

Former Woodlands Hotel, Coupals Road, Haverhill

Health Impact Checklist

In support of:

Demolition of existing buildings, erection of a 64no. Bed care home (use class c2), together with access, parking, landscaping and associated works

On behalf of:

Country Court Care Homes 5 Limited

March 2024

CONTENTS

1.	INTRODUCTION	1
2.	PLANNING POLICY CONTEXT	2
3.	HEALTH IMPACT CHECKLIST	6
4.	CONCLUSION.....	26

1. INTRODUCTION

- 1.1. This Health Impact Checklist has been prepared by Freeths LLP for and on behalf of Country Court Care Homes 5 Limited (“CCCH”) (“the Applicant”) in support of a full planning application for the following works at the Former Woodlands Hotel, Coupals Road, Haverhill (“the site”).

“Demolition of the existing buildings on site, and the erection of a 64no. bed care home (Use Class C2), together with access, car parking, landscaping and associated works.”

- 1.2. CCCH is an established care home operator who designs its care homes to be exactly that – a home. The rooms and communal areas are clean, light, airy and uplifting. Around the homes there are quiet sitting areas and welcoming lounges, giving people the choice to relax in private or socialise with friends and family. For those living with dementia, there are thoughtful touches throughout; themed areas provide points of familiarity to aid movement around the home, provide talking points and create a calming atmosphere.
- 1.3. The Health Impact Checklist has been completed using the guidance set out in the Essex Healthy Places – Advice Notes for Planners, Developers and Designers prepared by The Essex Planning Officers Association and also the Health and Wellbeing Impact Assessment (HIA) for Development Management Proposals – Guidance Note for Developers/Agents, prepared by Braintree District Council (March 2023).
- 1.4. Section 2 of this Health Impact Checklist provides an overview of the relevant planning policy context. Section 3 provides an assessment of the health impacts of the proposed development and Section 4 provides conclusions.

2. PLANNING POLICY CONTEXT

- 2.1. This chapter considers the implications of, and compliance with, national and local planning policies and guidance regarding health and wellbeing that are relevant to the proposed development, and the requirement for the Health Impact Checklist.

National Planning Policy Framework (NPPF, 2023)

- 2.2. The Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework (“NPPF”) in December 2023, having previously revised it in 2021, 2019 and 2018, following its original publication in 2012. The Framework sets out the Government’s planning policies for England and how these are expected to be applied.

- 2.3. Paragraph 7 describes that the purpose of planning is to contribute to the achievement of sustainable development. Paragraph 8 proceeds that the planning system, in the context of sustainable development, has 3 overarching interdependent objectives:

*“a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being (Freeths LLP emphasis); and*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

- 2.4. Chapter 8 of the NPPF focusses on promoting healthy communities, ensuring that local communities are engaged in the planning process at all levels and that mechanisms are embedded to encourage people to choose healthy lifestyles.
- 2.5. Paragraph 96 confirms planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.
- 2.6. This Health Impact Checklist will demonstrate that, in health terms, the proposal will represent a sustainable development in accordance with the central aim of the NPPF.

National Planning Policy Guidance

- 2.7. The Planning Practice Guidance (PPG) was launched by the Department for Communities and Local Government (DCLG) on 6 March 2014. It is an online resource that brings together planning practice guidance for England.
- 2.8. The PPG provides extensive guidance on providing healthy and inclusive communities. Paragraph 001 (ref ID: 53-001-20190722) confirms planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).
- 2.9. A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing (Paragraph 003, Ref ID: 53-003-20190722).

Essex Healthy Places Advice Note

- 2.10. The Essex Healthy Places Advice Note has been prepared by The Essex Planning Officers Association and provides advice for planners, developers and designers. The Guidance is based upon the health and wellbeing theme set out in the updated Essex Design Guide.
- 2.11. It has been developed to provide information around what the planning system should address within the built and natural environment to support the population of Essex to enjoy better health and wellbeing through the places that they work, live and play. The guidance and Health Impact Assessment tool has been endorsed by The Essex Planning Officers Association, along with the local NHS and Sport England.

