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**PLANNING**

**Document:** Health Impact Assessment (HIA)  
**Title:** Reserved Matters Planning  
Application on Land South of Bury  
Road, Barrow - A9  
**Client:** Bloor Homes  
**Date:** November 2025

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## EXECUTIVE SUMMARY

This Health Impact Assessment (HIA) has been prepared by James Bailey Planning Ltd. (JBPL) on behalf of Bloor Homes, to support a Reserved Matters submission on land at Great Wilsey Park, Haverhill which is described below:

*'Reserved matters application - submission of details under Outline planning permission DC/15/2151/OUT – means of access; appearance, landscaping, layout and scale for 95 dwellings (including 42 affordable) (Parcel A9); associated internal roads, car parking, , amenity and public open space; pumping station and diversion of overhead HV cable; including application to partially discharge conditions 4; 6; 7; 8; 9; 12; 15; 28; 30; 37; 38; 39; 40; 41, 42; 44; 45 and 46'*

This HIA has been presented for the Reserved Matters Application (RMA) for Parcel A9. It has been submitted alongside a parallel RMA covering Parcels A14, A15, and E2. While each application must be assessed on its individual merits, it is important to consider their interrelationship and how they collectively contribute to the delivery of the wider site.

Both RMAs represent two phases of the overall development and will be delivered by Bloor Homes. As such, key elements including open space provision, affordable housing, green infrastructure, and the surface water drainage strategy have been designed holistically across both applications. This integrated approach ensures consistency in layout, connectivity, and infrastructure delivery, supporting a cohesive and sustainable development.

From this point onwards, this HIA assesses the development related to parcels A9; A14; A15; and E2, which will be referred to as 'The Site'. The remainder of the land, identified in blue in Figure One, will be referred to as the 'Wider Site'.

This HIA is a requirement of the newly adopted West Suffolk Local Plan, Policy LP8, designing for health and wellbeing and impacts of new development, and SP3 Health and Wellbeing as the proposal is for 'new large-scale developments of 100 homes'.

The purpose of this HIA is to identify the health and wellbeing impacts (benefits and harms) of the proposed development, and to demonstrate how the conclusions of the assessment have been considered and designed into the proposed development.

The HIA has been prepared in accordance with the most up to date iteration of *Building for a Life 12, the Building for a Healthy Life* (BFHL) (2023), produced by Design Homes in conjunction with the NHS and Homes England.

Three key themes considered to be integral to designing a development which promotes health and wellbeing, within which more detailed strategies, infrastructure and design ideas are established, have been identified as part of this HIA.

The assessment criteria comprise three key themes of: Integrated Neighbourhoods; Distinctive Places; and Streets for All. Within these principles, there are 12 topic areas:

- |   |                                      |
|---|--------------------------------------|
| 1. Natural connections.                 | 7. Well defined streets and spaces.  |
| 2. Walking, cycling & public transport. | 8. Easy to find your way around.     |
| 3. Facilities and services.             | 9. Healthy streets.                  |
| 4. Homes for everyone.                  | 10. Cycle and car parking.           |
| 5. Making the most of what's there.     | 11. Green and blue infrastructure.   |
| 6. A memorable character.               | 12. Back of pavement, front of home. |

In Section 6 of this report, an assessment is then undertaken regarding how each of the criteria and sub sections are addressed as part of the proposed development.

The evidence and data collated allude to a population living in higher levels of deprivation than other areas in the district, with the majority of those employed in unskilled, elementary or machinery occupations.

It appears that the prevalence of deprivation in addition to lifestyle factors, such as community engagement and activities, smoking habits and high levels of obesity contribute to the number of residents suffering from health conditions. Residents diagnosed with either diabetes, obesity, and coronary heart disease, or having been admitted to hospital due to self-harm, is higher than the district and national average.

As part of this proposal, opportunities to address the physical and mental health issues identified above will be maximised, and will comprise accessible and functional open space, walking routes, new community facilities, community allotments and orchards, and a potential new healthcare facility within the Wider Site area.

## 1. INTRODUCTION

1.1 This planning submission has been prepared by James Bailey Planning Ltd. (JBPL), on behalf of the applicant, Bloor Homes, in support of a Reserved Matters Application (RMA), pursuant to the Outline Planning Permission under reference DC/15/2151/OUT.

1.2 The Permission covers an area of 168.34ha. A Concept Statement (2013) and Masterplan (2015) have been adopted for the site, and an outline planning application (DC/15/2151/OUT) was granted in August 2018 for up to 2500 homes, two primary schools, two local centres, landscaping and associated infrastructure. Permission was granted in August 2018 and subject to a set of approved parameter plans and 46 conditions, for:

*‘(Means of Access to be considered) - Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure)’.*

1.3 The RMA application related to this HIA provides the finer detail related to appearance, landscaping, layout, and scale for:

*‘Reserved matters application - submission of details under outline planning permission DC/15/2151/OUT - appearance, landscaping, layout and scale for 345 dwellings (including 33% affordable) (parcels A9; A14; and A15); allotments (parcel E2); associated internal roads, car parking, landscaping, amenity and public open space; pumping station and diversion of overhead HV cable; including application to partially discharge conditions 4; 6; 7; 8; 9; 12; 15; 28; 30; 37; 38; 39; 40; 41, 42; 44; 45 and 46’*

1.4 This HIA has been prepared to be consistent with policies SP3 and LP8 of the West Suffolk Local Plan, as well as being compliant with the Building for a Healthy Life (BFHL) National Guidance Document.

1.5 The Suffolk Health and Wellbeing Board’s Joint Local Health and Wellbeing Strategy, ‘Preparing for the future (2022-2027)’, identifies four key pillars of population health, similarly to the BFHL Guidance, which include: “our health behaviours and lifestyles; the places and communities we live in, and with; an integrated health and care system; and the wider determinants of health.”

1.6 The first part of this HIA will set out the health profile of Haverhill, including demographic, lifestyle and health characteristics. This provides the baseline and context for the second part of the assessment. The second part of this assessment is based on the BFHL, Wellbeing & Health Assessment Developer Checklist.

1.7 The purpose of the BFHL Assessment is to demonstrate how a planning application encourages developers to think about how inclusive, practical and attractive a place will be once a site is delivered, and the positive impact the development will have on the health and wellbeing of the residents.

## 2. SITE CONTEXT

- 2.1 The Wider Site is located on the north-eastern 'fringe' of Haverhill, located to the east of the A143.
- 2.2 The Site comprises three parcels for residential development (A9, A14, A15, B2 & E2), with a combined site area of 23.66ha. Each of the land parcels are shown in the Land Use Plan in Section Three.
- 2.3 The Site is bordered by Parcels A8 and A13 proposed for residential development, Great Wilsey Farm to the north, a corridor of open space and footpath connections to the north, and existing residential development to the south residential development to the west.
- 2.4 The proposed Country Park also borders The Site on the eastern boundary, adjacent to Parcel E2.



