
Land East of Ansty

Health Impact Assessment

Quality Management			
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1 Introduction

1.1 Background

1.1.1 This Health Impact Assessment (HIA) has been prepared by the Savills Health and Social Impact Assessment team within the Environment & Infrastructure department, on behalf of Fairfax Properties (hereafter referred to as ‘the Applicant’), regarding a residential led, mixed-use development site east of Antsy, Mid Sussex district. This HIA accompanies the following development proposal:

“Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care (C2 units), a primary school, new SEND school, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.”

1.1.2 The Proposed Development also includes the provision of a substantial Parkland Reserve (referred to as Beechy Bottom Parkland Reserve) and a Health Hub (integrating both GP Surgery and Allied Health Care and the opportunity for Social Prescribing).

1.2 Health Impact Assessment

1.2.1 HIA is designed to identify and assess the potential health outcomes (both adverse and beneficial) of a proposed project, plan or programme and to deliver evidence-based recommendations that maximise health gains, and reduce or remove potential negative impacts on health and wellbeing.

1.2.2 While HIA are typically reactive (assessing a developed plan with limited opportunity to influence the scheme), in this instance, the HIA team have been involved from the outset of the application; provided input to the master planning phase; and included public health and social care intelligence to inform and imbed the Healthy Urban Design features, prior to the final appraisal of the Proposed Development. Such input ensures the Proposed development is aware of current and looming public health and social care challenges, helps raise awareness and empathy to varying community circumstance, priority and need, and presents embedded mitigation and design solutions that address potential barriers to health benefit uptake.

1.3 Report Structure

1.3.1 This remainder of this report is structured as follows:

- Section 2: Policy and Legislative Context;
- Section 3: Approach and Methodology;
- Section 4: Project Profile;
- Section 5: Health and Wellbeing Baseline;
- Section 6: Appraisal ; and
- Section 7: Conclusions and Actions.

2 Policy and Legislative Context

2.1 Introduction

2.1.1 This section presents the national and local legislative, policy and guidance requirements pertinent to the assessment of health. On the basis that a wide range of environmental, social and economic factors have the potential to influence health, many local policies which relate to these determinants are also relevant to health. To ensure a focussed list of relevant policies and to avoid duplication of policies pertinent to the inter-related technical disciplines, the policies referenced in this section have been done so, only if they explicitly mention health and/or wellbeing.

2.2 National policy

National Planning Policy Framework 2023

2.2.1 The National Planning Policy Framework (NPPF) was updated on 5 September 2023 (Department for Levelling Up, Housing and Communities, 2023) and replaces the previously revised NPPF revised in 2021 (Ministry of Housing, Communities & Local Government, 2021). The NPPF sets out the planning policies for England.

2.2.2 Promoting healthy and safe communities is a central theme, whereby the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction (including opportunities for meetings between people who might not otherwise come into contact with each other), are safe and accessible, and enable and support healthy lifestyles (paragraph 92).

2.2.3 Furthermore, the NPPF (paragraph 93) states that to provide the social, recreational and cultural facilities and services that communities need, planning policies and decisions should:

- plan positively for the provision and use of shared spaces, community facilities and other local services;
- take into account and support the delivery of local strategies to improve health, social and cultural wellbeing;
- guard against the unnecessary loss of valued facilities and services;
- ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

National Planning Practice Guidance

2.2.4 The National Planning Practice Guidance (NPPG) (Ministry of Housing, Communities & Local Government, 2019) supports the NPPF and provides guidance across a range of topic areas, including 'healthy and safe communities'. It is recognised in the NPPG, that the design and use of the built and natural environments are major determinants of health and wellbeing whereby a "healthy place" is one which:

- supports and promotes healthy behaviours and environments, and facilitates a reduction in health inequalities;
- will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing;
- is inclusive and promotes social interaction; and

- meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.

2.2.5 As stated in the NPPG, planning and health need to be considered firstly in terms of creating environments that support and encourage healthy lifestyles, and secondly in terms of healthcare capacity. In addition, engagement with individuals and/or organisations, such as the relevant Director(s) of Public Health and Integrated Care Board, will help ensure local public health strategies and any inequalities are considered appropriately.

2.3 Local policy and guidance

Mid Sussex District Plan 2014-2031

2.3.1 The Mid Sussex District Plan 2014-2031 (MSDP 14-31) (Mid Sussex District Council, 2018), adopted in March 2018, sets out a vision for how Mid Sussex wants to evolve, and a delivery strategy for how it will be achieved. It covers the period up to 2031 and will replace the majority of the Mid Sussex Local Plan adopted in 2004. The plan's 42 policies aim to achieve four priority themes, which are underpinned by 15 strategic objectives. Although there are no policies in the plan that explicitly mention health and/or wellbeing, health and wellbeing is a cross cutting theme throughout the plan, as it is explicitly mentioned in two priority themes ("Ensuring cohesive and safe communities" and "Supporting healthy lifestyles") and in the following two strategic objectives:

- Strategic Objective 12 – *"To support sustainable communities which are safe, healthy and inclusive"*; and
- Strategic Objective 15 – *"To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations"*.

Mid Sussex District Plan 2021-2039 Consultation Draft (Regulation 18)

2.3.2 Local planning authorities are required to review local plans at least once every five years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community. As the MSDP 2014-2031 was adopted in 2018, it requires a review in 2023. The Mid Sussex District Plan 2021-2039 Consultation Draft (Regulation 18) (MSDP 21-39) (Mid Sussex District Council, 2022) is the outcome of this review process, with submission to the Secretary of State in 2023.

2.3.3 The MSDP 21-39 contains an updated vision, strategy, site allocations and policies, and will supersede the adopted District Plan upon its adoption, anticipated in 2024. The MSDP 21-39 contains the same 15 strategic objectives as the MSDP 14-31 (with 12 and 15 explicitly mentioning health as outlined above). However, these are now centred on the UN's Sustainable Development Goals (SDGs) as opposed to the aforementioned priority themes. The update also includes 85 policies, an additional 43 when compared to the MSDP 14-31, and although only one explicitly mentions health and wellbeing (DPS6: Health and Wellbeing), health and wellbeing remains a cross-cutting theme that underpins at least part of the rationale behind 14 other policies within the plan.

2.3.4 To achieve sustainable development and promote sustainable communities in accordance the NPPF and SDGs, the MSDP 21-39 aligns with the concept of 20-minute Neighbourhoods, as outlined in the Town and Country Planning Association (TCPA) 'Guide to 20-minute Neighbourhoods' (TCPA, 2021). The concept is about creating attractive, interesting, safe, inclusive, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances to meet their daily needs, and presents significant potential to improve people's health and wellbeing. The TCPA guidance acknowledges that this concept is more challenging in rural settings and emphasises

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that 20-minute neighbourhoods are not about ensuring that all daily needs can be met within a set number of minutes of active travel specified, but rather a guiding approach to creating complete, compact and connected places.

- 2.3.5 Policy DPS6 (Health and Wellbeing) recognises that the built and natural environment is a determinant of health and wellbeing, and aims to promote the design and quality of neighbourhoods that create opportunities to facilitate healthy lifestyles. It states that:

“All new development must be designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and wellbeing needs in Mid Sussex, as identified in the Joint Strategic Needs Assessment and West Sussex Joint Health and Wellbeing Strategy.”

- 2.3.6 Policy DPS6 also states that:

“Proposals for major residential and commercial development need to undertake a screening for a Health Impact Assessment (HIA). A Health Impact Assessment is a useful tool that helps to identify the health impacts of a proposed plan or project and can ensure future health and wellbeing needs are met. An HIA makes recommendations to maximise the positive health and wellbeing impacts, minimise the negative health and wellbeing impacts and reduce health inequalities.”

- 2.3.7 The definition of a “major development” is where the number of dwellings to be provided is 10 or more. As the Proposed Development is approximately 1,450 new homes, an HIA was included to inform the process from the outset.

3 Approach and Methodology

3.1 Approach

3.1.1 The assessment of health and wellbeing impacts applies a broad socio-economic model of health (see Figure 3-1) that encompasses conventional health impacts such as disease, accidents and risk, along with wider health determinants vital to achieving good health and wellbeing such as employment and local amenity. It addresses both physical and mental health outcomes, and also considers equality and social impacts where possible.