Braintree District Council - Health and Wellbeing Impact Assessment for Development Management Proposals

- 2.12. The Health and Wellbeing Impact Assessment for Development Management Proposals has been prepared by Braintree District Council as a guidance note for developers/agents, supporting the implementation of Local Plan Policy LPP49. It sets out the key areas which should be assessed and included in a Health Impact Assessment.

Rapid Health Impact Assessment Tool (2017)

- 2.13. This tool, published by the NHS London Healthy Urban Development Unit, is intended to help ensure that health is properly considered when evaluating planning proposals, and where possible development proposals will have a positive rather than a negative influence on health. This Health Impact Checklist draws on this best practice assessment tool.

Welsh Health Impact Assessment Guidance

- 2.14. This guide, published by Wales Health Impact Assessment Support Unit (WHIASU), is produced with the intention to provide a strategy to improve health and reduce inequalities. This guide acts as best practice guidance for conducting a Health Impact

Assessment, and has therefore been drawn upon where relevant as part of this Checklist.

3. HEALTH IMPACT CHECKLIST

3.1. The following section provides a Health Impact Checklist for the proposed development during the construction and operational phases. The following terms have been used to define the significance of the impacts identified:

- **Positive impact:** where the proposed development could be expected to have a positive impact on the general population in health terms;
- **Negative impact:** where the proposed development could be expected to have a negative impact on the general population in health terms;
- **Neutral:** where no discernible impact is expected as a result of the proposed development on the general population in health terms.

3.2. The length of the effects have been described as **temporary** i.e. will cease or **permanent**. If temporary, an estimate of timescales has been provided.

3.3. The potential health impacts of the proposed development on general population are outlined below. This Checklist is based on the Health Impact Assessment Matrix set out in Appendix 6 of the Essex Healthy Places Advice Note, and also the list of key areas which should be assessed as set out in Braintree District Council’s guidance note for Health Impact Assessments.

Name of Assessor: Beth Evans of Freeths LLP on behalf of the Applicant	Date: March 2024
Project Name	Former Woodlands Hotel, Haverhill
Planning Application Reference	Not yet available
Site Location	Former Woodlands Hotel, Coupals Road, Haverhill
Pre-app advice given from Public Health and/or Health partners	No
Livewell Developer Accreditation or Quality Panel reviewed?	No

