area of young self-seeded woodland situated adjacent to Queensbury Way;
 - South by the curtilage of residential properties along Old Upton Lane; and,

- West by Chapel Lane and a group of modern and traditional farm buildings fronting onto Chapel Lane (Rose Farm).

- 1.9 The Site is not located within a Conservation Area and there are no listed buildings or scheduled ancient monuments within the Site.
- 1.10 The Site is bisected by Sandy Lane from north to south, an adopted country lane which is now closed to traffic and is used as an amenity foot/cycle path. Sandy Lane is currently subject to a Traffic Regulation Order (TRO) that restricts any vehicles travelling along or across the carriageway with the exception of emergency vehicles and therefore is promoted as a traffic-free active travel link.
- 1.11 A Public Right of Way [PRoW] (W/16) runs east to west through the site, to the west of Sandy Lane, providing a connection to Chapel Lane. A further PRoW (W/12) to the north east of the site adjacent to the site boundary provides walking and cycling connections from the site to Queensbury Way. A ditch lined with intermittent trees and hedgerows runs alongside the path. There are also three ponds within the Site.
- 1.12 The Site is located within Flood Zone 1 and has a less than 1 in 1,000 annual probability of flooding. The Site is not located within an AQMA.

Site Surroundings and Context

- 1.13 The Site is situated on the northern edge of Widnes some 2.2km from the town centre. It lies to the north of Upton Grange, between Chapel Lane and Queensbury Way.
- 1.14 There are existing residential properties to the south, west and east of the Site, and any proposed housing development will therefore reflect the size and scale of existing dwellings in the surrounding area.
- 1.15 The surrounding environs and wider landscape are protected by a number of Local Wildlife Sites, one of which (Alder Brook) partly lies along the northern boundary. There are no landscape designations within proximity to the Site.
- 1.16 As set out earlier, the Site forms part of two separate allocations from the Adopted Halton Delivery and Allocations Local Plan (2022) albeit both allocations abut each other. The application site does not extend to the full extent of the allocation boundary. The easternmost part of the allocations contains a self-seeded woodland which is excluded from the application area. There is also a small area to the south of the allocation which lies outside of Taylor Wimpey's control and outwith the application boundary. This can be identified on the Constraints and Opportunities Plan within the accompanying DAS.

2.0 Planning Policy

Introduction

- 2.1 Section 70(2) of the 1990 Act and Section 38(6) of the 2004 Act states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Adopted Development Plan

- 2.2 The Development Plan for the Site comprises the Halton Delivery and Allocations Local Plan [DALP] which was adopted March 2022 and sets out the long-term spatial vision, strategic priorities and policies for future development in the Borough to 2037.

- 2.3 The following policies are considered relevant to this Health Impact Assessment:

- Policy CS[R]15: Sustainable Transport
- Policy CS[R]18: High Quality Design
- Policy CS[R]19: Sustainable Development and Climate Change
- Policy CS[R]20: Natural and Historic Environment
- Policy CS[R]21: Green Infrastructure
- Policy CS[R]22: Health and Well-Being
- Policy CS23: Managing Pollution and Risk
- Policy RD4: Greenspace Provision for Residential Development
- Policy C1: Transport Network and Accessibility
- Policy HE4: Greenspace and Green Infrastructure
- Policy HE7: Pollution and Nuisance
- Policy HE8: Land Contamination
- Policy GR1: Design of Development
- Policy GR2: Amenity

National Planning Policy and Guidance

- 2.4 The most recent iteration of the National Planning Policy Framework [the Framework] was published in July 2021. The Framework and the National Planning Practice Guidance [the Practice Guidance] are important material considerations in the determination of the planning application.
- 2.5 The overarching aim of the Framework is to proactively deliver sustainable development to support the Government's economic growth objectives. The Framework [§ 8 & 9] identifies three overarching dimensions to achieving sustainable development: economic, social and environmental. These dimensions are interdependent and need to be pursued in mutually supportive ways.