Figure 3-1: The determinants of health and wellbeing in our neighbourhoods



Source: (Barton & Grant, 2006)

3.1.2 The assessment methodology follows a source-pathway-receptor model to identify and assess population and health effects that are plausible and directly attributable to the Proposed Development. As shown in Table 3-1, a hazard source itself does not constitute a health risk: it is only when there is a hazard source, a sensitive receptor and a pathway of exposure that there is any potential risk to human health. The same is true for potential health benefits where a positive influence must be present alongside a pathway of exposure and a receptor for there to be any potential for health improvement.

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3.1.3 Where a source-pathway-receptor linkage exists, it is then the nature of the specific hazard source or positive influence; the magnitude of impact via the pathway of exposure; and the sensitivity of the receptor that will determine what level of health risk or benefit is predicted, if any.

Table 3-1: Source-pathway-receptor model

Source	Pathway	Receptor	Plausible Health Impact	Explanation
x	✓	✓	No	There is not a clear source from where a potential health impact could originate.
✓	x	✓	No	The source of a potential health impact lacks a means of transmission to a population.
✓	✓	x	No	Receptors that would be sensitive or vulnerable to the health outcome are not present.
✓	✓	✓	Yes	Identifying a source, pathway and receptor does not mean a health outcome is a likely significant effect; health impacts should be assessed (describing what effect will occur and its likelihood) and potential health effects are then evaluated for significance.

3.1.4 When defining potential population and health determinants associated with a project, it is also useful to consider three broad domains of public health: health protection (i.e. environmental objective thresholds set to be protective of health); health promotion (i.e. ways in which to support healthy lifestyles, improve socio-economic status and address inequality); and health care (i.e. provision, effectiveness and equity of access to healthcare services).

3.1.5 This ensures that the full remit of Public Health is considered in the planning process, and maximises opportunities for health and care improvement.

3.2 Methodology

3.2.1 The London Healthy Urban Development Unit (HUDU) Rapid HIA Tool has been used in this instance as the Mid Sussex District Plan 2014-2031 and Mid Sussex District Plan 2021-2039 Consultation Draft (Regulation 18) do not outline any specific HIA methodology to be followed. The HUDU assessment matrix comprises a range of criteria categorised by the following eleven topics or broad determinants:

- housing design and affordability;
- access to health and social care 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 inclusive design;
- minimising the use of resources; and
- climate change.

- 3.2.2 It is important to note that the appraisal criteria, are themselves, prompts to facilitate healthy urban design tailored to local priorities, perceptions and needs. The true value is therefore when they are applied to iteratively inform and refine an application, prior to final appraisal.

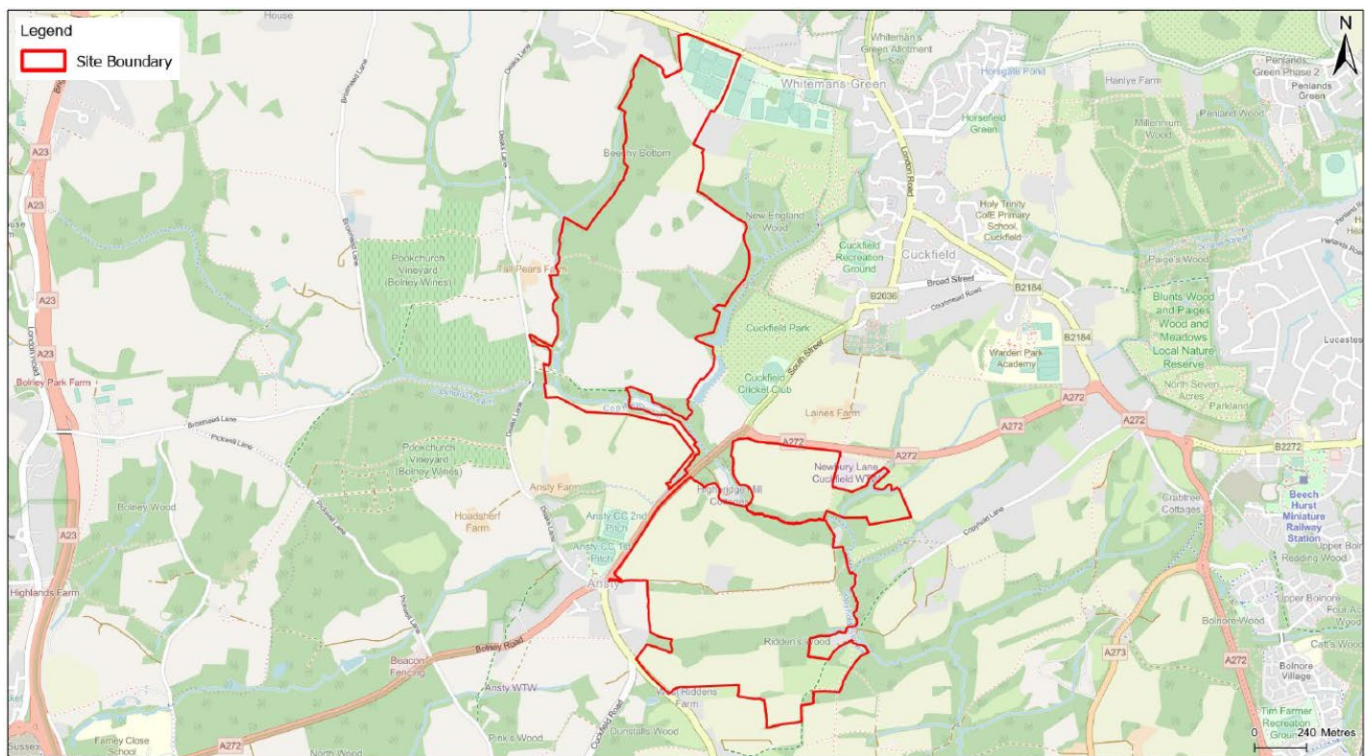
4 Project Profile

4.1 Site description and setting

4.1.1 As shown in Figure 4-1, the site occupies an accessible location to the east and north of Ansty, and is bound to the north by Staplefield Road and farmland. The Cuckfield Sewage Treatment Works, farmland and the towns of Cuckfield and Haywards Heath are situated to the east of the site. To the south of the site lies farmland and the town of Abbotsford beyond, and to the west is the village of Ansty and additional farmland. Vehicular access to the site is from Staplefield road, and the A272 cuts across the site from the south-west to the north-west, and the B2036 is located along the south-western boundary of the site.

4.1.2 The Site and surrounding area are rural in nature, characterised by farmland. The overall site is approximately 185.2 ha in size, with the conservation area occupying approximately 87 ha of the total and the built area occupying approximately 98.2 ha.

Figure 4-1: Site red line boundary and setting



4.1.3 The site is well positioned in terms of transport links, with neighbouring areas easy to access. By foot, Cuckfield can be reached within 15 minutes; Haywards Heath and part of Burgess Hill can also be reached within 15 minutes by bicycle. The nearest bus stops to the site are located at the north-western corner of the site on Bolney Road in Ansty. These stops are primarily served by the 89 bus route and provide access to both Horsham and Haywards Heath. There are further bus stops on Tylers Green to the north-east of the site, which are served by bus services 31, 31B, 33, 33A,

62, 89, 166 and 271. The nearest railway station is Haywards Heath which is approximately 2.7 km to the north-east of the Site.

4.2 Project description summary

4.2.1 This HIA accompanies the following development proposal:

“Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care (C2 units), a primary school, new SEND school, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.”

4.2.2 The Proposed Development will comprise the construction of:

- up to 1,450 new residential dwellings;
- up to 90 residential care home units;
- around 21,500 m² of primary school area;
- around 20,000 m² of special educational needs and disability (SEND) school area;
- approximately 520 m² of Health Hub; and
- approximately 1,755 m² of local centre (Use Class E) floorspace in existing and new buildings ranging between 2 to 2.5 storeys in height, with a small number of buildings ranging between 3 to 4 storeys in height.

4.2.3 The Proposed Development also includes minor upgrades to the two existing east-west footpaths, as well as the creation of a new north-south footpath in the Parkland Reserve the north of the A272, providing greater accessibility and footpath network.

