

Appendix 5: Health Impact Assessment Checklist

Assessment criteria	Relevant?	Details / evidence	Potential Health impact?	Recommended amendments or enhancement actions to the proposal under consideration
1. Housing quality and design				
1. Does the proposal seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet the needs of older or disabled people? [For example, does it meet all Lifetime Homes Standards, Building for Life etc?]	Yes	The Proposed Development will deliver up to 420 residential dwellings and associated open space and infrastructure on the Site (see the Introduction Chapter for further detail). The Site will include a mix of house types, tenures and sizes, limiting social exclusion and ensuring the creation of a truly varied and mixed community (see the Design and Access Statement (DAS) for further detail). The Proposed Development will provide a mix of dwelling sizes, and up to 126 (30%) of the residential dwellings will be provided as affordable housing (see the DAS for further detail).	Positive	Implement design as proposed
2. Does the proposal promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer?	Yes	The types of renewable energy proposed for this scheme include: • Photovoltaic Collectors (PV) – saving 22.1% of energy. • Heat Pumps (Air Source Heat Pumps – ASHP) saving 56.1% of energy. • Fabric Approach – saving 9.9% of energy. See the Energy Statement for further	Positive	Implement design as proposed

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		detail.		
2. Access to healthcare services and other social infrastructure				
3. Does the proposal seek to retain, replace, or provide health and social care related infrastructure?	No	N/A	N/A	N/A
4. Does the proposal address the proposed growth/ assess the impact on healthcare services?	Yes	A review of baseline data in respect of health services in the study area has indicated that there is capacity in the existing facilities (see socio-economics and health chapter for further detail). The Proposed Development will deliver up to 420 dwellings. The average household size in Broxtowe is 2.3. This gives an estimated population of 946 at the Proposed Development. The average number of patients to GPs within the GPs covering the Proposed Development is estimated to be 1:1,435 based on an estimated 98,396 patients and 68.6 FTE GPs. The additional 946 residents would increase the total number of patients to an estimated 99,342 which is a 0.96% increase. This would in turn result in an estimated average patient to GP ratio of 1:1,448, which is a negligible change from the existing baseline. As such, there is expected to be a neutral impact on the surrounding health facilities to accommodate the additional future residents of the Proposed Development (see Baseline Section Five for further detail).	Neutral	Implement design as proposed

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5. Does the proposal explore/allow for opportunities for shared community use and co-location of services?	Yes	The proposal will create areas that are attractive and have clearly defined public and private areas that relate well with one another to help promote a sense of community identity (see the DAS for further detail). The Site is well positioned to benefit from a range of local amenities and facilities, with well-established offerings within 15 minute walking distance at Stapleford, Bramcote, Chilwell and Toton (see the DAS for further detail). The development will be designed to allows ease of movement for all types of users and so will provide equal employment, social, community, leisure and retail activity opportunities for all (see the DAS for further detail). The Proposed Development will provide a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity (see the DAS for further detail).	Positive	Implement design as proposed
3. Access to open space and nature				
6. Does the proposal seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity?	Yes	The Site will provide 7.722 hectares (Ha) of open space (see the Socio-economics chapter for further detail). Areas of green space have been incorporated into the proposals with substantial areas of publicly	Positive	Implement design as proposed

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		accessible open space, comprising formal and informal amenity open space, play facilities, green corridors and a new Country Park for new and existing residents (see the DAS for further detail). The Proposed Development will create housing choice and provide areas of truly accessible public open space, whilst improving public access across the Site and wider pedestrian network (see the DAS for further detail).		
7. Does the proposal promote links between open and natural spaces and areas of residence, employment, and commerce?	Yes	The Site's location, around 8km from the city, is adjacent to major road infrastructure and a wealth of public transport links that are served by a high number of regular bus services and the NET Tram at Toton Land (see the DAS for further detail). There are rail, road and tram connections east towards Nottingham as well as rail and road connections west towards Derby. Before reaching the Derby Urban Area vehicles cross the M1 at Junction 25, which provides links North and South accessing the entire country (see the DAS for further detail). The existing footpath that runs through the Site is predominantly used by pedestrians and provides a convenient and direct route linking Toton Lane Tram station with Toton Fields Nature Reserve (see the DAS for further detail).	Positive	Implement design as proposed