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Active environments and active design principle application, location and transport						
Has the Active Design	No	N/A – given the nature of the	N/A	N/A	N/A	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Principles checklist been completed? If no, please complete.		proposed development, no sporting facilities are proposed.				
Is there a mix of formal and informal physical activity, sporting and play space in the development?	No	Given the nature of the proposed development, no sporting or play space is proposed. The proposal will however benefit from landscaped gardens and high-quality external spaces, including footpaths and walkways for the enjoyment of residents, visitors and staff.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Has appropriate additional infrastructure to support these spaces been provided that promote inclusivity and accessibility? Please state what.	Yes	Routes are level and clearly defined to allow orientation and ease of access. There will be seating incorporated throughout the spaces to encourage relaxation.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people People with physical disabilities Older people with dementia	N/A
Are play spaces suitably located within the development at an acceptable active travel distance? Please state what this is.	N/A	N/A – as above.	N/A	N/A	N/A	N/A
Are measures around personal safety incorporated across the public realm such as signage, lighting and layout of spaces?	Yes	As above, routes are to be clearly defined to allow orientation and ease of access. Public and private areas will be defined with appropriate boundary treatments, and a lighting scheme and signage will be incorporated.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Are all spaces designed to ensure that the environments are inclusive and accessible across all ages?	Yes	Landscaping has been at the heart of design development and has played a significant part of the place making discussions. This has resulted in an exemplar development, which is inclusive and accessible to all. The development has been designed to allow easy access for all users, whether able bodied or not.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Is walking, wheelchair use, cycling and scooting designed to be the principal modes of travel in the development and prioritised over motorised transport?	Yes	The site is connected to a pedestrian network that includes a residential catchment for future staff within walking distance of the care home. The scheme has been designed to include safe and pleasant walking routes, suitable for those in a wheelchair.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
What additional infrastructure including storage has been provided to support these modes?	Yes	22no. cycle parking spaces are proposed for the care home, in line with the adopted standards. 2no. of these spaces are adapted cycle spaces which provide sufficient room for the turning, manoeuvring and parking of a large variety of non-standard cycles.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	People with physical disabilities	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Are distances to spaces within an acceptable distance for using active travel?	Yes	The Transport Statement submitted with the application confirms that the site is connected to the local pedestrian network, and there are a number of bus stops within walking distance of the site – the nearest is 315 metres away.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities	N/A
Does the development ensure connectivity of walking, cycling, scooting routes internally and to existing routes off site?	Yes	As above.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities	N/A
Is social infrastructure such as schools, shops and community spaces accessible a reasonable distance for active travel within the development for residents?	Yes	Haverhill is located within walking and cycling distance of the site. Haverhill has a variety of shops, services and facilities. Nevertheless, given the nature of the proposed use, residents will be unlikely to leave the care home very often.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people People with physical disabilities	N/A
Have routes considered distance to local employment centres and ensured active travel routes are part of this consideration (where applicable)?	N/A	N/A	N/A	N/A	N/A	N/A
Have travel plans been developed for construction and operational phases of development?	No	A Travel Plan in respect of the operational phase of the development will be put in place prior to occupation and can be	Operational <input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral Construction	Operational phase – permanent Construction phase – temporary during	N/A	Preparation of a Travel Plan required prior to the occupation of the development. Preparation of a Construction