Figure One: Site Context Plan (Google Earth 2025)

### 3. SITE HISTORY & WIDER CONEXT

- 3.1 Outline Planning Permission was granted for “(Means of Access to be considered) - Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure”(DC/15/2151/OUT), in August 2018, subject to 46 conditions.
- 3.2 Following the Outline Application (DC/15/2151/OUT), there have been three Non-Material Amendment applications: NMA(A)/15/2151; NMA(B)/15/2151; and NMA(C)/15/2151. NMA(A) and (C) specifically relate to off-site highways works, and are therefore not considered to be relevant to this RMA. However, NMA(B) amended condition 3 to replace the alternative Road Hierarchy Parameter Plan (drawing reference 5055-ES-04 F) with a new alternative Road Hierarchy Parameter Plan (5055-ES-04 G). It also replaced the alternative Building Heights Parameter Plan (5055-ES-03 E) with a new alternative Building Heights Parameter Plan (5055-ES-03 F).
- 3.3 Additionally, this approved NMA(B) application also amended the wording of the condition 3 of DC/15/2151 so that any future RMA was in “general” accordance with the approved parameter plans, rather than “strictly” in accordance, which was considered to be restrictive.
- DC/25/1099/RM – Parcels A3 and A5 (residential) (pending decision)
  - DC/25/0204/RM – Primary (lower tier) road (pending decision)
  - DC/24/1452/RM – D1 – Local Centre (approved 02/05/2025)
  - DC/23/1927/RM – Parcel A2 (residential) (approved 15/03/2024)
  - DC/20/0358/RM - HV Cable and associated infrastructure (Withdrawn)
  - DC/19/1940/RM – Parcels A1; A2; and A8 (approved 23/09/2020)
  - DC/19/0834/RM - Main spine road and associated strategic infrastructure (approved 28/05/2020)
- 3.4 To date, Parcels A1, A2, A7, A8 & A16 have been or are currently being built out.

- 3.5 The Land Use Parameter Plan (5055-ES-01 Rev O) shows the Wider Site, comprising all land parcels, with The Site identified in blue.

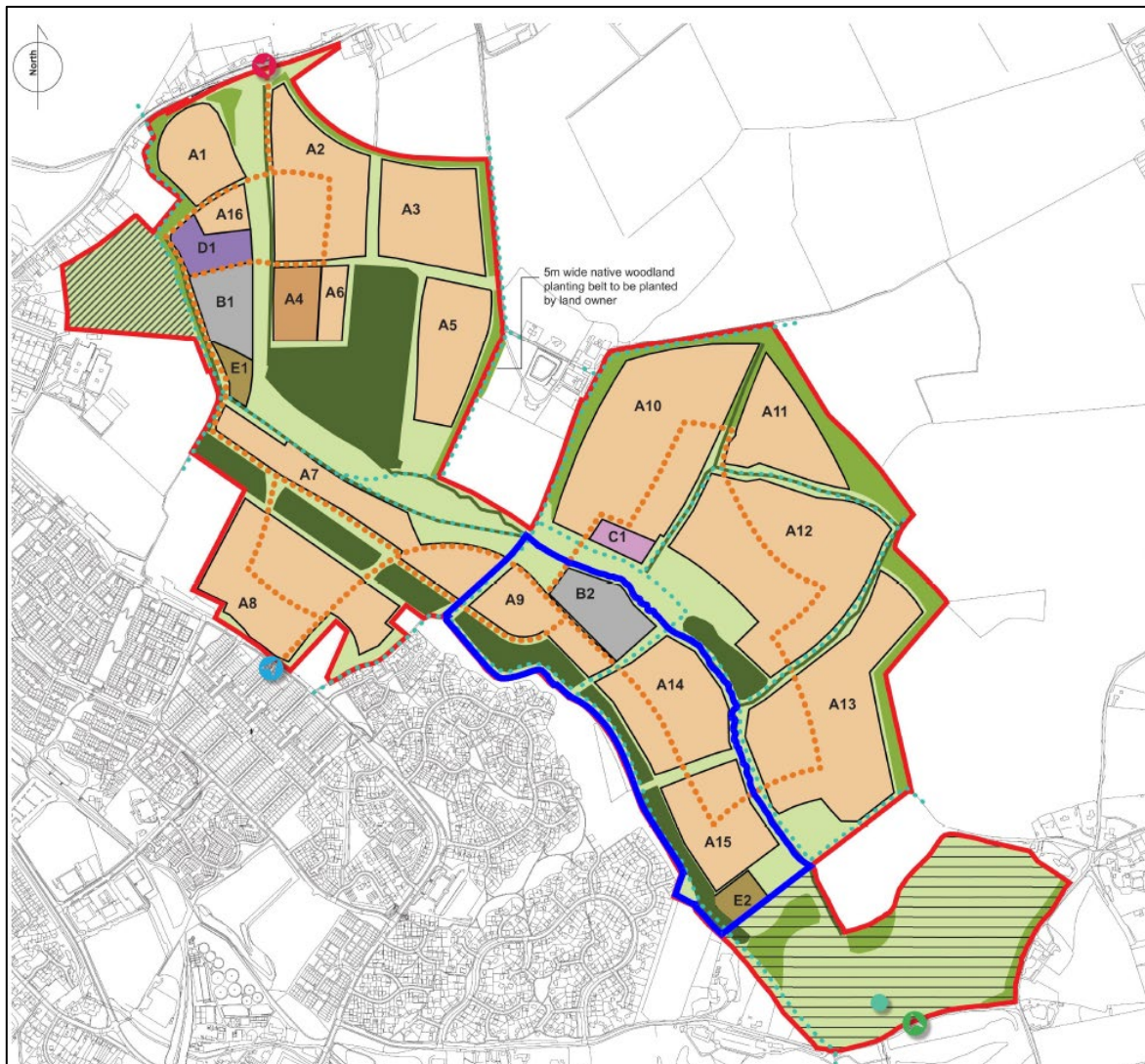


Figure Two: Land Use Parameter Plan

- 3.6 Once all phases of the Wider Site receive reserved matters approval, up to 2,500 dwellings will be delivered, two primary schools, two local centres including retail, community and employment spaces.
- 3.7 As part of these other uses, an area within Parcel D has been identified for the potential provision of healthcare facilities, comprising 2,000 sqm. This is confirmed in the Section 106 Agreement, where the 'Healthcare Land' is described as *'the plot of land being approximately 0.3 hectares located within the part of the site which is the mixed use local centre shown as D1 on the Parameters Plan'*. A written notice must be submitted to the Council after occupation of the 450<sup>th</sup> dwelling, which should include an offer to transfer the healthcare land.