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		The surrounding public right of way network allows for the Site to connect to the wider series of public spaces and create the opportunity for these sustainable links to continue through adjacent allocated sites (see the DAS for further detail). Three parallel public bridleway routes provide connections to Long Eaton (see the DAS for further detail). The Proposed Development will provide convenient, safe and direct access for all residents to the existing and proposed local services and facilities including schools, retail, community uses and employment opportunities (see the DAS for further detail).		
8. Does the proposal seek to ensure that open and natural spaces are welcoming, safe, and accessible to all?	Yes	The Site will provide a clear hierarchy of connected spaces and places, accessible by a variety of users, which consider the design of the space as well as its function as a movement corridor (see the DAS for further detail). The Proposed Development will provide a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity (see the DAS for further detail). The street hierarchy design of the Site will promote safe walking and	Positive	Implement design as proposed

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		high permeability through the Site and aims to limit the potential for anti-social behaviour (see the DAS for further detail).		
9. Does the proposal seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled?	Yes	In line with Aligned Core Strategy Policy 10 - Design and Enhancing Local Identity, the Proposed Development will aim to create an attractive, safe and inclusive environment for all residents (see the DAS for further detail). The Proposed Development aims to create healthy, comfortable and safe internal and external environments. It will provide convenient, safe and direct access for all residents to the existing and proposed local services and facilities including schools, retail, community uses and employment opportunities see the DAS for further detail). There are opportunities within the Site to deliver a variety of play spaces, including equipped play areas and trim trails (see the DAS for further detail).	Positive	Implement design as proposed
4. Air quality, noise, and neighbourhood amenity				
10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration, and odours?	Yes	Results from the noise modelling indicate that by placing gardens on the screened side of dwellings, noise levels from road traffic will be reduced to within acceptable levels (see the DAS for further detail). Noise generated during the construction works of the Site has the	Neutral	Implement design as proposed

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		potential to affect nearby noise-sensitive receptors. Without due consideration and management, activities relating to these works may have a high magnitude of impact at highly sensitive receivers, resulting in a significant effect (see the Noise and Vibration Chapter for further detail). During the construction phase of the development, activity noise from the majority of activities is calculated to exceed the criteria of 65 dB. As these activities are likely to only occur for short periods, this is considered to equate to a Medium magnitude of impact on high sensitivity receptors. This corresponds with a Moderate Adverse temporary Effect which is Significant (see the Noise and Vibration Chapter for further detail). During the operational phase, increases in road traffic flows are indicated to be less than 10% for all roads within the assessed area and therefore, the predicted change in road traffic noise levels will have no discernible impact (see the Noise and Vibration Chapter for further detail).		
11. Does the proposal seek to minimise air pollution caused by traffic and employment/commercial facilities?	Yes	During the construction phase, the construction traffic flows are expected to fall below the EPUK/IAQM criteria, with all construction vehicle movements to be controlled by a Construction Traffic Management Plan (CTMP) and Construction Environmental Management Plan (CEMP) and therefore the impact on	Positive	Implement design as proposed

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		existing sensitive human receptors will be negligible, with no significant effects anticipated (see the Air Quality Chapter for further detail). Pollutant concentrations for NO₂, PM₁₀ and PM_{2.5} have been modelled at existing sensitive receptor locations in the vicinity of the roads anticipated to be used by traffic associated with the operation of the Proposed Development. In the long term, the change in concentration of NO₂ and PM₁₀ at this receptor is considered 'Negligible' in line with EPUK and IAQM guidance. In both the long term and short term, the predicted annual mean NO₂ concentrations are not predicted to exceed the AQAL of 40 µg/m³ at any of the existing sensitive human receptors where the annual mean objective applies in either of the or Do-Minimum (DM) Do-Something (DS) scenarios. A CTMP and CEMP will be used to control activity during the construction phase, and secured by condition, and as such, emissions to air will be mitigated (see the Air Quality Chapter for further detail).		