4.3 Study area

4.3.1 Environmental health determinants (such as changes to air quality and noise exposure) are likely to have a local impact where the potential change in hazard exposure is limited by physical dispersion characteristics. As a result, the study area for health-specific baseline statistics relating to human health effects focuses on ward-level (Cuckfield), using district (Mid Sussex), county (West Sussex) and national (England) averages as comparators. Where data is not available at ward-level, district-level data is presented as a representative alternative.

4.3.2 Socio-economic health determinants (such as employment and related income generation) have a wider geographic scope of influence than environmental health determinants due to the willingness to commute significant distances to work. On this basis, the wider study area for socio-economic baseline data focuses on district-level statistics, using county and national averages as comparators.

4.3.3 The study area defining the relevant sensitive receptors identified for assessment purposes remains consistent with the inter-related technical disciplines assessed within the planning application, which the HIA relies upon.

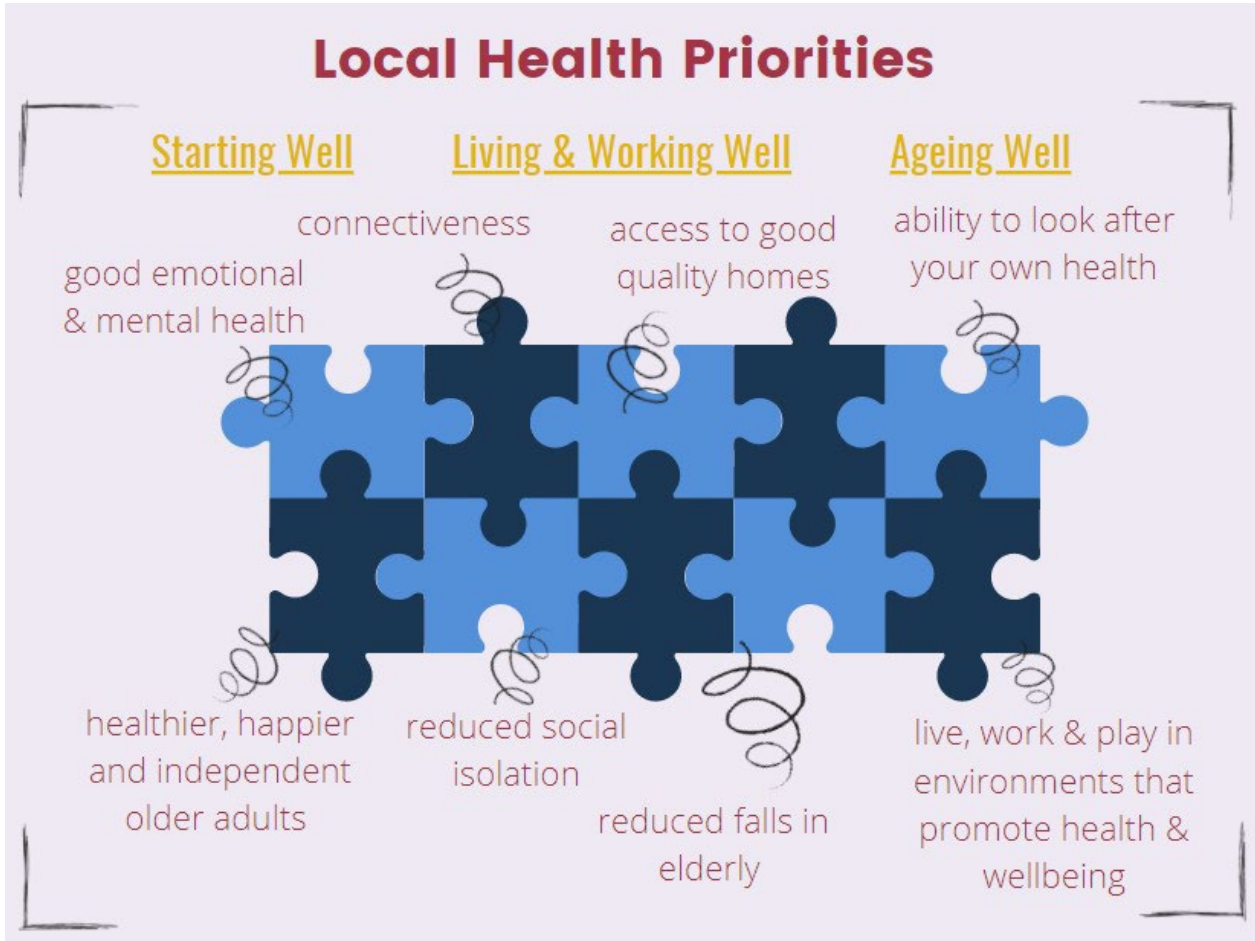
4.4 Local health priorities

4.4.1 The West Sussex Joint Health and Wellbeing Strategy (2019-24) (West Sussex Health and Wellbeing Board, n.d.) outlines several local health priorities relating to the themes of ‘starting well’, ‘living and working well’ and ‘ageing well’.

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- 4.4.2 'Starting well' focuses on babies (including those yet to be born), children and young people; it recognises the link between early years health and wellbeing and physical, emotional and mental health in later life. There are four goals that fall within the 'starting well' theme: improved infant and maternal outcomes especially in deprived areas; that children, young people and families have good emotional wellbeing and mental health; that children grow in a safe and healthy home environment with supportive and nurturing parents and carers; and that children and young people leaving care are healthy and independent.
- 4.4.3 'Living and working well' concerns the health and wellbeing of those in their 'mid-life', i.e. those of working age. This theme highlights how the population in West Sussex is becoming an increasingly ageing population, which is set to increase pressure on health and social care services as the age-dependency ratio increases. It emphasises the importance of setting up the conditions to facilitate healthy independent living for longer, preventing, reducing and delaying the need for social care or clinical intervention. This objective is driven through the following four goals: ensuring individuals, families, friends and communities are connected; that people are able to look after their own health and wellbeing; that people have access to good quality homes providing a secure place to thrive and promote good health, wellbeing and independent living; and that people live, work and play in environments that promote health and wellbeing.
- 4.4.4 'Ageing well' relates to the existing and increasing senior demographic within West Sussex. The theme notes that older people have particular physical, mental and wellbeing needs that are different to other ages; they have increased risk of long term health conditions and/or sensory impairment, and are more likely to experience social isolation and loneliness. To maximise the health and wellbeing of older people in West Sussex, the theme includes the following goals: for fewer people to feel lonely or socially isolated; for older adults to stay healthier, happier and independent for longer; to reduce the number of older people having falls; and so that people receive good quality end of life care and experience a good death.
- 4.4.5 While some of the priorities fall outside of the influence of the built environment and planning, those outlined in Figure 4-2 are considered to be relevant to the Proposed Development, and have been the focus of the healthy urban design.

Figure 4-2: West Sussex local health priorities



Note: Image generated by Savills based on the West Sussex Joint Health and Wellbeing Strategy (2019-24)

5 Health and Wellbeing Baseline

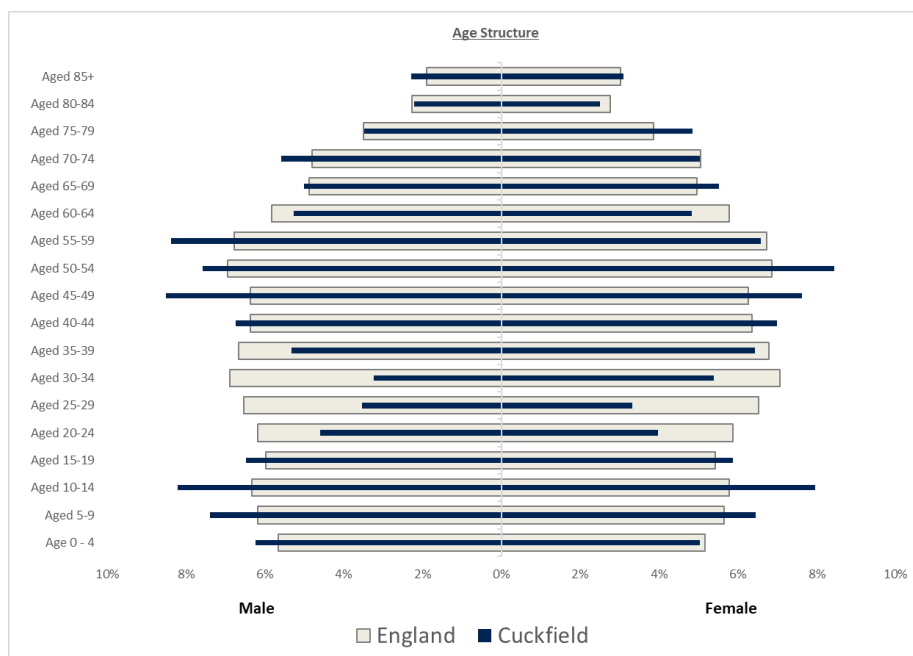
5.1 Introduction

- 5.1.1 Different communities have varying susceptibility to health and wellbeing effects (both adverse and beneficial) as a result of social and demographic structure, behaviour and relative economic circumstance.
- 5.1.2 The aim of the following information is to put into context the local health and socio-economic circumstance of the communities living within the study area, providing additionally context to and reinforcing the priorities set out in the Joint Strategic Needs Assessment. It should be noted that the description of the whole population, and of the populations within the study area, do not exclude the probability that there will be some individuals or groups of people who do not conform to the overall profile.