- 3.8 The Section 106 Agreement also identifies a financial contribution to the NHS of £822,840.00 for the entire site, a portion of which will come from the land parcels of which relate to this application.
- 3.9 A reserved matters application for Parcel D is currently going through the planning process (DC/24/1452/RM), however the land safeguarded for healthcare is located outside of the red line plan, and therefore not being brought forward at this time.
- 3.10 Two community allotment gardens are proposed within the Wider Site, totalling 1.5 hectares, one of which will be located within The Site.
- 3.11 Furthermore, a total of 61.9 hectares of public open space is proposed across the Wider Site, comprising retained and proposed space.
- 3.12 In addition, a country park comprising 17.8 hectares of open space is proposed as part of the outline planning permission, and is located adjacent to the east of Parcels A13 & A15. The country park will be easily accessible from the Wider Site, through both existing and proposed footpaths.
- 3.13 This will provide the opportunity for walking and cycling routes in the surrounding area, encouraging a healthy and active lifestyle, and connect up Public Rights of Way nos. 3, 6, and 37, as shown on the Suffolk County Council Definitive Map below. These rights of way run through the entire length of the Wider Site, and are located along many of the boundaries.

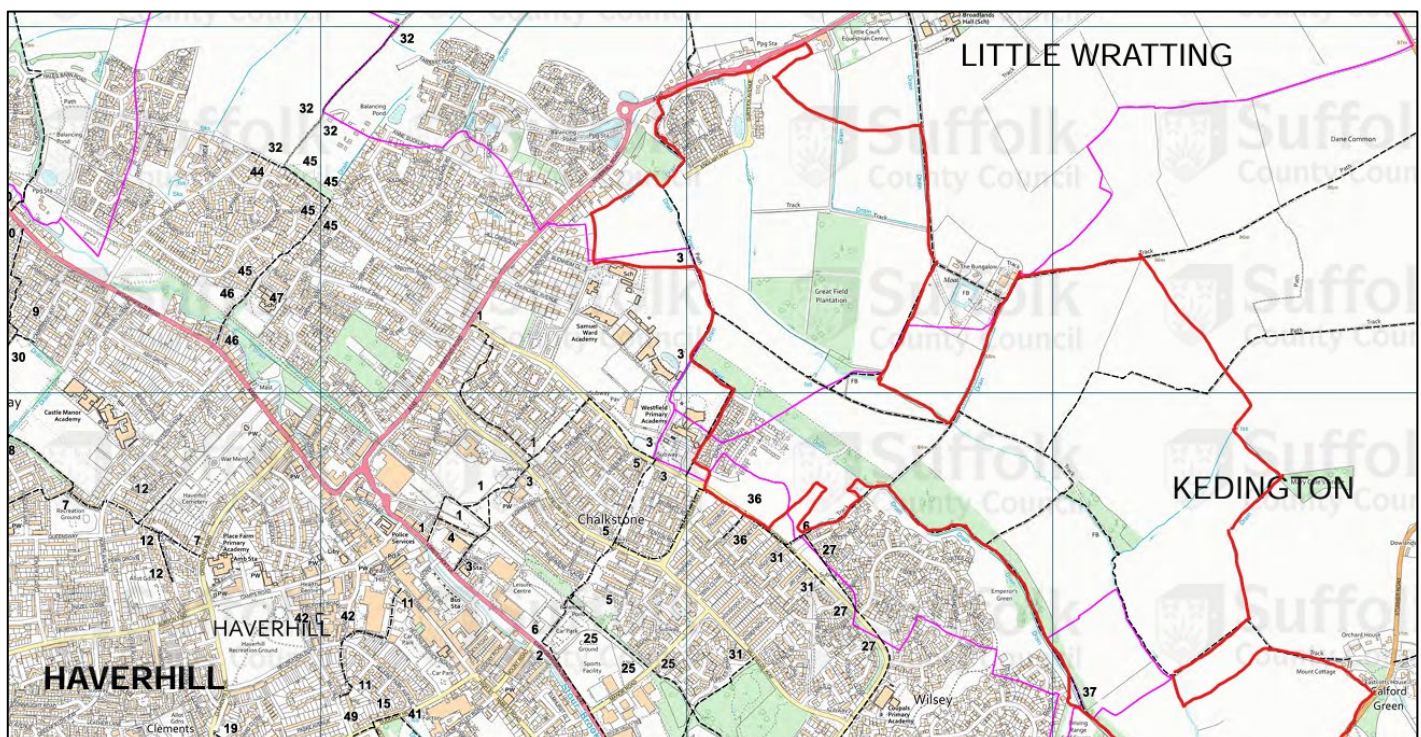


Figure Three: Public Rights of Way Map, Edited (Suffolk County Council Public Rights of Way Maps)

## 4. POLICY FRAMEWORK

- 4.1 The following section sets out the policy framework which is considered to be relevant to this HIA. This covers both local policy and national guidance, specifically related to health and well-being.
- 4.2 The West Suffolk Local Plan was adopted by Full Council on July 15<sup>th</sup> 2025.
- 4.3 A Health Impact Assessment is a requirement of Policy LP8, for proposals of 100+ new dwellings. A HIA should demonstrate how the conclusions of the assessment have been designed into the proposals, and how they will be implemented through the development.
- 4.4 Policy SP3 Health and Wellbeing, identifies residents' physical and mental wellbeing as a key priority, which should be addressed through: *'supporting well designed development that delivers good access to existing and planned facilities and community infrastructure, including cultural and leisure facilities, play spaces, allotments and green spaces.'*
- 4.5 As part of a HIA, the Building for a Health Life Guidance (2023) should be followed and used to inform the proposed development.
- 4.6 The BFHL Guidance has been prepared by Design for Homes, in conjunction with NHS England and Homes England. The purpose of the guidance document is to act as a guide for encouraging healthier lifestyles, and promote this to be a central focus of new residential development, and to be considered at the earliest stages of the planning process.
- 4.7 The BFHL includes a design *'toolkit'* that prioritises *'healthier communities'*, and addresses this by identifying three key principles which should be fundamental to residential development.
- 4.8 Within these key principles are 12 criteria which development should look to deliver, (as identified in the Executive Summary section of this report). In accordance with policy requirements, these criteria are assessed as part of the BFHL developer guidance / checklist.

### National Planning Policy Framework

- 4.9 The National Planning Policy Framework (NPPF) sets out the Government's policies for planning, and how these should be applied in order to contribute to the target of achieving sustainable development across the country.
- 4.10 The NPPF was originally published in 2012, and has since been subject to various updates and amendments to reflect the Government changing priorities and targets over time. Following the General Election in July 2024, the new Government undertook a period of consultation on the Framework, and a revised version was published in December 2024, which came into immediate effect.