- 2.6 The Framework [§11] establishes a presumption in favour of sustainable development. It states that for decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.
- 2.7 The most relevant policies to this development include:
- 1 Promoting healthy and safe communities (Chapter 8.0);
 - a Planning policies and decisions should aim to achieve healthy, inclusive and safe places [§92].
 - 2 Promoting sustainable transport (Chapter 9.0);
 - a Transport issues should be considered from the earliest stages of development proposals so that the potential impacts of development on transport networks can be addressed [§104].
 - 3 Making effective use of land (Chapter 11.0);
 - a Planning policies and decisions should promote an effective use of land to meet the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions [§119].
 - b The Framework seeks to promote the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained [§120].
 - 4 Achieving well-designed places (Chapter 12.0);
 - a Planning policies and decisions should ensure that developments are visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place and create places that are safe, inclusive and accessible [§130].

Planning Practice Guide

- 2.8 The Planning Practice Guidance (‘PPG’)¹ highlights the need to consider the impact of the built and natural environment on health and well-being and to “*undertake positive planning to create environments that support and encourage healthy lifestyles*”.
- 2.9 The PPG sets out the Government’s vision of a “healthy place”, which includes supporting and promoting healthy behaviours, reducing health inequalities and supporting community engagement and social interaction. It emphasises the importance of meeting the needs of children and young people, the increasingly elderly population, and those with dementia and other sensory or mobility impairments.

Health Impact Assessment in Spatial Planning (2020)

- 2.10 PHE’s guide, Health Impact Assessments in Spatial Planning² describes the health and well-being outcomes that can be influenced or optimised as part of the plan-making and planning application process.

2.11 .

¹ <https://www.gov.uk/government/collections/planning-practice-guidance>

² <https://www.gov.uk/government/publications/health-impact-assessment-in-spatial-planning>

- 2.12 The guide sets out an evidence-based approach for preparing HIAs, which includes establishing the baseline for the project, identifying HIA health outcomes, identifying specific population groups that could be affected, assessing the potential impacts of wider determinants of health as part of the scheme, and identifying recommendations for implementation and monitoring that will support positive health outcomes. It sets out that the extent of assessment within HIAs should be proportionate to the significance of impact of a proposed development.

Supplementary Guidance

- 2.13 The following supplementary guidance is relevant to this Health Impact Assessment:

Health Impact Assessment: Local guidance for developers and their agents wanting to conduct a health impact assessment (Halton Borough Council 2014)

- 2.14 The document was produced to ensure that development will not create or exacerbate health problems and equally to take advantage of opportunities to improve health and well-being in the Borough. It sets out what a Health Impact Assessment is and offers guidelines on when and how they should be conducted. In particular, the document includes a Spatial Planning and Health Group checklist, which will form the basis of the determinants assessed in this HIA.

3.0 Assessment of Health Impact

Local Context

- 3.1 This section provides a brief overview of the local socio-economic and health context in Halton Borough, which forms a baseline for the Health Impact Assessment.
- 3.2 Therefore, it is crucial that new developments enhance the health and wellbeing of Halton's residents. This can be achieved through promoting travel by walking and cycling, the provision of open space and improving air quality.
- 3.3 The Halton Joint Strategic Needs Assessment published in 2021 sets out the current state of health in the Borough, with key areas for consideration as follows:
- The average life expectancy at birth in Halton is lower than the national average.
 - There are varying levels of deprivation and life expectancy within the Borough, with a significant gap in life expectancy at birth between those in the most deprived 10% areas of Halton compared to the least deprived 10%. This gap is 8.3 years for men and 7.7 years for women.
 - Halton performs poorly relative to England across a number of wider health determinants, including the share of children in low income households (19.6%), people in employment (73%), people with no qualifications (8.5%), people receiving winter fuel payments aged 65+ (93%), and older people in poverty (18%).
- 3.4 As stated in the Halton DALP, when compared with other areas in England, Halton is within the worst 10% of areas for life expectancy and ranks 27th out of 326 Local Authorities in terms of health deprivation. The areas in which the site is located (Halton LSOA 002C and 002A) are amongst the 20% least deprived areas nationally in terms of overall deprivation, however there are areas in Widnes to the south that fall within the 10% most overall deprived areas nationally.
- In terms of local health infrastructure, Public Health England data shows there is 17 GP practices within 5 miles of Halton, with the closest surgery approx. 1 mile from the site in Hough Green.