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12. Does the proposal seek to minimise noise pollution caused by traffic and employment/ commercial facilities?	Yes	Prior to construction, a Construction Environmental Management Plan ('CEMP') will be implemented on the Site. Implementation of measures therein will address construction effects, including in relation to noise and vibration, on the environment, existing surrounding communities, businesses, and residents of the area (see the Noise and Vibration Chapter for further detail). In order to reduce the level of noise and vibration on the nearest sensitive dwellings during the construction phase of the Proposed Development, a series of measures are to be implemented which will form part of the CEMP (to be secured via condition) and will include measures such as: - Noisy-construction work associated with the Proposed Development is to be restricted. - The Site would be surrounded by fencing or hoarding, where possible. These are to be to the required height and density appropriate to the noise sensitivity of the location to reduce noise breakout from the Site. - Noisy plant and equipment are to be sited as far away as is possible from residential or other noise	Positive	Implement design as proposed

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		sensitive properties. All deliveries of materials, plant and machinery to the Site, and any removals of waste or other material is to take place within the permitted hours (see the Noise and Vibration Chapter for further detail).		
5. Accessibility and active transport				
13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	Yes	The Proposed Development will provide residents with a network of walking and cycling routes with the Site allowing for safe travel. It further focuses on enhancing existing walking and cycling routes (see the DAS for further detail). Regarding accessibility, the Proposed Development will maximise opportunities for alternative modes of transport to the car, particularly walking, cycling and bus travel (see the DAS for further detail). The street hierarchy design of the Site will promote safe walking and high permeability through the Site and aims to limit the potential for anti-social behaviour (see the DAS for further detail). The Site has a wealth of pedestrian routes that are to be enhanced and added to, meaning residents can access day to day facilities on foot (see the DAS for further detail).	Positive	Implement design as proposed

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		The Proposed Development will provide an extensive network of footpaths and cycleways, creating a truly walkable neighbourhood (see the DAS for further detail). A segregated pedestrian/cycle route is to be designed along the primary street (see the DAS for further detail).		
14. Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers, and cycle lanes) connecting to local and strategic cycle networks?	Yes	Regarding accessibility, the Proposed Development will maximise opportunities for alternative modes of transport to the car, particularly walking, cycling and bus travel (see the DAS for further detail). The Site has a wealth of pedestrian routes that are to be enhanced and added to, meaning residents can access day to day facilities by bicycle (see the DAS for further detail). The Proposed Development will include an extensive network of footpaths and cycleways, creating a truly walkable neighbourhood (see the DAS for further detail). A segregated pedestrian/cycle route is to be designed along the primary street. Pedestrian and cycle connectivity will also be enhanced within the Site and wider network (see the DAS for further detail).	Positive	Implement design as proposed

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15. Does the proposal support traffic management and calming measures to help reduce and minimise road injuries?	Yes	The Proposed Development will deliver multiple access points into the development forming part of a permeable network of streets which assists in dispersing vehicular and pedestrian traffic (see the DAS for further detail). Lower category streets will aim for a 20mph (miles per hour) design speed. Other streets and lanes will take a very small volume of vehicular traffic that serve residents only and not any through traffic (see the DAS for further detail). To progress the Proposed Development and comply with the various restrictions, nighttime and Sunday work may be necessary. Examples of this need may be carrying out works outside of the busy daytime hours to avoid causing additional traffic congestion (see the Transport and Access report for further detail). Although no mitigation is required for the operational phase transport impacts, a Travel Plan will be included which will further reduce the impact of traffic on air quality. A Construction Traffic Management Plan CTMP and CEMP will be used to control activity during the construction phase, and secured by condition, and as such, emissions to air will be mitigated (see the Air Quality Chapter for further detail).	Positive	Implement design as proposed

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16. Does the proposal promote accessible buildings and places to enable access to people with mobility problems or a disability?	Yes	The Site will ensure that the hierarchy of connected spaces and places, including streets, will be accessible by a variety of users of all mobility ranges (see the DAS for further detail). The Proposed Developments seeks to ensure that movement for all residents is accessible and easy to navigate for all users (see the DAS for further detail). The Proposed Development will consider the location of the buildings on the Site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities (see the DAS for further detail).	Positive	Implement design as proposed
6. Crime reduction and community safety				
17. Does the proposal create environments & buildings that make people feel safe, secure, and free from crime?	Yes	The street hierarchy design of the Site will promote safe walking and high permeability through the Site and aims to limit the potential for anti-social behaviour (see the DAS for further detail). A series of pocket parks are located within the residential development parcels along the road network providing accessible and surveyable play spaces within the development (see the DAS for further detail).	Positive	Implement design as proposed