- 4.11 Chapter 8 seeks to achieve healthy and safe communities, which promote social interaction by encouraging street layouts to allow easy and convenient pedestrian and cycle connections between residential areas. The importance of new developments having access to high quality open space and recreational areas, connected through green infrastructure is also identified as important for the health and well-being of local communities.
- 4.12 At the heart of healthy communities is the need for social interaction, which is central to achieving a sense of place and community cohesion.
- 4.13 Paragraph 96(c) explains how planning decisions should aim to deliver development which supports healthy lives: *“through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

#### Planning Practice Guidance

- 4.14 The Planning Practice Guidance states that the design and use of the built and natural environments, including green infrastructure are major determinants of health and well-being.
- 4.15 Planning and health should be considered together in three 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).

#### Summary

- 4.16 This Section has highlighted that local and national planning policies and guidance consider the planning system to be fundamental in improving health and well-being, which reinforces the requirement of this HIA.

## 5. THE PROPOSED DEVELOPMENT

- 5.1 Reserved Matters approval is sought for the size, scale, layout, design and landscaping of The Site for 345 dwellings (including 33% affordable) and associated development.
- 5.2 The Land Use Parameter Plan, approved at outline stage, prescribes that parcels A9, A14, A15 are allocated for residential development, Parcel B2 for a Primary School, and E2 for a community allotment.
- 5.3 The Development will deliver the following:
- 345 Residential Dwellings, including 112 affordable housing
  - Allotments (0.65 ha)
  - Internal roads, including: Spine Road (Primary -upper tier); Secondary Access (Primary – lower tier); and Tertiary Streets (private).
  - Two new Public Rights of Way and the creation of an informal bridle way along the northern site boundary.
  - Locally Equipped Area of Play (LEAP).
  - Landscaped Public Open space; including; ‘Green lung’ area.
  - Sustainable Urban Drainage Features.
  - Pedestrian and cycle infrastructure; and
  - Pumping Station

## 6. LOCAL HEALTH PROFILE

- 6.1 This HIA has identified the health profile of the local area, using datasets from the County, District, and national Government. Factors including levels of education; deprivation; and long-term health conditions of the population have been used to inform and explain the overall health profile of Haverhill.
- 6.2 The Preparing for the Future Joint Local Health and Wellbeing Strategy (2024), identifies four major contributory determinants of health: physical environment; socio-economic factors; health behaviours; and clinical care.
- 6.3 The local health profile has been compared to the district, county, and national averages, in order to create a more holistic context for the health profile of Haverhill, as it sits in comparison to the surrounding area and national average.

### Population Profile

- 6.4 As of 2022, the population of Haverhill was 27,500, comprising 50.7% female and 49.3% male.
- 6.5 The age profile of Haverhill, compared to the district, county and national average is set out in Figure Five below. Haverhill is shown to have a slightly higher than average amount of young residents aged 0-14, and a slightly lower than average number of residents aged 65+.

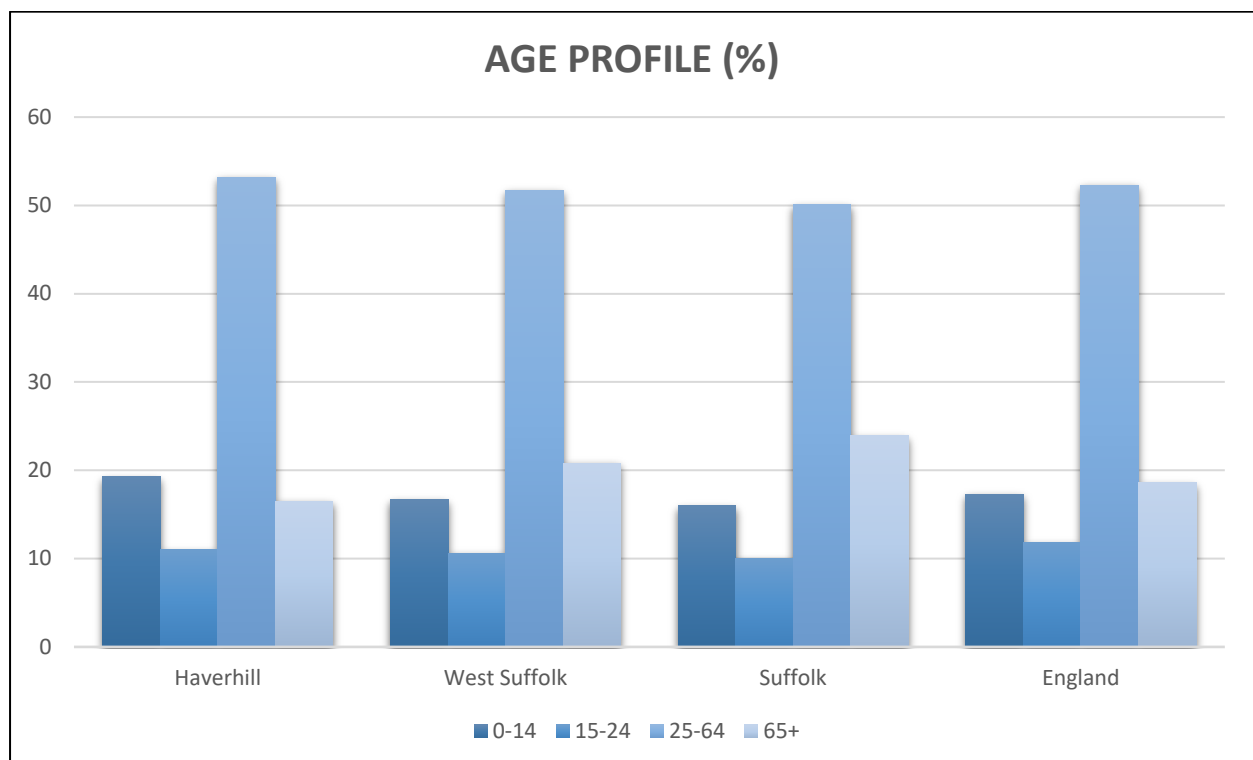


Figure Five: Age Profile (Office for National Statistics 2021)

- 6.6 Figures Six and Seven below compare the general health of Haverhill with the national average, and show the two to be relatively similar. 82.8% of Haverhill residents are considered to be in 'very good' or 'good' health, slightly above the national average of 82.2%.
- 6.7 An area of significance is the difference in residents considered to be in 'bad' or 'very bad health', with only 4.7% in Haverhill, less than the national average of 6.2%.