5.2 Demography, deprivation and socio-economic circumstance

- 5.2.1 As shown in Figure 5-1, there is a higher proportion of the population (both genders) in Cuckfield are aged 5-19, 40-54, and 65-69, and 85+ years old when compared to the England average. Conversely, Cuckfield has a lower proportion of the population (both genders) who are aged 20-39, 60-64 and 80-84 years old when compared to the England average. This further indicates that the senior age demographic is currently high (with associated social and health care needs), will reduce, and then spike again.
- 5.2.2 The proportion of males in Cuckfield aged 0-4 and 55-59 years old is higher than the England average, whilst the proportion of females for the same age categories is lower than the England average.
- 5.2.3 Figure 5-1 also shows that the proportion of males aged 70-74 years old is slightly higher than the England average, whilst the proportion of females in the same age category is comparable with the England average. Similarly, the proportion of females aged 75-79 years old is slightly lower than the England average, whilst the proportion of males in the same age category is comparable with the England average.

Figure 5-1: Age structure - ward level



5.2.4 As shown in Table 5-1, the 2019 Index of Multiple Deprivation (IMD) Score is higher (worse) in Cuckfield than it is in Mid Sussex, but lower (better) than in West Sussex and England. The percentage of the population experiencing income deprivation, child poverty, older people living in deprivation, older people living alone, overcrowded houses, unemployment and long-term unemployment is lower than all relevant comparators, and significantly lower than the England averages. The percentage of the population experiencing fuel poverty is higher in Cuckfield than it is in Mid Sussex, but lower than in West Sussex and England.

Table 5-1: Deprivation and socio-economic circumstance statistics

Indicator	Date	Cuckfield	Mid Sussex	West Sussex	England
Deprivation and socio-economic circumstance					
IMD Score 2019	2019	8.7	7.7	14.4	21.7
Income deprivation, English Indices of Deprivation (%)	2019	4.7	5.3	8.4	12.9
Child poverty, English Indices of Deprivation (%)	2019	4.7	6.5	11	17.1
Older people in deprivation, English Indices of Deprivation (%)	2019	6.6	6.8	9.5	14.2
Older people living alone (%)	2011	26.8	29.3	31.3	31.5
Overcrowded houses 2011 (%)	2011	4.6	5.6	6.7	8.7
Fuel poverty (%)	2020	7.3	6.7	8.2	13.2
Unemployment (%)	2021-22	2	2.4	3.9	5
Long term unemployment (%)	2011	12.5	14.2	17.2	17.6

Indicator	Date	Cuckfield	Mid Sussex	West Sussex	England
Key:					
	Significantly better than the England average				
	Significantly worse than the England average				
	Not significantly different than the England average				
Please note: IMD Score 2019 and fuel poverty were not highlighted as they do not have confidence intervals					

Source: Office for Health Improvement and Disparities Local Health (OHID, n.d.)

5.3 Life expectancy and physical health

- 5.3.1 As shown in Table 5-2, average life expectancy at birth for both genders in the Cuckfield is lower than the Mid Sussex and West Sussex averages, but higher than the England average. Healthy life expectancy (i.e. the number of years spent in good health) within Cuckfield is higher than the West Sussex and England averages. Trend data further indicates that the gap between life expectancy and healthy life expectancy is not closing.
- 5.3.2 Within Cuckfield, the rate of emergency hospital admissions for all causes is lower than in Mid Sussex and West Sussex, and is significantly lower than in England. When analysing specific underlying causes for hospital admissions, the rate of emergency hospital admissions in Cuckfield are lower than in Mid Sussex and West Sussex, and significantly lower than in England for the following: coronary heart disease, myocardial infarction and chronic obstructive pulmonary disease.
- 5.3.3 The rate of emergency hospital admissions for stroke in Cuckfield is higher than in Mid Sussex, as is the rate of admissions for hip replacement. In the absence of emergency hospital admissions data for cancer, statistics relating to incidence have been collected and show that cancer incidence is marginally lower in Cuckfield than all three comparators.
- 5.3.4 The indicators relating to mortality tell a more varied story of health in Cuckfield in comparison to Mid Sussex, West Sussex and England. The standardised mortality ratio (SMR) for all causes is higher in Cuckfield than in all relevant comparators. When analysing specific underlying causes for deaths, SMRs are higher in Cuckfield than all relevant comparators for deaths from cancer, circulatory disease and stroke. SMRs are higher in Cuckfield than in Mid Sussex, but remain lower than the West Sussex and England averages for deaths from heart disease, respiratory diseases, and causes considered preventable (for those under 75 years). The SMR of deaths from causes considered preventable for those under 75 is also significantly lower than the England average.

Table 5-2: Life expectancy and physical health statistics

Indicator	Date	Cuckfield	Mid Sussex	West Sussex	England
Life expectancy					
Life expectancy at birth for males	2016-20	80.00	81.50	80.70	79.50
Life expectancy at birth for females	2016-20	82.80	85.00	84.20	83.20
Healthy life expectancy for males	2011, 2016-2018	69.40	N/A	64.60	63.40
Healthy life expectancy for females	2011, 2016-2018	72.10	N/A	64.30	63.90

Indicator	Date	Cuckfield	Mid Sussex	West Sussex	England
Hospital admissions/disease incidence					
Emergency hospital admissions for all causes (SAR)	2015-16 to 2019-20	75.10	79.40	92.90	100.00
Emergency hospital admissions for coronary heart disease (SAR)	2015-16 to 2019-20	51.50	64.00	80.30	100.00
Emergency hospital admissions for stroke (SAR)	2015-16 to 2019-20	84.10	78.00	91.60	100.00
Emergency hospital admissions for myocardial infarction (SAR)	2015-16 to 2019-20	60.90	62.90	82.80	100.00
Emergency hospital admissions for chronic obstructive pulmonary disease (SAR)	2015-16 to 2019-20	39.10	47.10	57.40	100.00
Incidence of all cancer (SIR per 100)	2015-19	92.10	98.80	101.90	100.00
Emergency hospital admissions for hip fracture in 65+ (SAR)	2016-17 to 2020-21	110.60	92.50	100.60	100.00
Mortality					
Deaths from all causes (SMR)	2016-20	104.70	86.60	92.30	100.00
Deaths from cancer (SMR)	2016-20	108.10	90.30	95.20	100.00
Deaths from circulatory disease (SMR)	2016-20	101.10	81.60	90.50	100.00
Deaths from coronary heart disease (SMR)	2016-20	77.60	70.90	85.80	100.00
Deaths from stroke (SMR)	2016-20	151.00	98.70	94.40	100.00
Deaths from respiratory diseases (SMR)	2016-20	83.10	80.30	86.50	100.00
Deaths from causes considered preventable, under 75 years (SMR)	2016-20	70.00	60.60	79.20	100.00
Key:					
	Significantly better than the England average				
	Significantly worse than the England average				
	Not significantly different than the England average				
Please note: Healthy life expectancy is not highlighted as it does not have confidence intervals, and there is no healthy life expectancy data available for Mid Sussex					




5.4 Mental health, lifestyle and behavioural risk factors

- 5.4.1 As shown in Table 5-3, hospital stays for self-harm within Cuckfield are higher than all relevant comparators, and significantly higher than the England average. Mid Sussex is the lowest geography for which statistics for suicide rate are available for. The rate of suicide in Mid Sussex is lower than in West Sussex, but higher than the England average.
- 5.4.2 In terms of lifestyle and behavioural risk factors, the prevalence of overweight and obese children in Cuckfield is lower than in Mid Sussex and West Sussex, and is significantly lower than the England average. Mid Sussex is again the lowest geography for which statistics relating to the proportion of overweight or obese adults within the adult population,

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and the percentage of physically active adults are available. The percentage of overweight or obese adults in Mid Sussex is lower than both the West Sussex and England average, whilst the percentage of physically active adults in Mid Sussex is higher than both the West Sussex and England average. The prevalence of smoking at 15 years old in Cuckfield is higher than all relevant comparators, whilst the rate of hospital stays for alcohol-related harm is lower in Cuckfield than all other relevant comparators.