Health Impact Assessment Methodology

Definition of Health

- 3.5 The World Health Organisation ('WHO') defines health as "*a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity*". This definition demonstrates that health constitutes a wide range of interdependent fields, rather than just biomedical conditions. For the purposes of this assessment, the WHO's definition of health is adopted.

Health Determinants, Pathways and Outcomes

- 3.6 Health determinants are factors that can influence health outcomes. Factors may be personal, social, cultural, economic and environmental. They include living and working conditions such as housing, employment, the environment, transport, education and access

to services. The Dahlgren and Whitehead Health Map (1991) seeks to conceptualise these factors and are regularly summarised by Barton and Grant's 2006 health map at Figure 3.1.

Figure 3.1 Health Determinants



Source: : Barton and Grant, 2010

- 3.7 Health pathways are the factors that lead to a change in a determinant which creates the health outcome.
- 3.8 Health outcomes reflect the range of medical and general well-being impacts on a particular population. For the purpose of this assessment, health impacts are considered as potential changes in health outcomes arising from the proposed development.
- 3.9 Table 3.1 seeks to illustrate the relationship between health determinants, pathways and outcomes. The assessment then uses this analysis to demonstrate how the proposed development will impact the local area with respect to human health.
- 3.10 The table seeks to give examples of pathways and outcomes relevant to the proposed development. The determinants assessed follow those set out in the Spatial Planning and Health Group Checklist included within Halton Borough Council's HIA guidance.
- 3.11 The HIA follows a rapid-style format which relies on published information to assess the potential impacts of the development. For each determinant assessed the effect of the proposed development on health and wellbeing is categorised as positive, neutral, or negative.

Health Impact Assessment

Table 3.1 Chapel Lane, Halton: Health Impact Assessment

Determinant	Populations affected	Description of health impact	Action
1.Income levels and the distribution of wealth. <i>It is recognised that there is a potential link between people's income and health – wealthier people tend to be healthier. Will the development reduce inequalities in income?</i>	All new and existing local residents.	Positive The proposed development will support lifetime neighbourhoods by providing 350 homes, consisting of a range of 1, 2, 3 and 4 bedroom dwellings with 20% affordable provision. This will ensure that the housing is accessible to new residents with a wide range of income levels. Whilst no employment space is being proposed, as detailed below the development will support employment opportunities during construction across a wide range of skill levels. In addition, new residents will increase spending levels within the local economy which could help to support local businesses and increased local employment. As such, the proposed development may support improved income levels for some residents and increased local spending.	Prioritise local employment opportunities during construction.
2.Employment <i>Employment gives us income, a sense of purpose and structure to our lives – which all affect health. Will the development improve employment opportunities for all parts of the community?</i>	All new and existing local residents.	Positive The proposed development will generate jobs across a range of skill levels during construction. It is reasonable to assume that a large proportion of these jobs will be occupied by residents in the local area and wider region. The construction cost is estimated at £41.4 million. Based on an indicative build period of seven years, the proposed development could support around 104 FTE jobs on site during each year of construction, and an additional 131 FTE jobs p.a. in the wider supply chain. Once occupied, the residents of the 350 new homes can be expected to spend around £1.9 millions on 'making a house a home' as well as around £10.6 million on convenience and comparison goods annual, of which around £4.7 million could be expected to be retained within local shops and services. It is anticipated that this new spending could support around 57 further FTE jobs annually in local retail, leisure, hospitality, and other sectors. This will have a beneficial impact on health for individuals who become employed as a result of the proposed development. This is primarily due to an increase in income, which is commonly	Prioritise local employment opportunities during construction.