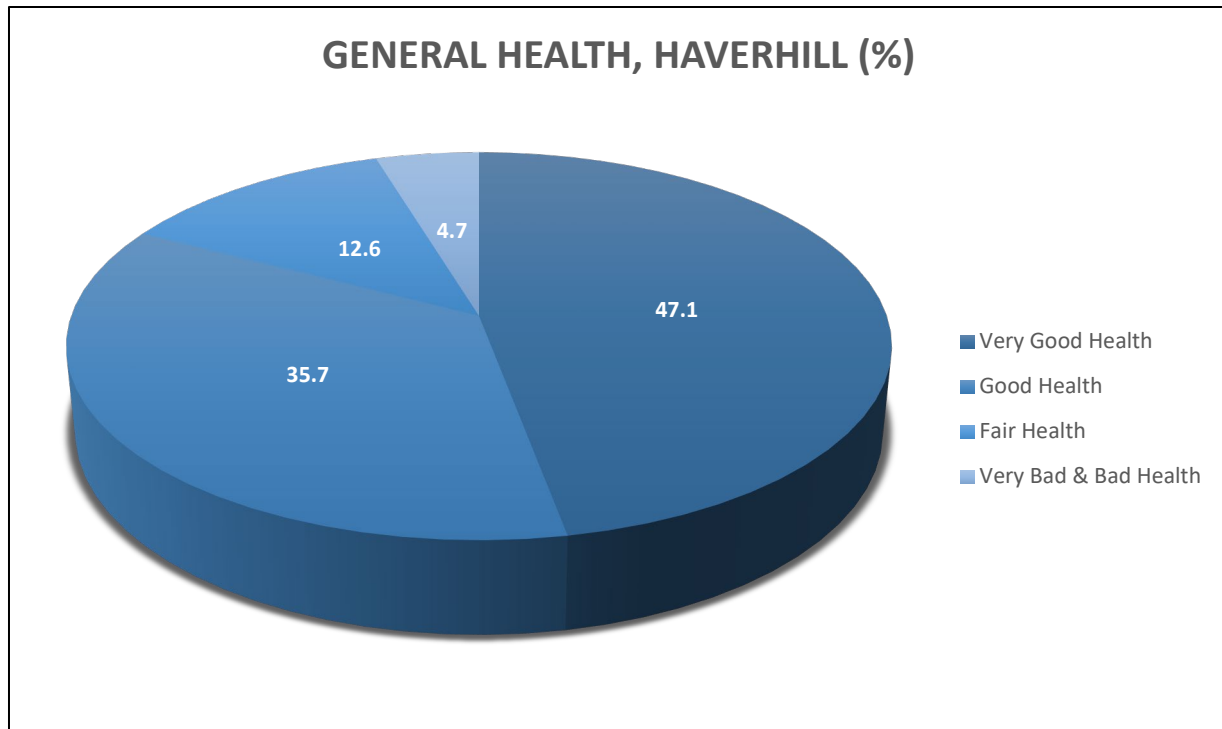


Figure Six: General Health Haverhill (Office for National Statistics 2021)

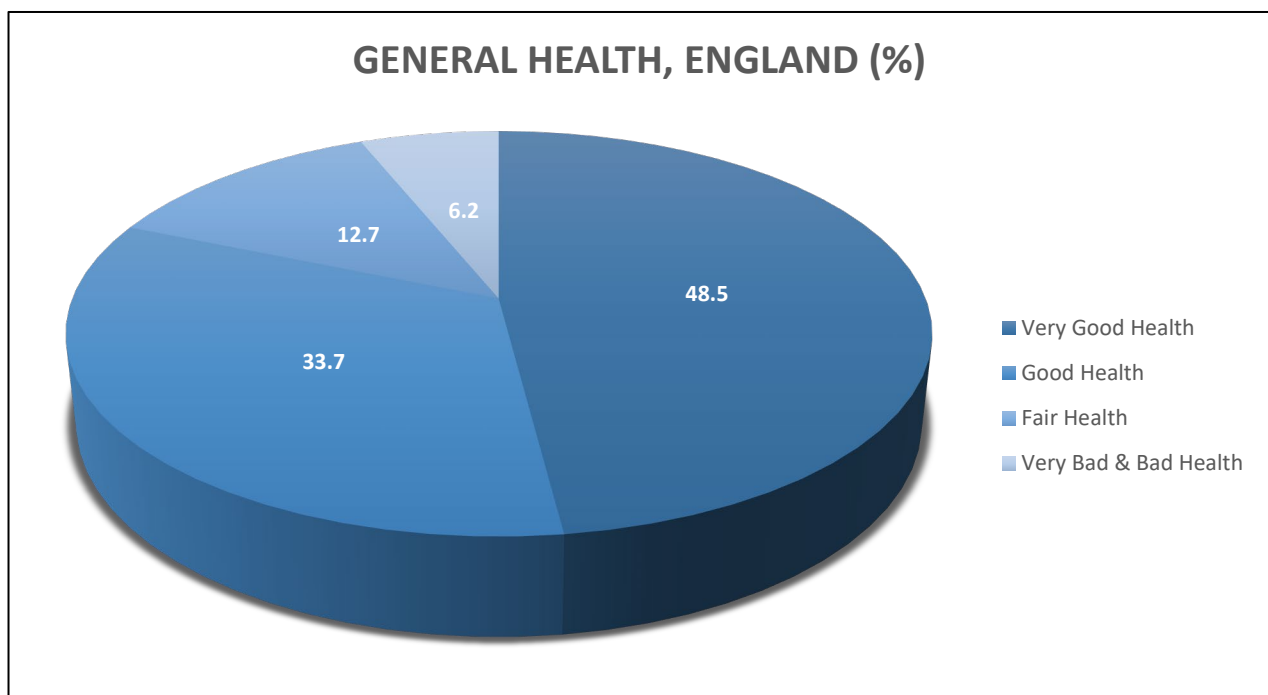


Figure Seven: General Health England (Office for National Statistics 2021)

**Economic Factors**

6.8 Economic indicators are frequently relied upon as key to influencing the health and wellbeing of a local population, with the link between economic factors and health historically documented and widely accepted.