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
		secured by condition. A Construction Management Plan will be prepared in respect of the construction phase prior to the commencement of development. Again, this can be secured by condition.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral	construction only		Management Plan required prior to the commencement of development to ensure the health impacts of the construction phase in terms of noise, dust, air quality etc are fully considered and appropriate mitigation is put in place.
Design of homes and neighbourhoods / designing out crime						
Is there a mix tenure of homes and at an adequate density? Please state.	N/A	This application includes the provision of a 64no. bed care home over 3 storeys, together with associated communal spaces. There are 3 bedroom types providing a variety of rooms which range in size from 22sqm to 48sqm.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Are homes designed to be adaptable for health and wellbeing issues across the life course? Please state.	Yes	The care home has specifically been designed to cater for the needs of older people and those with dementia, in accordance with the latest guidance. Further detail can be found in Section 5 of the submitted Design and Access Statement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
What percentage of the development is affordable?	N/A	N/A – The proposed development includes the provision of a care home (Use Class C2) – no Class C3 residential dwellings are proposed as therefore	N/A	N/A	N/A	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
		affordable housing is not required.				
What schemes are being promoted to support affordable housing?	N/A	As above.	N/A	N/A	N/A	N/A
During which specific phase/s will affordable homes be released?	N/A	As above.	N/A	N/A	N/A	N/A
Has the housing been built to BFL12 design standard, lifetime homes or another recognised standard?	Yes	The development will confirm to Care Quality Commission (CQC) standards which are aimed at ensuring quality of life for residents in later years of life. The CQC will sign off the development and be responsible for ongoing regulation.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Has the scheme been awarded any design accreditation? If so, please state.	No	Whilst no design accreditation has been awarded, the scheme has been designed holistically and to an exceptionally high quality, as demonstrated in the Design and Access Statement submitted with the application.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Have lifetime neighbourhood principles been followed?	Yes	The proposed development has been designed to be inclusive, regardless of age or disability, and will specifically cater for those with dementia.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Have principles such as dementia friendly been used?	Yes	As above, the care home will specifically cater for those with dementia. All aspects of the care home have	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people with dementia	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
		been designed to achieve maximum residents' comfort and well-being in a homely environment where staff are trained to deliver the highest standard of care. Again, see section 5 of the Design and Access Statement for further details.				
Are homes and spaces designed to support those with a physical disability or sensory or visual impairment?	Yes	As above.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people People with physical disabilities Older people with dementia	N/A
Has any specialist housing integrated across the development? If yes, please state types.	Yes	The proposed development is for the provision of a care home, and will provide dedicated dementia care.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Has a 'designing out crime' or secured by design standard been used?	Yes	The development has been designed to modern standards and has been designed with designing out crime in mind. It includes providing natural surveillance and a quality landscape scheme to clearly define spaces provide a welcoming environment.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Has the development been designed to ensure accessibility and	Yes	The care home has specifically been designed to cater for the needs of older	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
mobility is inclusive? If yes, how?		people and those with dementia, in accordance with the latest guidance. The internal and external areas have been designed to ensure ease of movement and access for all, including by those in wheelchairs.			People with physical disabilities Older people with dementia	
Has the development site used the Essex Design Guide, GC principles or other recognised design guide/principles/code (please state)?	Yes	When preparing the proposals, the project team progressed through extensive pre-application discussions with the LPA. The feedback received, along with the design requirements of local planning policy were taken on board when preparing the final form of development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Access to open, green and blue space						
Are there accessible inclusive open spaces within the development?	Yes	The proposal will benefit from a landscaped roof garden and high-quality external landscaped spaces, including footpaths and walkways for residents, visitors and staff.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
If open space has been lost through the proposed development, how has this been compensated?	N/A	N/A	N/A	N/A	N/A	N/A
Is there a mix of open space throughout the development i.e.	Yes	The layout is landscape led, with a number of open space	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative	Permanent	Older people Older people	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
formal and informal?		character areas including a landscaped roof garden, woodland area and external landscaped areas/gardens. Further details of the different areas can be found in Section 6 of the Design and Access Statement and on the submitted Landscape Masterplan.	<input type="checkbox"/> Neutral		People with physical disabilities Older people with dementia	
Are the open spaces overlooked and consider personal safety through infrastructure such as lighting?	Yes	The development has been designed to modern standards and includes providing natural surveillance and a quality landscape scheme to provide a welcoming environment.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Are elements to support public realm included such as clear, inclusive signage and street furniture?	Yes	A comprehensive landscaping scheme is proposed, which will include furniture to encourage residents and workers to enjoy and relax in the landscaped garden areas.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Do spaces support of those with visual or sensory impairment? Please state	Yes	The landscaped areas provide a variety of features, walks and activity spaces to create opportunities for enrichment for those with impairments and dementia.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Do spaces support those with mobility issues? Please state	Yes	As above, the landscaped areas will provide walkways which are accessible by those in a wheelchair.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people People with physical disabilities	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Has the open space incorporated green infrastructure? If so, how?	Yes	The landscaped areas will include a variety of tree planting, wildlife corridors, native hedgerows, meadow planting and plants for pollinators, as detailed on the submitted Landscape Masterplan.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Has the open space incorporated blue infrastructure? If so, how?	Yes	An above ground drainage system is proposed and this will bring a more varied range of habitats through the inclusion of new, diverse grass and plant species. All drainage features will be designed to ensure they are safe and appropriate for inclusion within a dementia care facility.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Has local stewardship been considered for these open spaces? Please state how	Yes	The landscaped areas will be maintained by a landscape management company.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	N/A
Has community input been part of the planning proposal for spaces? Please state engagement process	Yes	Engagement with the Parish Council was undertaken when formulating the proposals, and also the local planning authority.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	N/A
Are the open spaces connected to provide a network of multifunctional open spaces within the development and which connect to	Yes	The spaces proposed across the site are connected to one another, offering a comprehensively planned, landscape led development, in an enclosed setting. The nature of the	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
existing external open spaces?'		development is one where residents are unlikely to leave the site often.				