Determinant	Populations affected	Description of health impact	Action
		demonstrated to have a positive correlation with health outcomes, most notably for lower income families such as those claiming out-of-work benefits.	
3. Healthy beginnings for children <i>Children need positive environments in which to develop and grow; and parents and guardians need to be able to provide the foundations to make this happen. Will the development support healthy beginnings for children?</i>	New and existing children and young people in the local area.	Positive As set out in the Design and Access Statement [DAS], the development of a network of public open spaces, play area, ecological habitats and leisure paths/cycleways will create usable and interesting spaces for play, recreation, and the personal study of the natural world by children and adults. These spaces will create a Green Infrastructure network, providing space for sustainable urban drainage as well as creating wildlife corridors through the Site and out into the surrounding countryside.	No action required
4. Personal supportive networks <i>People benefit from relationships with friends, colleagues, and community groups in terms of the sense of place and belongings it gives. Will the development promote community networks and greater social inclusion?</i>	All new and existing local residents.	Positive Providing a supportive environment can lead to increased levels social interaction and lead to the establishment of long-lasting communities. The proposed development features an avenue at the top of the route hierarchy with foot and cycle paths to the side and a series of secondary streets. Squares are located at key junctions along the avenue, designed to be shared spaces and encourage social mixing. The green infrastructure and shared/open spaces will create usable and interesting spaces for play, recreation, and the personal study of the natural world by children and adults, as well as encouraging social interaction between new and existing communities. The proposed development will include a mix of public and private amenity spaces providing residents with safe areas to enjoy the outdoors, which will support well-being and promote social inclusion. Strong access to local community facilities will also promote community engagement for new and existing residents.	Promote community involvement during development and encourage initiatives to increase walking, cycling and other social interaction.
5. Peoples feeling of control over their own lives and decisions <i>If people feel they have a choice in the decisions affecting their employment, income, living conditions, and support</i>	New residents.	Positive The delivery of a range of homes will promote choice for prospective buyers, whilst the inclusion of affordable homes will help those struggling to get on the housing ladder. The site location is well connected to existing neighbourhoods and provides equitable access to a wide range of	No action required

Determinant	Populations affected	Description of health impact	Action
systems etc, this may have a positive effect on their health. Will the <i>development</i> affect people's ability to make their own decisions?		local services and amenities. As such the development should provide a sense of choice and control for new residents.	
6.Physical safety, level of and fear of crime in communities <i>Worries about physical safety and security may have a negative impact on health. Will the development promote physical safety in communities and tackle the fear of crime?</i>	All new and existing local residents.	Positive High levels of crime and anti-social behaviour is correlated with high deprivation and low mental health in a given area. By reducing crime and improving feelings of safety, it can also have a positive impact on a number of aspects that are also interlinked with health outcomes. In isolation, reduced crime will have positive physical and mental health benefits. The LSOAs in which the site falls (Halton 002C and 002A) fall within the 30% and 40% least deprived areas nationally in terms of crime. However, there are nearby areas such as Cronton and Widnes which have higher levels of crime. The proposed development is designed to facilitate an inclusive, safe, and well-managed environment. 'Design Out Crime' requirements have informed proposals, and all external windows and doors will meet relevant security standards. Natural surveillance on the site conforms with secured by design principles and community safety is secured by design. The proposed block structure has houses facing onto the street providing natural surveillance with private gardens to the rear. Street lighting and lighting around communal areas will provide further discouragement to crime and anti-social behaviour.	Encourage community engagement groups such as establishing a neighbourhood watch or integrating new residents with existing groups.
7.Educational opportunities for all age ranges <i>Acquisition of new skills can offer an individual a sense of achievement and well-being. Improved education is linked to factors affecting quality of life and well-being. Will the development promote educational opportunities (such as basic skills or numeracy / literacy training), which are accessible to all parts of the community?</i>	All new and existing local residents.	Positive Access to good quality education at all ages levels has a direct positive impact on human health and is a key component of establishing lifetime neighbourhoods. The DAS states that there are six primary schools within 1.5 miles of the site. These include: Cronton Church of England Primary (approx. 1km north), Holy Family Catholic Primary (approx. 1km north), All Saints Upton Primary School (approx. 1.2km southwest). Wade Deacon High School is located approx. 1.7km south of the site and Cronton Sixth Form College is also located approx. 1km to the north east. Further primary and secondary schools are located in Widnes to the south.	Prioritise the use of local contractors and those which offer apprenticeships or other training opportunities for local people.