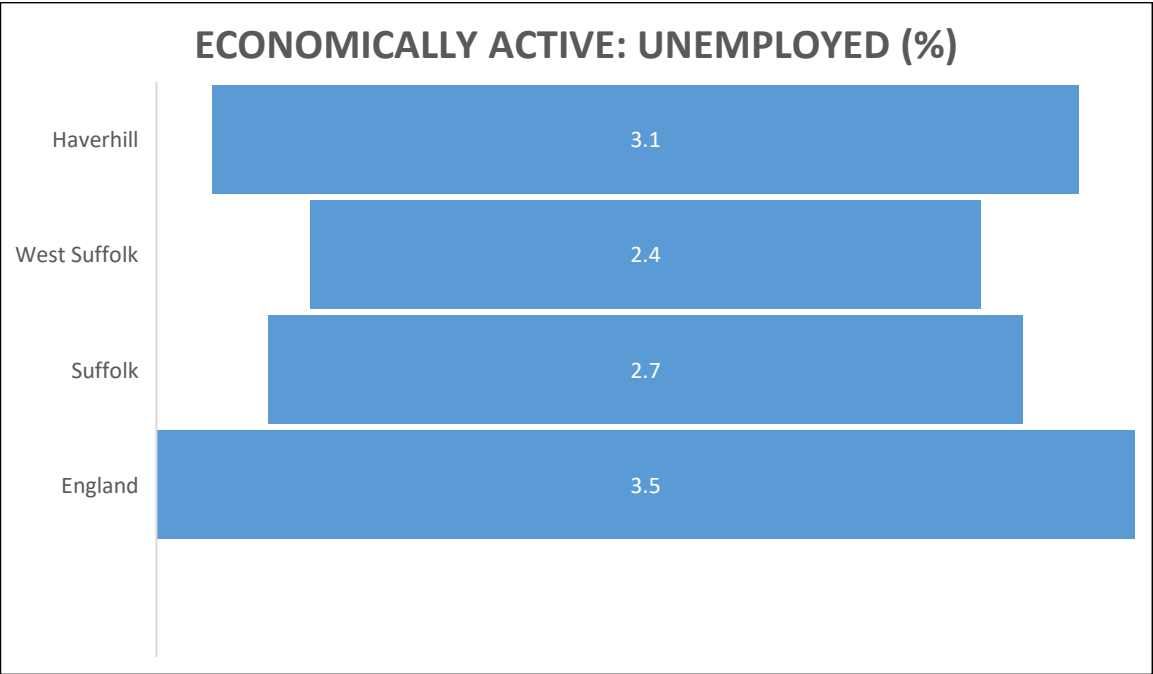


Figure Eight: Prevalence of Unemployment (Office for National Statistics 2021)

- 6.9 Although below the national average, compared to the district and county average, the number of economically active, unemployed residents in Haverhill is 3.1%, higher than the average of West Suffolk at 2.4% and Suffolk at 2.7%.
- 6.10 The data presented below identifies a trend in occupations in Haverhill compared to the district and national average, with the number of Haverhill residents employed in professional and managerial roles as below the district and national average, and the amount employed in elementary occupations, plant / machinery work or service jobs considerably higher.

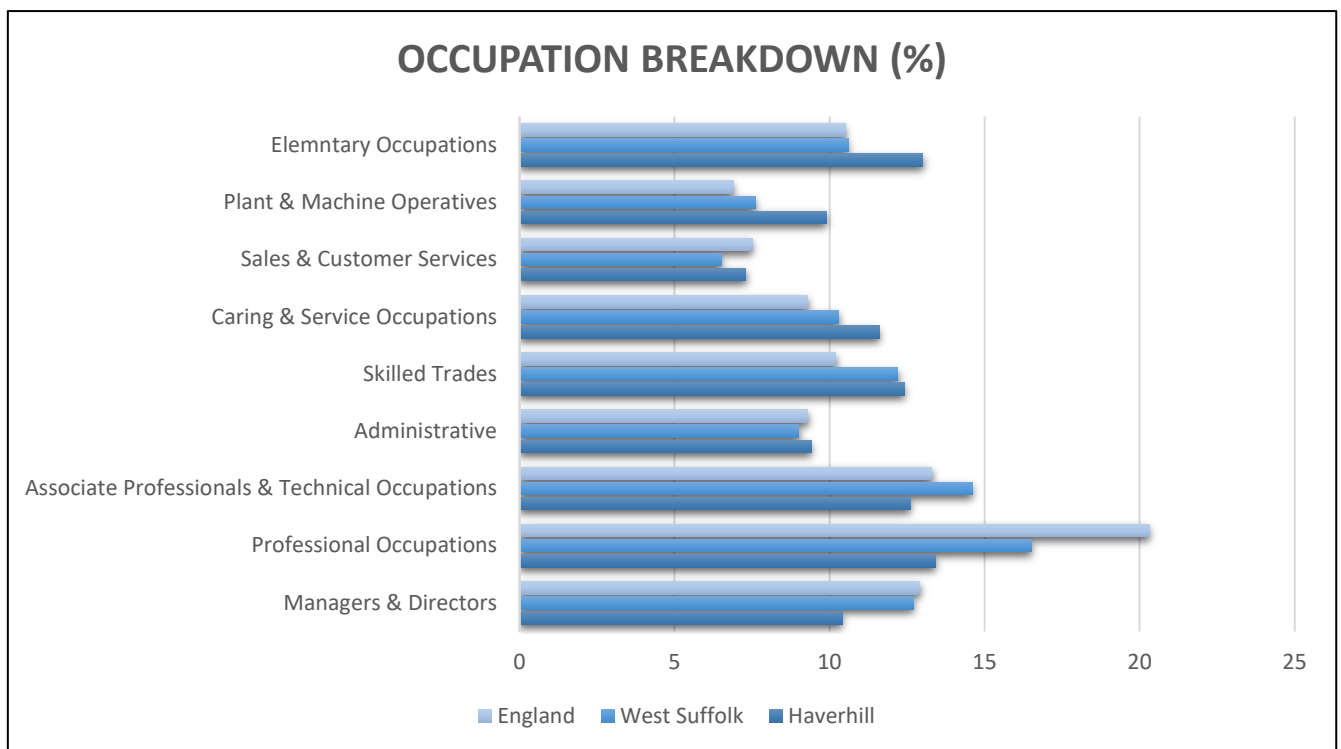


Figure Nine: Occupation Breakdown (Office for National Statistics 2021)

6.11 Considering the economic trends identified above, the data presented below is not a surprise, showing that a higher number of residents in Haverhill are living in either one or more dimensions of deprivation, compared to both the district and national average. In addition to the levels of deprivation, the lower than average number of residents living in no dimension of deprivation compared to West Suffolk and National averages is acknowledged.