Table 5-3: Mental health, lifestyle and behavioural risk factor baseline statistics

Indicator	Date	Cuckfield	Mid Sussex	West Sussex	England
Mental health					
Hospital stays for self-harm (SAR)	2016-17 to 2020-21	134.1	110	119.7	100
Suicide rate (per 100,000 population)	2019-21	N/A	11	11.5	10.4
Lifestyle and behavioural risk factors					
Prevalence of overweight children, including obesity (Reception) (%)	2017-18 to 2019-20	15.8	16.4	19.5	22.6
Prevalence of overweight children, including obesity (Year 6) (%)	2017-18 to 2019-20	23.7	26.1	30.1	35.8
Smoking prevalence at 15 years (regular) (%)	2014	7.5	7.1	7.1	5.4
Hospital stays for alcohol-related harm, narrow definition (old method) (per 100,000 population)	2016-17 to 2020-21	61.8	68.7	85.5	100
Percentage of adults classified as overweight or obese	2021-22	N/A	51.7	61.6	63.8
Percentage of physically active adults	2021-22	N/A	78.1	69.6	67.3
Key:					
	Significantly better than the England average				
	Significantly worse than the England average				
	Not significantly different than the England average				
Please note: Suicide rate; smoking prevalence at 15 years; percentage of adults classified as overweight or obese; and percentage of physically active adults are not highlighted as they do not have confidence intervals					

5.5 Local healthcare capacity

5.5.1 The Proposed Development is located within the Sussex Health and Care Integrated Care System (ICS), which is made up of health and care organisations across Sussex. Sussex Health and Care ICS is comprised of four statutory partners, namely: NHS Sussex, East Sussex County Council, West Sussex County Council, and Brighton and Hove City Council (Sussex Health and Care ICS and NHS Sussex Integrated Care Board, 2023).

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- 5.5.2 There are also seven NHS provider partners in the Sussex Health and Care ICS, these are: University Hospitals Sussex NHS Foundation Trust, East Sussex Healthcare NHS Trust, Queen Victoria Hospital NHS Foundation Trust, Surrey and Sussex Healthcare NHS Trust, Sussex Partnership NHS Foundation Trust, Sussex Community NHS Foundation Trust and South East Coast Ambulance Service NHS Foundation Trust (Sussex Health and Care ICS and NHS Sussex Integrated Care Board, 2023).
- 5.5.3 In addition, there are three primary care partners, or Sub-Integrated Care Boards (Sub-ICBs), within the Sussex Health and Care ICS, comprising: Brighton and Hove, East Sussex, and West Sussex (Sussex Health and Care ICS and NHS Sussex Integrated Care Board, 2023). The Proposed Development is located within the West Sussex Sub-ICB, which has 75 GP practices in 20 primary care networks and 150 pharmacies. Within the West Sussex Sub-ICB, there are 931,125 patients and 43 FTE GPs (per 100,000 population) (NHS Digital, 2023). This equates to 2,326 patients per GP, which exceeds the target of 1,800 patients per GP outlined by the HUDU Planning Contribution Model (NHS London Healthy Urban Development Unit, 2009), based on guidance from the Royal College of GPs.
- 5.5.4 Table 5-4 lists all of the GP practices located within 5 miles (8 km) of the Proposed Development (NHS, 2023), the number of FTE GPs and patients at each practice, along with the resultant patient to GP ratio. As mentioned in paragraph 2.3.4, the emerging Mid Sussex Development Plan 2021-2039 aligns with the concept of '20-Minute Neighbourhoods', meaning that GP practices should be within a distance from the Proposed Development of which people of all ages and levels of fitness are happy to travel actively to. There is only one GP practice, Cuckfield Medical centre, within 1.2 miles (2km) of the Proposed Development, which is considered the upper limit of what is deemed to be a walkable distance (Department for Transport, 2007). Cuckfield Medical Centre has a patient to GP ratio of 1,370, which is lower than the target list size of 1,800. The average patient to GP ratio across the 12 GP practices listed equates to 1,713, with the lowest patient to GP ratio achieved by Brow Medical Centre at 504 patients per FTE GP and the highest reported by Park View Health Partnership, reaching 6,318 patients per FTE GP. Only 8% of practices have patient to GP ratios that are higher than the target list size of 1,800, namely Dolphins Practice and Park View Health Partnership, which has a ratio of over double the target list size.
- 5.5.5 Figure 5-2 presents the location of GP surgeries in proximity to the Proposed Development, and illustrates walking distances from the centre of the Site. Only one surgery (Cuckfield Medical Centre) is within a 25 minute walk from the centre of the Site.

Table 5-4: Local healthcare facilities within 5 miles of the Proposed Development

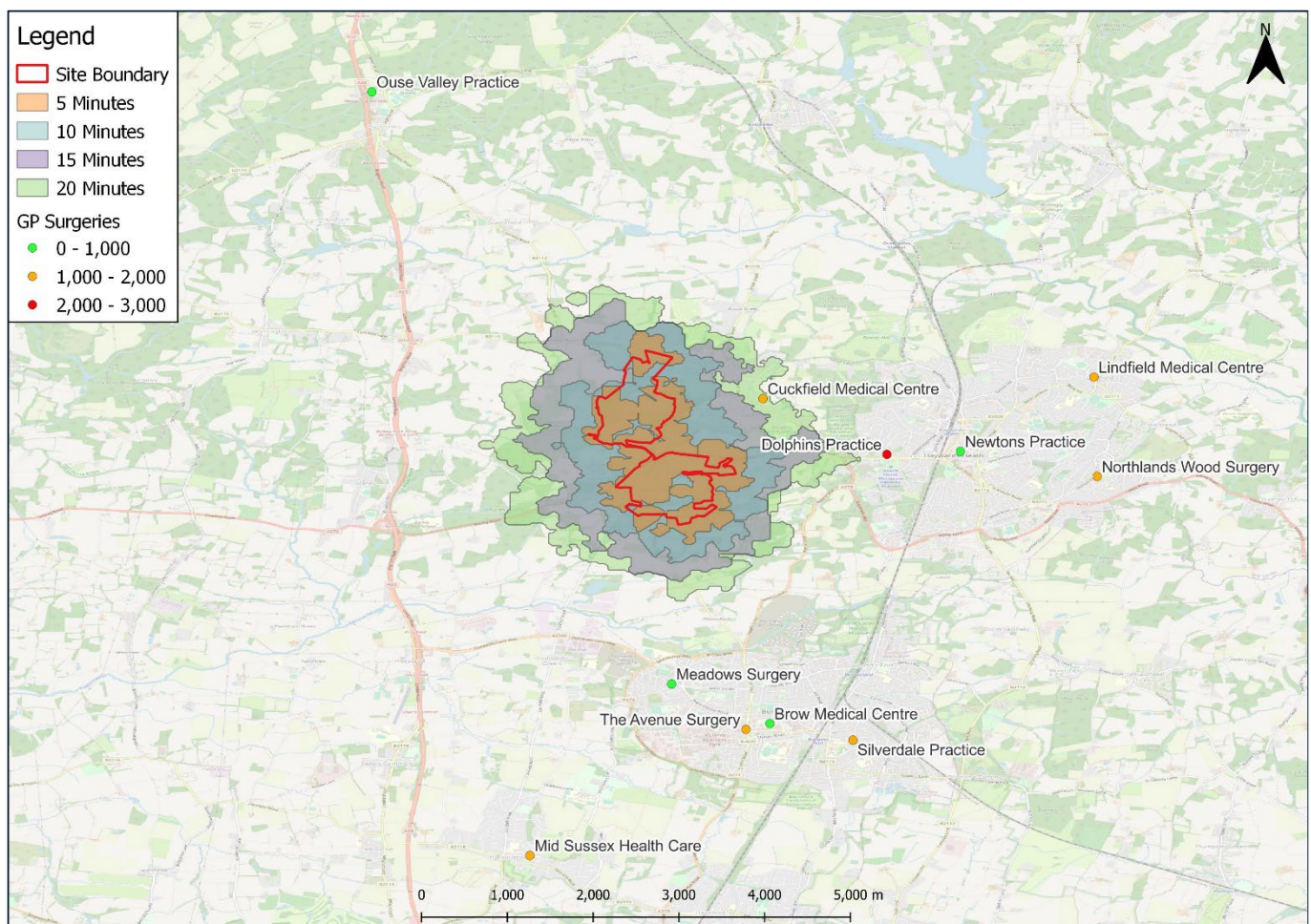
Name	Distance (miles)	FTE GPs	Number of patients	Patients per GP
Cuckfield Medical Centre	1.1	9.00	12,329	1,370
Dolphins Practice	1.6	4.00	11,360	2,840
Newtons Practice	2.2	14.00	13,223	945
Meadows Surgery	2.5	10.00	9,995	1,000
Park View Health Partnership (Modality Mid Sussex)	2.6	5.00	31,592	6,318
Brow Medical Centre	3	13.00	6,810	524
The Avenue Surgery	3.1	4.00	6,528	1,632
Northlands Wood Surgery	3.2	6.00	8,979	1,497