Determinant	Populations affected	Description of health impact	Action
8. Health related or risk taking behaviour <i>Lifestyle has a large impact on health including physical activity / active lifestyles, diet and access to healthy food, smoking, use of drugs, alcohol consumption, and sexual behaviour. Will the development promote healthy lifestyles?</i>	All new and existing local residents.	Neutral Although no food services will be provided on-site, the residents of the proposed development will have access to healthy food at nearby community facilities. The closest supermarket to the site is Aldi approx. 2.3km to the east, although various other supermarkets and shops are located in Widnes to the south. As previously stated, the proposed development is designed to facilitate an inclusive, safe, and well-managed environment, which will discourage risk-taking and anti-social behaviour. However, given the location of the site in an area relatively free from deprivation the effect is expected to be marginal.	Encourage active travel and other healthy lifestyle choices through community initiatives.
9. The provision of quality housing <i>The link between housing and health is well recognised, with poor housing particularly associated with ill health in children. Housing affects mental and physical health and a decent home is acknowledged as important for our health. Will the development affect the quality and provision of local housing?</i>	All populations.	Positive A number of health and wellbeing benefits can arise from access to decent and adequate housing, especially for the young and the elderly. Factors such as sanitation and overcrowding are widely recognised as a cause of illness in urban planning. Encouraging people to live at home longer by providing attractive homes and neighbourhoods can lead to health benefits that can reduce healthcare costs, as well as providing benefits through social interaction and a sense of community. The total site area is approx. 14.11 hectares and will include a balanced mix of residential development and green infrastructure. The green infrastructure network will cover around 5.25 hectares/37% of the site with remainder given to residential areas, infrastructure and private amenity spaces. The proposed development will support lifetime neighbourhoods by providing 350 homes, consisting of a range of 1, 2, 3 and 4 bedroom dwellings with 20% affordable provision. The provision of 20% affordable housing aligns with the affordable housing target identified in adopted Halton Local Plan Policy CSR 12. The proposed dwellings at the Site are designed to minimise heat loss carbon emissions. The development will also be designed to reduce the consumption of water and energy by means of water-saving and energy-efficient appliances and fittings. The provision of internal and external waste storage areas and information and encouragement from the facilities management team will promote recycling.	No action required