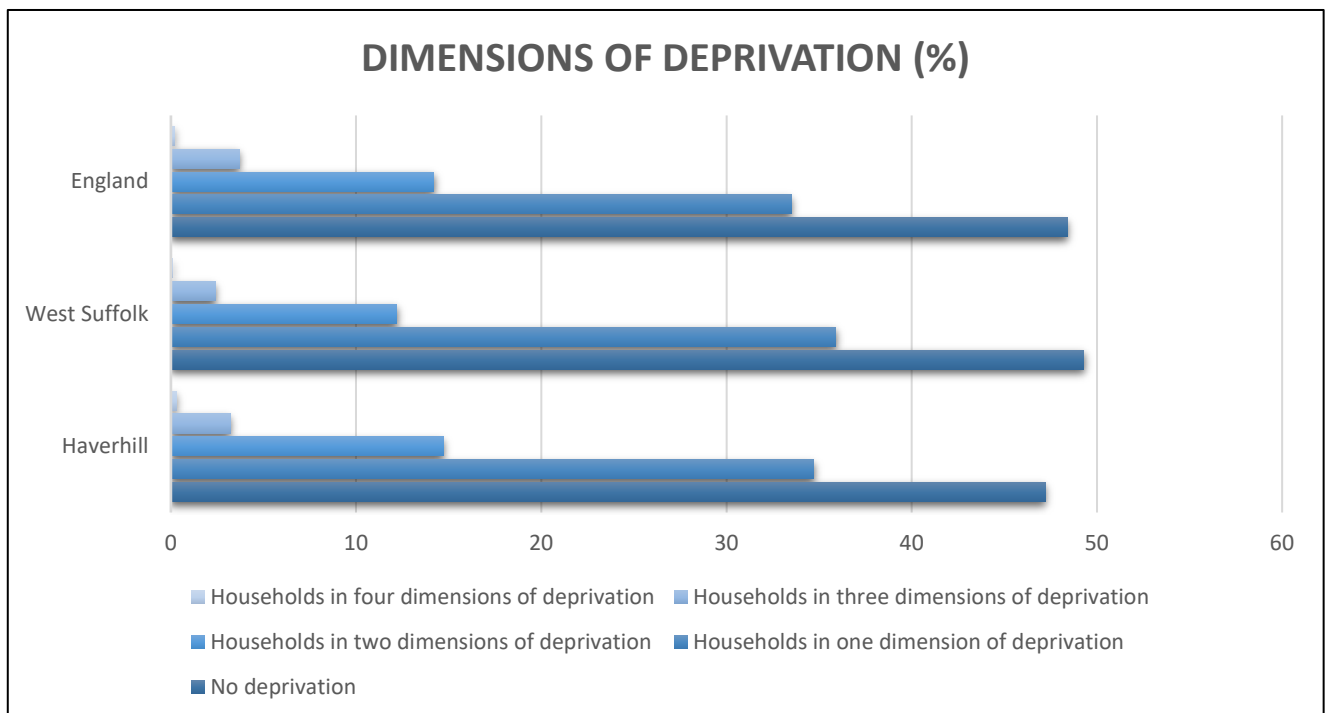


Figure Ten: Dimensions of Deprivation (Office for National Statistics 2021)

- 6.12 Housing tenure in Haverhill is dissimilar to the district and national trends, with the number of residents living in social rented accommodation up to 4% higher than average, and the number living in private rented accommodation also around 4% lower than the average.
- 6.13 Furthermore, the number of residents who own their own property without a mortgage is below the district and national average.
- 6.14 However, it is recognised that over 50% of residents in Haverhill own their property either outright or with a mortgage, meaning a minority of residents live in rented accommodation.

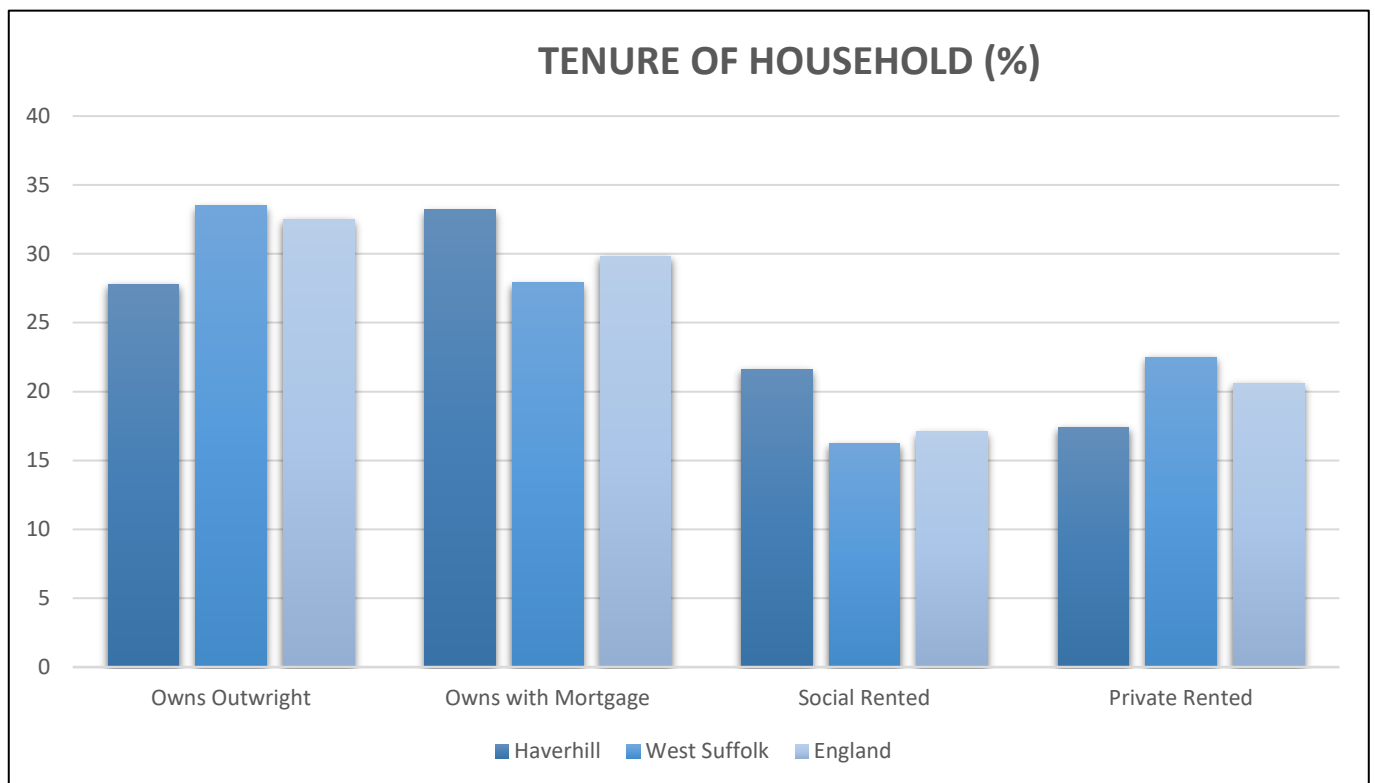


Figure Eleven: Tenure of Households (Office for National Statistics 2021)

## Education

- 6.15 Level of educational attainment is another key indicator which influences the health profile of a local area, and there is a well-documented relationship between achievement in education and community resilience.