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Name	Distance (miles)	FTE GPs	Number of patients	Patients per GP
Lindfield Medical Centre	3.3	7.00	11,325	1,618
Silverdale Practice	3.4	13.00	13,403	1,031
Mid Sussex Health Care	4.6	17.00	20,877	1,228
Ouse Valley Practice	4.7	16.00	8,966	560

Source: (NHS Digital, 2022; NHS, n.d.)

Figure 5-2: Map showing Local GP Surgeries in relation to the Proposed Development, and walking times from the centre of the Proposed Development



5.5.6 It is important to note that the recommended 1,800 GP patient list is effectively a measure of a reasonable wait to see a GP, and the time they have available per patient. It is equally important to note that with an ageing demographic, the frequency of health care demand increases, as does the complexity, co-morbidity and cost. On this basis, while there is some spare GP capacity locally, this is likely to be countered by the ageing demographic, and there are further challenges associated with accessibility and the need of interspersed rural households.

5.6 Conclusion

- 5.6.1 In general, the residents of Cuckfield experience a lower level of social and economic disadvantage than the England average. Socio-economic performance in Cuckfield is comparable with, if not slightly higher than in Mid Sussex and West Sussex. Given the strong link between high levels of socio-economic disadvantage and poor health, it is unsurprising that Cuckfield scores better than England as a whole, in terms of health indicators, with residents living longer, healthier lives than on average; and comparably healthy and lengthy lives as experienced in Mid Sussex and West Sussex.
- 5.6.2 In terms of deprivation and socio-economic circumstance statistics, Cuckfield scores better (less deprived) than Mid Sussex, West Sussex and England for all indicators apart from its 2019 IMD score and the percentage of people experiencing fuel poverty, which were both higher than the Mid Sussex equivalent values but still lower than West Sussex and England averages.
- 5.6.3 Regarding life expectancy and physical health statistics, residents of Cuckfield experience shorter lives than those in Mid Sussex and West Sussex on average, but longer lives than the England average. They also experience a lower standardised admission ratio (SAR) for emergency hospital admissions for all causes than those in Mid Sussex, West Sussex and England. For deaths, the standard mortality ratio for all causes is higher than in Mid Sussex, West Sussex and England, which could be attributed to Cuckfield having a higher older population (as a proportion of total population) than in England on average. For those under 75 years old in Cuckfield, the standard mortality ratio from causes considered preventable are significantly lower than in England, lower than in West Sussex, but higher than in Mid Sussex.
- 5.6.4 Concerning mental health, lifestyle and behavioural risk factors those living in Cuckfield are significantly more likely to experience a hospital stay for self-harm than in England on average, and higher than in Mid Sussex and West Sussex; and the suicide rates in Mid Sussex and West Sussex are also higher than the England average. Cuckfield residents are also considered to have healthier lifestyles on average than those in Mid Sussex, West Sussex and England, with much lower prevalence of childhood obesity and hospital stays for alcohol-related harm. However, the prevalence of smoking at age 15 is higher in Cuckfield than in Mid Sussex, West Sussex and England. In Mid Sussex and West Sussex, adults are more active and less likely to be overweight or obese than in England as a whole.

6 Appraisal

6.1.1 The appraisal summary provided in Table 6.1 to Table 6.11 signposts to, and provides additional narrative for the consideration of health within the submitted application, structured by the following themes:

- Housing design and affordability;
- Access to health and social care 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 inclusive design;
- Minimising the use of resources; and
- Climate change.

6.1.2 The “potential impact on health” column is colour coded as follows:

- Positive: green;
- Negative: orange;
- Neutral: blue; and
- Uncertain: grey.

Table 6-1: Housing design and affordability

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As outlined in the DAS, the Proposed Development will provide a new mixed-use centre which incorporates a Health Hub (co-locating GP and allied Health Care). In addition, the DAS also notes that up to 87 of the 1,450 dwellings will be dedicated to elderly living accommodation in the form of bungalows (17) and a care home (70). It is assumed that these dwellings will meet Building Regulation requirement M4(2).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Explore the potential to integrate all 16 criteria of the Lifetime Homes Standard into dwelling design, or meet Building Regulation requirement M4(2) at reserved matters stage.
Does the proposal address the housing needs of older people, i.e., extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As outlined in the DAS, the Proposed Development will provide a new mixed-use centre which incorporates a Health Hub. In addition, the DAS also notes that 87 of the 1,450 dwellings will be dedicated to elderly living accommodation in the form of bungalows (17) and a care home (70), centrally located in a vibrant and stimulating environment with significant access and accessibility to amenities, facilities and the natural environment.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As stated in the DAS, in addition to the elderly living accommodation, the Proposed Development will include the provision of flexible homes to meet changing needs of residents (for example, the changing needs of those moving through life stages).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development includes age, dementia and neurodiversity friendly design features in the public realm, with strategic active travel corridors to areas of social interaction, recreation, nature, amenities and facilities.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposals include the provision of 1,450 new dwellings in a range of size and tenures from one-bed flats to family homes (30% affordable) which will significantly contribute to Mid Sussex's annual housing delivery target. As outlined above, there will also	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	No further mitigation or enhancement required

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		be the provision of 87 dwellings dedicated to elderly living in the form of bungalows and a care home, reflecting local housing needs and resulting in an uplift in nursing home units in the Mid Sussex District by approximately 4%.	<input type="checkbox"/> Uncertain	
Does the proposal contain homes that are highly energy efficient (e.g., a high SAP rating)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As set out in the DAS, buildings will be designed and constructed to minimise energy consumption with an aim to meet the EcoHome, Building for a Healthy Life and BREEAM excellent standards. All dwellings will aim for an EPC Rating of 'B', whilst non-residential buildings will aim for 'A'.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

Table 6-2: Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As outlined in the DAS, the Proposed Development will provide a new mixed-use centre which incorporates healthcare centre. In addition, the DAS also notes that 87 of the 1,450 dwellings will be dedicated to elderly living accommodation in the form of bungalows and a care home.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A desk-based healthcare capacity analysis was undertaken as part of the socio-economic headlines study to assess the impact of the Proposed Development on Cuckfield Medical Centre, the catchment in which the Proposed Development would fall into. Based on this analysis, the proposal includes the provision of a Health Hub with GP space that exceeds any demand directly attributable to what is proposed, and includes additional space for training, staff amenities but also the co-location of allied health care practitioners, and potential social prescribing. This provides capacity for the Proposed Development, but also Ansty, while enhancing care and treatment geared to delivering the local priorities, and reduce demand on adult social care and health.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Initial engagement was sought with the Integrated Care Board regarding their needs and aspirations for health care in the area that might be accommodated through the application. In principle, the inclusion of a Health Hub was seen as positive. Further engagement is required to refine the viability, size and provision of the Health Hub.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As outlined in the DAS, the Proposed Development will provide a new mixed-use centre which incorporates a Health Hub. To ensure the healthcare centre is fit for purpose, the design will be compliant with NHS requirements.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g., primary, secondary and post 19 education needs and community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The socio-economic headlines study also assesses the capacity, location and accessibility of primary and secondary education. It notes that, for primary education, there is no more available capacity locally to absorb the additional requirements generated by the Proposed Development; for secondary education, there is an existing capacity of 239 places in the local area.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	As informed by the HIA, the SEND School will include and initially stock a SEND Library, reducing financial pressure on families, enabling them to try and borrow equipment