Equality / Supporting communities and lifetime neighbourhoods						
Are community buildings provided and are they inclusive and accessible to all including signage on site?	Yes	The care home will include a number of day and activity spaces, together with a café. These will open onto the external courtyard and terrace spaces, providing independent access to secure external areas. A comprehensive signage scheme will be provided.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Have traffic calming measures been integrated to support pedestrian and cyclist safety?	Yes	As noted above, routes are to be clearly defined to allow orientation and ease of access.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Has personal safety been considered through infrastructure and design?	Yes	As noted above, the development has been designed to modern standards and measures to ensure resident and staff safety.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Are public spaces accessible to all including those with mobility issues or physical disability or visual or sensory impairment?	Yes	As noted above, the development has been designed to ensure accessibility and inclusivity to all.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Have dementia friendly concepts been designed into the development?	Yes	As noted above, the care home will specifically cater for those with dementia. All aspects of the care home have been designed to achieve maximum residents' comfort and well-being in a homely environment where staff are trained to deliver the highest standard of care.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people with dementia	N/A
Has public realm been integrated with open spaces to ensure community integration including infrastructure?	Yes	As noted above, the proposal will benefit from landscaped gardens and high-quality external spaces for residents, visitors and staff.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Has a community engagement strategy been developed and input from community given?	Yes	As noted above, engagement with the Parish Council was undertaken when formulating the proposals, along with extensive pre-application discussions with the LPA, as summarised in the Planning Statement submitted with this application.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	N/A
Will residents receive information on community activities and signposting when they take ownership of their property?	Yes	Residents of the care home will be supported to live an active and fulfilled life.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Will the development have a community development officer?	Yes	As per above question.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Access to healthier food environments						
Does the development provide opportunity for allotments, community food growing shared spaces or own food growth?	Yes	The proposed development includes an allotment area which will provide the care home residents with the dedicated space and opportunity to grow their own food, plants etc.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Does the proposal include onsite food facilities such as hot food takeaways, supermarkets, local shops and markets?	Yes	The proposed care home includes a café and kitchen for residents.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Is the development within adequate active travel to the above or other local food facilities?	Yes	The nature of the care home means that residents will utilise the onsite café. Staff of the care home are within walking / cycling distance of a range of food facilities in Haverhill.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	N/A
Are there opportunities for access to purchase locally produced foods including local farmers or community markets?	Yes	The care home will source food for residents, and this could include locally sourced food where possible.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Do the local food facilities provide infrastructure for cycling/ scooting and electric car charging points?	No	No specific infrastructure is understood to be provided, however Haverhill is within reasonable walking and cycling distance of the site, should staff which to access local food facilities here. The nature of the care home means it is very unlikely residents will cycle/drive etc outside of the site.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral	Permanent	N/A	N/A
Does the LA have a restriction on fast food outlets?	No	N/A	N/A	N/A	N/A	N/A
Does this development include fast food and/or A5 classed shop/s?	No	N/A	N/A	N/A	N/A	N/A
What percentage of primary shop frontage will be fast food/A5 class?	N/A	N/A	N/A	N/A	N/A	N/A
Education, employment and skills						
Is there a school/s included in this proposal? Please see EDG schools section for advice on health and wellbeing considerations.	No	N/A	N/A	N/A	N/A	N/A
Does the proposed development include employment or commercial space?	No	N/A – no specific employment floorspace, however the care home will generate new jobs in terms of care/ support staff.	N/A	N/A	N/A	N/A
Is there an employment strategy being	Yes	CCCH is committed to local recruitment.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative	Permanent	Economically inactive	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
developed as part of this proposal?			<input type="checkbox"/> Neutral		Unemployed/ workless	
Does the proposed employment support local employment strategies/ identified skills gaps/ provide training opportunities?	Yes	CCCH is committed to local recruitment.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Economically inactive Unemployed/ workless	N/A
Does the construction phase provide opportunities for local employment including supply chain? How?	Yes	The proposed development will improve access to work and training opportunities by creating jobs across a range of skills levels during the construction phase. These jobs will provide the local population with the opportunity to potentially engage in employment for the first time, re-enter the workforce after being out of work and boost their income, allowing for the purchase of goods that induce healthier lifestyles (e.g. healthy food). There will also be training/ apprenticeship opportunities during the construction phase.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Temporary during construction phase	Economically inactive Unemployed/ workless	N/A
Have local childcare and nurseries been considered as part of this development and the early years at the appropriate Council been contacted?	No	N/A	N/A	N/A	N/A	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Do employment spaces have infrastructure to support active travel to site included? Specify	N/A	N/A	N/A	N/A	N/A	N/A
Has the proposal got an agreed education provision with local education providers?	N/A	N/A	N/A	N/A	N/A	N/A
Is there active travel/ passenger/ public transport services links to local schools, health care facilities and centres for employment?	N/A	N/A	N/A	N/A	N/A	N/A
Access to healthcare infrastructure						
Has NHS England Estates, the STP estates team or the CCG with designated responsibility for estates been consulted on healthcare infrastructure plans at preapplication stage? If no, please contact the relevant team	No	N/A	N/A	N/A	N/A	N/A
Has the development ensured that the wider, cumulative impact on the health system has been considered? If so, how?	Yes	The care home will provide an outstanding environment, with the additional assurance that professional health care assistance is on hand if it is needed. This in turn takes the pressure off the NHS.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people with physical disabilities Older people with dementia	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
Has the development considered the access and infrastructure needs of emergency services?	Yes	The proposed development has been designed to ensure that emergency vehicles can gain vehicular access as required.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Has consideration been given to local capacity for dental, pharmacy and other health providers? If so, how?	Yes	Staff in the care home will be trained in specialist care, ensuring that, where possible, health issues can be dealt with on site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A
Does the designated health space have the capacity for modular growth?	N/A	N/A	N/A	N/A	N/A	N/A
Does the designated space have multifunctional spaces within it for use of the community?	N/A	N/A	N/A	N/A	N/A	N/A
Has the funding for this health space already been agreed and a business case started with the appropriate NHS body?	N/A	N/A	N/A	N/A	N/A	N/A
Are local health care facilities within an acceptable distance and accessible via active travel? If not, how are these to be accessed?	Yes	Haverhill has doctor's surgeries/ health care centres which can be accessed via bus, walking or cycling. Given the nature of the proposed development, it is however unlikely that active travel will be used by	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Neutral	Permanent	Older people Older people People with physical disabilities Older people with dementia	N/A