Determinant	Populations affected	Description of health impact	Action
10.The natural environment <i>The natural environment impacts on health in terms of air quality, water quality, noise pollution, smells, and waste or through the protection of wildlife and landscapes. Will the development affect the natural environment in a way that will impact on health?</i>	All new and existing local residents.	Positive An increase in access and interaction with open-space and nature can lead to an improvement in mental health, well-being and stress reduction. It can lead to an improvement in physical fitness which in turn can help counteract obesity. It can also help reduce incidences of cardiovascular, diabetes, cancers, and respiratory problems. The site is currently made up of two parcels of grass fields separated by Sandy Lane, a footpath and bridleway which runs between Widnes and Cronton and is bordered by hedgerows and trees. The proposed development will incorporate a green infrastructure network covering 5.26 hectares or 37% of the site. The proposed development will also include a mix of public, semi-private and fully private amenity spaces providing residents with safe areas to enjoy the outdoors, which will support well-being and promote social inclusion. A network of paths and cycle routes through the site providing choice and where possible are directed to pass balancing ponds and other landscaping features. As set out in the Design and Access Statement [DAS], the development of a network of public open spaces, play area, ecological habitats and leisure paths/cycleways will create usable and interesting spaces for play, recreation and the personal study of the natural world by children and adults. These spaces will create a Green Infrastructure network, providing space for sustainable urban drainage as well as creating wildlife corridors through the Site and out into the surrounding countryside. Once operational, the proposed development will create new terrestrial and wetland habitats as well as open space, street tree planting, and new SuDS features and ponds. The provision of open space will increase neighbourhood amenity and offset greenhouse gas emissions in the area. Notwithstanding the above, the proposed development will be policy compliant with respect to ecology; green infrastructure; biodiversity; and landscaping.	Ensure the agreed mitigation measures against air/noise impacts during construction are fully implemented.

Determinant	Populations affected	Description of health impact	Action
		An Air Quality Assessment [AQA] of the proposed development was produced by Ensaf Consultants. The AQA finds that following the implementation of various standard mitigation measures (to be secured through the CEMP) the residual effect of all dust-generating activity during construction, earthworks and trackout activities is negligible and not significant. During operation, the AQA also confirms that the expected impacts on annual harmful emissions concentrations due to exhaust emissions were assessed to be negligible. On this basis the impacts on air quality of the proposed development during both construction and operation are assessed to pose no risk to human health. The DAS states that in order to protect the amenity of the new residents some noise mitigation measures for the development will be required including appropriate acoustic ventilation of the nearest habitable rooms to the Chapel Lane and Queensbury Way frontages. In addition, homes adjoining Chapel Lane and Queensbury Way will be set back from them with the homes orientated to face the roads. This arrangement will protect the rear gardens from excess noise levels with the properties incorporating noise mitigation measures, as touched on above and set out in more detail in the Noise Impact Assessment.	

Determinant	Populations affected	Description of health impact	Action
11.The built environment <i>The nature of the built environment affects how people feel about where they live and work. Will the development work to conserve urban green spaces and amenities and support building programmes, which are sustainable?</i>		Positive The total site area is approx. 14.11 hectares and will include a balanced mix of residential development and green infrastructure. The green infrastructure network will cover around 5.25 hectares/37% of the site with remainder given to residential areas, infrastructure and private amenity spaces. The proposed development features an avenue at the top of the route hierarchy with foot and cycle paths to the side and a series of secondary streets. Squares are located at key junctions along the avenue, designed to be shared spaces and encourage social mixing. A network of paths and cycle routes through the site providing choice and where possible are directed to pass balancing ponds and other landscaping features.	Ensure the development is well maintained.

Determinant	Populations affected	Description of health impact	Action
12.Modes of transport and support infrastructure <i>Transport has many obvious health impacts; access; connectivity etc. Will the development affect public transport, car usage, promote walking / cycling and address issues for those without a car?</i>		Positive The provision of dedicated walking and cycling infrastructure between places is a decisive factor in stimulating physical activity. Cycling and walking can have numerous health benefits including physical health, reduction in stress levels, improvements to cardiovascular health, reductions in obesity and increased social interaction. Limited and disrupted accessibility may reduce access to amenities and services, adversely affecting health and well-being. The layout of streets and other routes within the development have been designed to ensure strong connectivity to the surrounding street network and provide clear routes through the site. The public realm layout will encourage residents and visitors to walk and cycle through the site and into surrounding neighbourhoods and countryside. The proposed development site has been chosen to promote travel choice, with links to existing residential areas and well established pedestrian and cycle networks in the vicinity. The site is located in close proximity to nearby to local facilities and services and will be accessible through active modes of travel as well as public transport. The design choices and inclusions are likely to encourage walking and active travel through the site to surrounding neighbourhoods and the countryside, as well as social mixing in shared spaces. This can have a beneficial effect on health and wellbeing of new residents and visitors to the site.	Promote active forms of travel and reduced car use.