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		As such, the Proposed Development will provide a new two-form entry primary school and a SEND school. The DAS outlines how the Proposed Development seeks to integrate fully with surrounding communities, providing links to existing schools and employment, which would provide access to post 19 education needs in the form of apprenticeships (via employment). Haywards Heath Railway Station is also 4.5km (7 minute drive; 16 minute cycle) from the Proposed Development. This railway line provides services between Haywards Heath and London, Brighton, Bedford and Cambridge, making universities (post 19 education) easily accessible for residents.		critical to the education and development of SEND students, supportive of their families, and prevents demand on Childrens Services.
Does the proposal explore opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As noted in the DAS, proposals include the provision of a new local centre which will provide much needed amenities within walking distance of the existing and new community. A new village centre is proposed which will prioritise the provision of spaces that foster social connections and provide flexible spaces for the general use on a daily basis.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required.

Table 6-3: Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development includes the retention and enhancement of existing open and natural spaces. According to the Beechy Bottom Parkland Reserve Vision Document, the Proposed Development will create a naturalised parkland facility for the whole of the local Cuckfield community. It will focus on restoring over 200 acres of farmed parkland; semi ancient and replanted woodland to the west of Cuckfield Park. In addition, the DAS also outlines how each created neighbourhood will include a village green or central square.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Within the Ansty Garden Community portion of the Proposed Development (i.e. development south of the A272), each created neighbourhood will include a village green or central square according to the DAS. In the northeast of the Proposed Development, there will also be the provision of a 'Sports Hub', including indoor and outdoor tennis pitches, hockey pitches and a pavilion, connected by active transport corridors.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal provide a range of play spaces for children and young people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There are a number of areas within the Proposed Development that provide a range of play spaces for children and young people. According to the DAS, play space will be included as part of the new two-form primary school in the form of woodland play areas, hard playground areas and sports pitches. The DAS also notes that where possible and appropriate, sports and play will be integrated into amenity spaces in the form of local equipped areas of play, local areas of play and neighbourhood equipped areas of play, play on the way equipment, running and walking routes or informal opportunities for sport. The retention and enhancement of the Beechy Bottom Parkland Reserve will also provide large open spaces that can be used by children and young people to play.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	As informed by the HIA, an action to include SEND play facilities and include areas of sensory and calming space connecting amenities, facilities and residential areas (to help manage environmental overload, improve inclusivity and improve wellbeing).

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As outlined in the DAS, it is intended that the masterplan will integrate fully with the surrounding public open space and the wider network of walking routes; walking and cycling links will be connected into the existing networks green links, connecting habitats and opening access across the site to Beechy Bottom Parkland Reserve and beyond.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Ensure links are accessible for all residents, including those with different mobility needs.
Are the open and natural spaces welcoming and safe and accessible for all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS notes that the proposal will integrate principles of inclusive design as set out in best practice guidance. It will use the Disabled Persons Transport Advisory Committee definition of inclusive environments to ensure good access for all members of the community, providing safe, direct and convenient access to public open space.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal set out how new open space will be managed and maintained?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS proposes that new open space is to be managed by schools and local groups, facilitated by engagement with schools and local groups during and after development to harbour ongoing community stewardship.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

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Table 6-4: Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A Construction Environmental Management Plan will be included	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Detail and agree CEMP at Reserved Matters
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development sets a transport modal preference to active and public transport, and is well linked to wider transport hubs	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Urban Design is applied to minimise noise source and exposure within amenity and residential areas.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

Table 6-5: Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Urban Design factors in all ten Indicators, where the public realm is designed to be easy to navigate and cross, offers shade, shelter and places to stop & rest. Includes positive soundscapes and good air quality and offers options to walk & cycle, have things to see and do, feel safe and relaxed.</p> <p>The focus on age, dementia and neurodiversity friendly design compliments the indicators, facilitating a healthy, vibrant and inclusive community, while preventing, reducing and delaying the need for social care and clinical intervention.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Mobility Strategy sets out the walking and cycling strategy intended for the Proposed Development. It notes that the Proposed Development will integrate 20-minute neighbourhood principles to reduce the need for external travel and to facilitate active travel by walking.</p> <p>The Strategy notes that the Proposed Development is well located in proximity to Cuckfield and Haywards Heath to benefit from services and amenities provided in those locations; a restaurant, pharmacy, a secondary school, a place of worship and two convenience stores exist within 2km of the Proposed Development and are considered to be within walking distance.</p> <p>The DAS also sets out how the Proposed Development will be punctuated by green corridors, and new / retained and enhanced PRoWs and footpaths to encourage walking.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Mobility Strategy sets out the walking and cycling strategy intended for the Proposed Development. It notes that the Proposed Development will integrate 20-minute neighbourhood principles to reduce the need for external travel and to facilitate active travel by walking.</p> <p>The Strategy notes that the Proposed Development is well located in proximity to Cuckfield and Haywards Heath to benefit from services and amenities provided in those locations. A wide range of amenities are located within 5km of the Proposed Development, the distance considered to be cycling distance, these include: convenience stores, supermarkets, primary and secondary schools, GP practices, golf courses, banks, restaurants and Haywards Heath Railway Station.</p> <p>The DAS also sets out how the Proposed Development will be punctuated by green corridors, and new / retained and enhanced PRoWs and cycleways to encourage cycling.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The DAS sets out how the Proposed Development will be punctuated by green corridors, and new / retained and enhanced PRoWs, footpaths and cycleways, which provide a new local link between Ansty and Cuckfield away from roads.</p> <p>In addition, the Mobility Strategy outlines opportunities for a new cycle link from the north of the new community towards Haywards Heath on the south side of the A272 between the site and Tylers Green, thus connecting into the existing Mid Sussex District cycle network at Tylers Green.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Mobility Strategy outlines how the north-south spine road through the Proposed Development would potentially allow for downgrading and traffic calming routes through Ansty and the potential reconfiguration of junctions where future capacity issues have been identified in the Mid Sussex Transport Study. The DAS further explains how street will be designed with active travel at the forefront, with vehicular speeds kept low through traffic calming features to achieve a maximum speed of 20 mph throughout the development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Is the proposal well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The DAS outlines how the Proposed Development will be easily accessed by existing communities via a number of ways including: green corridors; new / retained and enhanced PRoWs, footpaths and cycleways which provide a new local link between Ansty and Cuckfield away from roads; and new bus links to a mobility hub at the heart of the neighbourhood.</p> <p>Haywards Heath Railway Station is also 4.5km (7 minute drive; 16 minute cycle) from the Proposed Development. This railway line provides services between Haywards Heath and London, Brighton, Bedford and Cambridge, making services and facilities well connected to the Proposed Development.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As outlined in the DAS, the Proposed Development seeks to ensure that street parking does not dominate. Car parking will be provided for residents and visitors at an appropriate level. Road infrastructure has not been allowed to dominate the site. A number of parking solutions are proposed in a way which works best for each location including on-street, front drive, side drives and parking courts / rear parking streets. Car club parking will also be provided at the mobility hub.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The layout of the Proposed Development is based on a loose grid structure so that it is easily navigable and achieves a clear distinction between public and private spaces. Existing pedestrian routes are maintained, and new ones (including those that are buggy and wheelchair friendly) are provided throughout the site. Bus routes will also be provided, resulting in further accessibility to buildings and places for those with mobility problems or a disability.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