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
		residents to access these.				
Have travel plans been developed for construction and operational phases of development?	Yes	A Travel Plan in respect of the operational phase will be prepared prior to occupation of the development, and this can be secured by condition. A Construction Management Plan will be prepared in respect of the construction phase prior to the commencement of development. Again, this can be secured by condition.	Operational <input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral Construction <input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral	Operational phase – permanent Construction phase – temporary during construction only	N/A	Preparation of a Travel Plan required prior to the occupation of the development. Preparation of a Construction Management Plan required prior to the commencement of development to ensure the health impacts of the construction phase in terms of noise, dust, air quality etc are fully considered and appropriate mitigation is put in place.
Environmental sustainability						
Is there an environmental statement for this proposal?	No	The proposed development does not meet the indicative size threshold where an Environmental Statement is required. The application is however supported by a Zero/ Low Carbon Sustainability Statement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	N/A
Has Environmental Health, Environment Agency or Public Health England had input into the development and provided advice on environmental	No	The LPA's Environmental Health Officer (EHO) will be consulted on the planning application as part of the consultation process. There are no noisy uses	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral	Temporary construction impacts only.	N/A	A Construction Management Plan will be produced and agreed with the LPA prior to the commencement of development.

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
issues including construction phase?		situated in close proximity to the development site.				
Are homes designed to minimise energy use through insulation measures and standards?	Yes	A Zero/ Low Carbon Sustainability Statement. Accompanies the planning application. The development will reduce carbon emissions through energy efficient measures such as air source heat pumps and PV panels.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	N/A
Do homes and spaces support hot weather including areas for shade and cooling?	Yes	The development has been designed to respond to winter and summer temperatures, as demonstrated on page 46 of the Design and Access Statement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	N/A
Do urbanised centres include measures to minimise heat island effects?	N/A	N/A	N/A	N/A	N/A	N/A
Have travel plans for construction phase been developed?	No	As outlined above, a Construction Management Plan will be produced and agreed with the LPA prior to the commencement of development.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral	Temporary construction impacts only.	N/A	Provision of a Construction Management Plan prior to the commencement of development.
Does the development promote the use of clean fuel/ lower emission HGV's during construction?	No	As outlined above, a Construction Management Plan will be produced and agreed with the LPA prior to the commencement of development. As part of this, the use of clean fuel/ lower emission	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral	Temporary construction impacts only.	N/A	Provision of a Construction Management Plan prior to the commencement of development.