Determinant	Populations affected	Description of health impact	Action
13.The provision of fair, equitable access to public services <i>People expect fair access to public services such as health, social and welfare services, transport, and leisure opportunities. Will the development improve access, especially for disadvantaged groups?</i>		Positive Access to good quality health and social care, education and community facilities has a direct positive impact on human health and is a key component of establishing lifetime neighbourhoods. The site location is in close proximity to a range of public facilities and services, with many of these being within walking and cycling distance. More services are available in central Widnes to the South. The nearest GP surgery is Upton Rocks Surgery approx. 1.5km south of the site. The nearest hospitals are Halton General Hospital to the south and Warrington Hospital to the east. The DAS states that there are six primary schools within 1.5 miles of the site. These include: Cronton Church of England Primary (approx. 1km north), Holy Family Catholic Primary (approx. 1km north), All Saints Upton Primary School (approx. 1.2km southwest). Wade Deacon High School is located approx. 1.7km south of the site and Cronton Sixth Form College is also located approx. 1km to the north east. Further primary and secondary schools are located in Widnes to the south. The closest supermarket to the site is Aldi approx. 2.3km to the east, although various other supermarkets and shops are located in Widnes to the south. In addition to the educational facilities the Site is also well served by sports pitches and clubs including Prescott Road Playing Fields, Parklands Social Club and the Jaguar Land Rover Sports and Social Club. The proposed development also includes a variety of accessible play spaces integrating formal and natural play and features. A central LEAP will be situated in the most accessible location within 400m walking distance of the whole site.	No action required

Determinant	Populations affected	Description of health impact	Action
14.Health inequalities among different groups <i>Inequalities in health are widespread. Will the development work to decrease health inequalities experienced by different groups of people in the community?</i>	All populations	Positive The proposed development will provide housing for a wide range of social groups and will support the establishment of lifetime communities, which can reduce health inequalities. The inclusion of a significant green corridor and active travel routes through the site to surrounding neighbourhoods and the countryside will promote the mixing of different groups and encourage healthier and more social lifestyles.	No action required
15.Equality and Diversity <i>Assessing the likely impact on race equality: Will the development promote unlawful racial discrimination, damage race equality of opportunity, or damage good relations between people of different races?</i>	All populations	Positive Homes within the proposed development will be accessible to people of all backgrounds and has been designed to encourage social mixing between different groups. In addition, Taylor Wimpey ensures inclusivity and promotes equality and diversity within all of its business activities.	Ensure that principles of equality, diversity and inclusion are followed through the construction process.

Source: Lichfields

4.0

Conclusion

- 4.1 This Health Impact Assessment has assessed the potential effects on human health arising from the proposed development at Chapel Lane, Halton. It is concluded that the proposed development will have both beneficial effects to human health across all determinants assessed. Several positive effects are associated with the development due to the mix of land uses, the provision of 350 new homes in a sustainable and well-connected location, alongside 20% affordable housing provision and significant green infrastructure.
- 4.2 Appropriate mitigation is required only with regards to noise and air quality effects during construction. These mitigation measures are detailed in the respective assessments and following their implementation residual effects are assessed to be negligible. Mitigation for other potential effects are secured in the design of the development and in many cases act to boost beneficial effects on health.
- 4.3 Therefore, the overall health impact of the development would be positive, with no negative effects found.
- 4.4 Health and wellbeing are vital factors in the planning balance and as such the positive effects associated with the development should be afforded considerable weight in the determination of this planning application.

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60
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