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		Formal open spaces could be flanked by a consistent build line that helps to enclose the public realm, ensuring a high level of surveillance and enclosure (see the DAS for further detail).		
7. Access to healthy food				
18. Does the proposal support the retention and creation of food growing areas, allotments, and community gardens in order to support a healthy diet and physical activity?	No	N/A	N/A	N/A
19. Does the proposal seek to restrict the development of hot food takeaways (A5) in specific areas?	No	N/A	N/A	N/A
8. Access to work and training				
20. Does the proposal seek to provide new employment opportunities and encourage local employment and training?	Yes	During construction, it is estimated that a total of 168 jobs (61 direct, 107 indirect) will be generated per year during the construction phase (see the Socioeconomics Chapter for further detail). Once completed, the scheme is expected to generate 438 economically active residents in employment (see the Socio-economics Chapter for further detail).	Positive	Implement design as proposed
9. Social cohesion and lifetime neighbourhoods				
21. Does the proposal connect with existing communities where the layout and movement avoid physical barriers and severance and encourages social interaction?	Yes	The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each	Positive	Implement design as proposed

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[For example, does it address the components of Lifetime Neighbourhoods?]		other, encouraging interaction (see the DAS for further detail). In line with the National Design Guide on public spaces, the Proposed Development will aim to include well-located public spaces that support a wide variety of activities and encourage and support social interaction, to promote health and well-being, alongside social and civic inclusion (see the DAS for further detail).		
10. Minimising the use of resources				
22. Does the proposal seek to incorporate sustainable design and construction techniques?	Yes	The Site has a wealth of pedestrian routes that are to be enhanced and added to, meaning residents can access day-to-day facilities on foot or bicycle (see the DAS for further detail). In line with the Building Regulations being changed to a Future Homes Standard, the Proposed Development will need to accord with the requirements regarding the Conservation of Fuel and Power, Overheating, Ventilation and EV charging (see the DAS for further detail). The proposals will be delivered in line with the necessary building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures may include: Improved energy efficiency through careful building	Positive	Implement design as proposed

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		siting, design and orientation. - Sustainable Drainage Systems (SuDs). - Considering fabric efficiency in the design of buildings. - Use of building materials capable of being recycled. - An element of construction waste reduction or recycling (see the DAS for further detail).		
11. Climate change				
23. Does the proposal incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes	The types of renewable energy proposed for this scheme include: - Photovoltaic Collectors (PV) – saving 22.1% of energy. - Heat Pumps (Air Source Heat Pumps – ASHP) saving 56.1% of energy. - Fabric Approach – saving 9.9% of energy. See the Energy Statement for further detail. In line with the National Design Guide on public spaces, the Proposed Development will aim to have trees and other planting within public spaces for people to enjoy, whilst also providing shading, alongside air quality and climate change mitigation	Positive	Implement design as proposed

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		(see the DAS for further detail).		
24. Does the proposal maintain or enhance biodiversity?	Yes	Tree protection fencing / barriers will be maintained to ensure that they remain rigid and complete for the duration of construction activities on site (see the Arboricultural Assessment for further detail). Construction of the Stapleford Lane access road junction necessitates the removal of specific trees to achieve required junction and its associated visibility splays. The access road's alignment significantly impacts the root protection areas of these trees, rendering their retention unsustainable (see the Arboricultural Assessment for further detail). The proposed cycleway/pedestrian route's positioning is significantly within the root protection areas of certain trees, making retention impractical (see the Arboricultural Assessment for further detail). An adequate quantity of structured tree planting should be provided to mitigate for any tree removal necessary to implement the development (see the Arboricultural Assessment for further detail). Retained trees on Site will be adequately protected during works through the installing of the requisite tree protection measures (see the Arboricultural Assessment for further detail).	Positive	Implement design as proposed

Assessment criteria	Relevant?	Details / evidence	Potential Health impact?	Recommended amendments or enhancement actions to the proposal under consideration
12. Health inequalities				
25. Does the proposal consider health inequalities and encourage engagement by under-served communities?	Yes	Aligning with Policy 24 'The Health and Wellbeing Impacts of Development' outlined in the Broxtowe Borough Council Part 2 Local Plan, the Proposed Development should aim to promote the importance of healthy lifestyles to reduce the prevalence of health inequalities within the community (see the Socioeconomics chapter for further detail). The magnitude of effect for Health and Wellbeing is medium, as there are considerable social benefits resulting from the scheme which all combine to contribute to a positive change in health and wellbeing. This will ultimately improve identified health and deprivation inequalities of future and existing residents (see the Socioeconomics chapter for further detail).	Positive	Implement design as proposed