Criteria for Assessment	Yes or No	Comment	Potential Impact on Health and Wellbeing	Length of Effect	Vulnerable Groups Impacted	Mitigation
		HGV's can be promoted.				
Has frequency of HGV's on local traffic been considered and if so, how?	No	As outlined above, a Construction Management Plan will be produced and agreed with the LPA prior to the commencement of development.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral	Temporary construction impacts only.	N/A	Provision of a Construction Management Plan prior to the commencement of development.
Have travel plans for the operational phase been developed?	No	As noted above, a Travel Plan in respect of the operational phase of development will be prepared prior to the occupation of the development. This can be secured via condition.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	Preparation of a Travel Plan required prior to the occupation of the development.
Have suitable measures been put in place for diverting waste away from landfill?	Yes	The proposed development will include the provision of recycling facilities for domestic and commercial use.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral	Permanent	N/A	Provision of recycling facilities for domestic and commercial use.

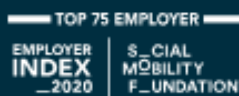
Recommendations from the Health Impact Checklist

- 3.4. This Health Impact Checklist confirms that overall, the proposed development is expected to have a positive impact on the health of the population. The positive health outcome is linked to the provision of high quality accommodation for older people.
- 3.5. As a result of the Health Impact Checklist, a Construction Management Plan will be produced prior to the commencement of development in order to ensure the health impacts of the construction phase are appropriately managed. Precautions to reduce dust, noise, vibration and odour impact will be achieved via this Construction Management Plan, for example, wheel washing facilities, dampening dry ground, parking management, hours of operation, training of staff to ensure minimal (if any) conflicts.
- 3.6. In addition, a Travel Plan will be produced prior to the occupation of the development, to ensure active and sustainable modes of travel are encouraged.

4. CONCLUSION

- 4.1. This Health Impact Checklist has been prepared by Freeths LLP for and on behalf of the Applicant in support of a full planning application for the erection of a care home at the Former Woodlands Hotel, Coupals Road, Haverhill.
- 4.2. The Health Impact Checklist identifies, assesses and presents any potential effects on the health of the population arising from the proposed development. The proposed development is expected to have an overall positive impact on the health of the population. The positive health outcome is linked to the provision of high quality accommodation for older people.
- 4.3. As a result of the Health Impact Checklist, a Construction Management Plan will be produced prior to the commencement of development, and a Travel Plan will be produced prior to the occupation of the development.
- 4.4. It is concluded that the construction and operation of the site for a care home is acceptable in health terms, in accordance with national and local policy and guidance.

Awards and accreditations



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