Table 6-6: Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The DAS explains how the Proposed Development seeks to be 'Secured by Design', a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments.</p> <p>The layout of the Proposed Development has been designed with crime reduction in mind: there is a clear distinction between public and private space, with building frontages facing the street, ensuring natural surveillance and creating secure and private rear gardens; parking courts have been designed to minimise opportunities for car related crime; and busy movements through the streets are to provide informal control by the community and a heightened sense of safety.</p> <p>The design thereby reduces opportunistic crime and antisocial behaviour, but also addresses perceptions of safety that might present a barrier to physical activity (particularly for vulnerable members of the community, including but not limited to the elderly and mobility impaired).</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The DAS explains how the Proposed Development seeks to be 'Secured by Design', a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments to assist in reducing the opportunity for crime and the fear of crime. The Proposed Development will also be punctuated by green corridors, and new / retained and enhanced PRoWs and footpaths which will avoid creating 'gated communities'.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal include attractive, multi-use public spaces and buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS outlines the key features of the Proposed Development including a new village centre with local facilities such as a two form entry primary school, SEND school, sports facilities, allotments, retail, community and employment uses, the Beechy Bottom Parkland Reserve and residential care home.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Has engagement and consultation been carried out with the local community and voluntary sector?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Engagement started with the masterplan and will continue through to Reserved Matters, to further refine design tailored to local priorities and need.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

Table 6-7: Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The provision of a local food store within the new mixed-use local centre is considered within the DAS, although this will be confirmed at a reserved matters stage. The DAS also outlines that community allotments form part of the design of the Proposed Development, which will provide residents with a space to cultivate their own produce. There are further options for community orchards and planting in the public realm. These will be explored at reserved matters.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The provision of a new mixed-use local centre is to be provided, which could include retail uses, including food stores and smaller affordable shops for social enterprises. This provision of a new mixed-use local centre is outlined in the DAS; details of the exact uses within this local centre are to be confirmed at reserved matters stage.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	No hot food takeaway is proposed as part of the proposed development.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

Table 6-8: Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Access to local employment and training opportunities are considered within the socio-economic headlines study.</p> <p>The study estimates that during the construction phase 3,100 jobs will be supported onsite over a 10-year period (equating to 310 construction jobs onsite per year). In addition, the Proposed Development could provide 16 construction apprenticeships per year if it signed up to 'the 5% Club', an initiative that aims to increase the local area benefit of development.</p> <p>During the operational phase the study highlights opportunities to work with local schools and colleges in the delivery of apprenticeship training programmes.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal provide childcare facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The socio-economic headlines study analysed early years provision across West Sussex. It concluded that early years provision is less constrained in West Sussex than the national average, with 2.1 children per early years place. Nonetheless, the provision of a crèche is considered within the DAS, and is located adjacent to the school (to optimise drop off and pick up of siblings, reduce transport and support staff in the school and crèche with children of their own).</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal include managed and affordable workspace for local businesses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The provision of shared workspaces within the new mixed-use local centre is considered within the DAS, although this will be confirmed at a reserved matters stage.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The socio-economic headlines study highlighted that the Proposed Development could provide 16 construction apprenticeships per year if it signed up to 'the 5% Club', an initiative that aims to increase the local area benefit of development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

Table 6-9: Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Engagement started with the Masterplan, and will continue through to reserved matters. A health baseline and social care and public health intelligence has also been applied to investigate and address burdens of poor health, inequality, and raise awareness in build sympathetic features through the urban design.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS outlines how the Proposed Development will be easily accessed by existing communities via a number of ways including: green corridors; new / retained and enhanced PRoWs, footpaths and cycleways, which provide a new local link between Ansty and Cuckfield away from roads; and new bus links to a mobility hub at the heart of the neighbourhood.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal include a mix of uses and a range of community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposal includes a new Garden Community and the Beechy Bottom Parkland Reserve, comprising of the erection of up to 1,450 homes (including 30% affordable), up to 90 residential care (C2 units), a two form entry primary school, new SEND school, sports facilities including all weather hockey pitches and a tennis centre, allotments, retail, Health Hub, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces and landscaping, as outlined in the DAS.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal provide opportunities for the voluntary and community sectors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS notes that there is opportunity to create education and community involvement within the Proposed Development. Green infrastructure allows spaces for people to come together and engage through soft and hard spaces with flexible uses as well as the opportunity to engage with schools and local ground during and after development to harbour ongoing community stewardship of green infrastructure. Allotments are also	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		proposed to be provided for residents, providing opportunity for community food growing. The village centre will also establish a hub for the community, prioritising community and functionality, with spaces that foster social connections and provide for larger events such as festive shows and community events.		
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS outlines how the proposal will integrate principles of inclusive design as set out in best practice guidance. It will use the Disabled Persons Transport Advisory Committee definition of inclusive environments to ensure good access for all members of the community, providing safe, direct and convenient access to public transport, public open space and local facilities, which comply with Government regulations on disabled access. The public realm will be designed to satisfy the Equality Act standards.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	As informed by the HIA, age, dementia and neurodiversity friendly design features have been imbedded into the public realm, supporting inclusivity and facilitating a healthy vibrant and cohesive community.

Table 6-10: Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal make best use of existing land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS explains that the Proposed Development presents no significant adverse effects on any active farming business' as the site is located on mostly poorer quality land, with smaller patches of Best and Most Versatile Land. There are no obvious areas of poorer quality land available locally, and therefore the Proposed Development is considered to be an efficient use of land by contributing to the wider district's housing land supply requirements and biodiversity net gain.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal encourage recycling, including building materials?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As noted in the DAS, in line with the BS 8001:2017 framework for implementing the principles of the circular economy in organisations, building design will be prioritised to incorporate future adaptability and potential deconstructions. Material selection will be prioritised and reviewed based on their ability to be recycled or reused, and the buildings will be designed for ease of their disassembly, reducing the reliance on virgin materials and minimise waste to landfill.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As detailed in the DAS, in line with the high environmental standards set out in the Mid Sussex Design Guide, the development will incorporate sustainable construction principles including maximising energy and water efficiency, minimising carbon emissions and use of resources, organising development around green transport principles, green infrastructure provision and climate resilient design.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

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Table 6-11: Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS outlines that the Primary School and SEND School will have a central energy centre on-site comprised of a heat pump system and a solar photovoltaic (PV) system. It also notes that solar PV / solar thermal is intended to supplement the heating of water in the care home.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The DAS notes how the Energy Strategy for the Proposed Development follows a ‘fabric first’ approach, meaning that focus is given to the building envelope’s thermal properties and a reduction in thermal bridging. This will result in highly insulated buildings which remain cool in summer and warm in winter.</p> <p>To supplement the proposed highly insulative building envelope:</p> <ul style="list-style-type: none"> shading and solar control will be considered as a means to reduce solar gains, and hence reduce summer overheating; ventilation is also considered a critical design component, with mechanical, natural and cross-ventilation proposed depending on the context in which it is being considered. <p>Greenery is also introduced around the site as much as possible to make the environment attractive to pedestrians where trees can provide shelter from harsh winds and summer direct sunshine.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As noted within the DAS, the site provides a biodiversity net gain through different elements of landscape provided, including large areas of green open space, species-rich grassland and local species mix for meadows, bioretention /	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		planted swales and attenuation basins, the allotments, together with new woodland, tree and shrub planting.		
Does the proposal incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS explains how sustainable urban drainage systems (SuDS) are to be interwoven into the amenity spaces and be planted and managed to create species rich environment, supporting marginal and aquatic landscape and associated species. The Flood Risk Assessment notes that the Proposed Development will employ SuDS features in line with the drainage hierarchy and local policy.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement required

7 Conclusions and Actions

- 7.1.1 The Proposed Development is designed to respond to population growth and local housing need, and offers a mix of homes complimented by a significant array of amenities and facilities that address local adult social care, children's services, health care priorities and needs, woven together through a public realm and urban design that facilitates active, vibrant and cohesive communities; healthy independent living for longer, and builds community resilience. A key principle of the design has been to extend the benefits to neighbouring communities; reinforce local health care, education and SEND; and prevent, reduce and delay the need for social care or clinical intervention.
- 7.1.2 The approach to the HIA has been one of iterative support, where the team were commissioned from the outset of the vision and masterplan, and have provided iterative public health intelligence to inform and prioritise healthy urban design; test and refine features, and then provide the final appraisal.
- 7.1.3 On this basis, the recommendations normally generated through the HIA process, have already been actioned and embedded in the design. For the same reason, no adverse impacts remain, where any hazard and credible exposure pathway have been discussed and addressed through the design process.

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