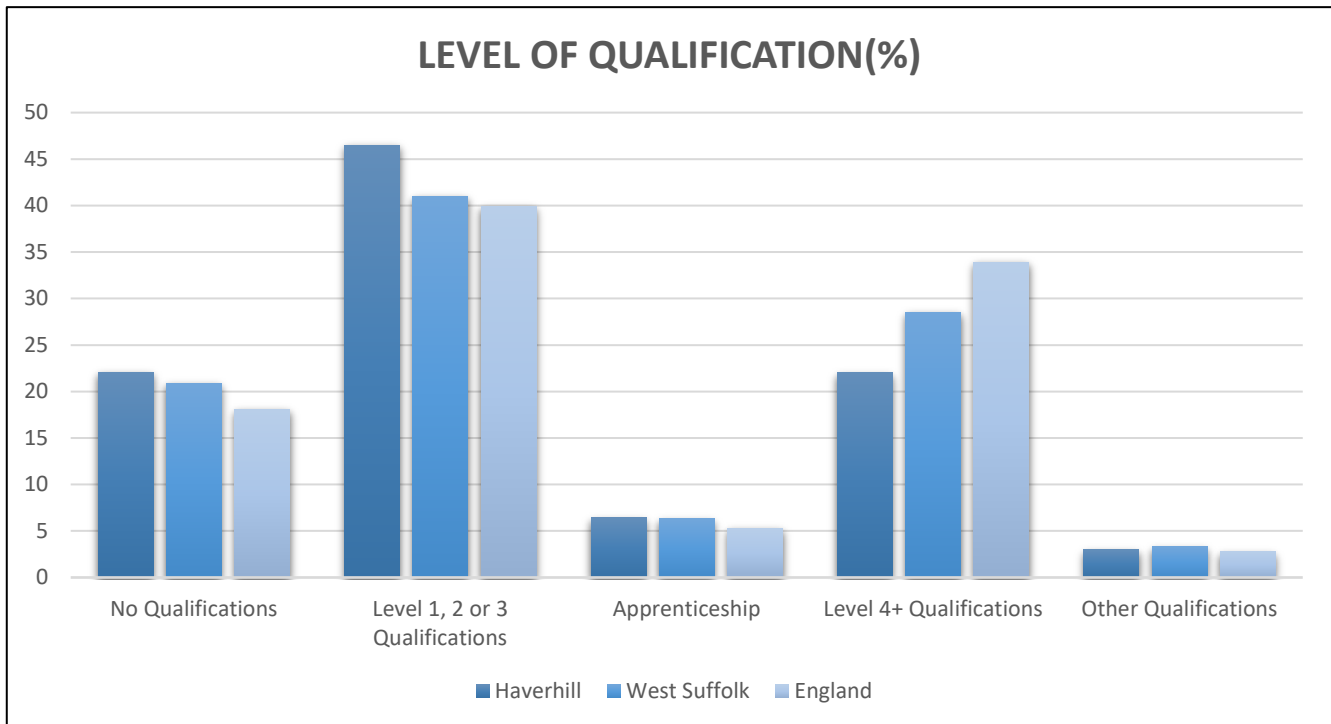


Figure Twelve: Highest Level of Qualification (Office for National Statistics 2021)

- 6.16 Compared to the district and national average, the number of residents who have qualifications of level 4 or above in Haverhill is significantly low, at just over 20%.
- 6.17 Furthermore, the number of residents with no qualifications is higher in Haverhill, however the above average number of residents in West Suffolk with no qualifications is also acknowledged.
- 6.18 The majority of residents in Haverhill, 46%, have qualifications of levels 1, 2 or 3 only.
- 6.19 This data reflects the trends in occupation in Haverhill, as presented above.

### Lifestyle

- 6.20 Lifestyle is potentially one of the most influential factors on health and wellbeing, and often have commonalities amongst residents, creating an overall trend of a local area.
- 6.21 Smoking is inherently linked to health and wellbeing, and is proven to be a contributing factor of respiratory and heart conditions, and potentially death.
- 6.22 It is therefore worth noting the higher number of regular smokers by age 15, is almost 2% higher in Haverhill compared to the national average.
- 6.23 Figure Thirteen, displays the prevalence of obesity in Haverhill East & South (adjacent to the Wider Site), West Suffolk and the national average.
- 6.24 Levels of obesity in Haverhill East & South is higher than the national average, 4% higher.

6.25 According to the NHS, obesity has far-reaching implications, significantly increasing the risk of other health conditions, including.

- Type 2 Diabetes;
- Coronary Heart Disease.
- Cancer.
- Stroke; and
- Depression.

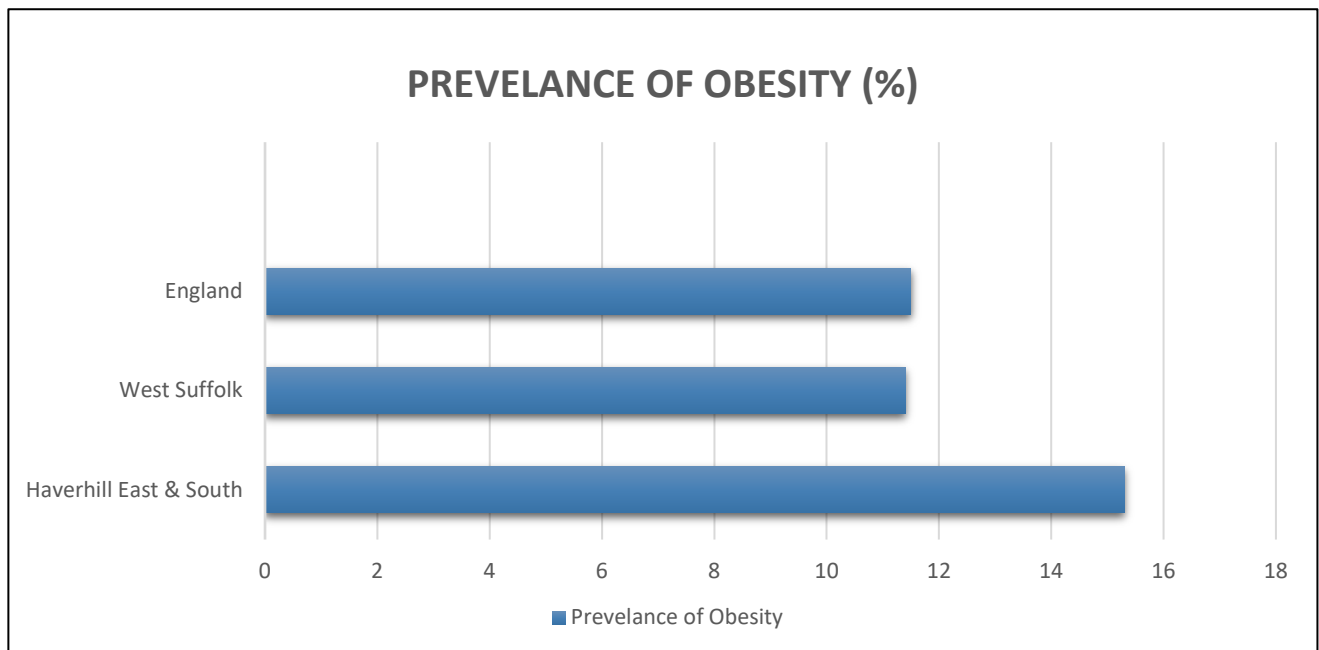


Figure Thirteen: Prevalence of Obesity (Suffolk County Council Public Health & Communities 2021)

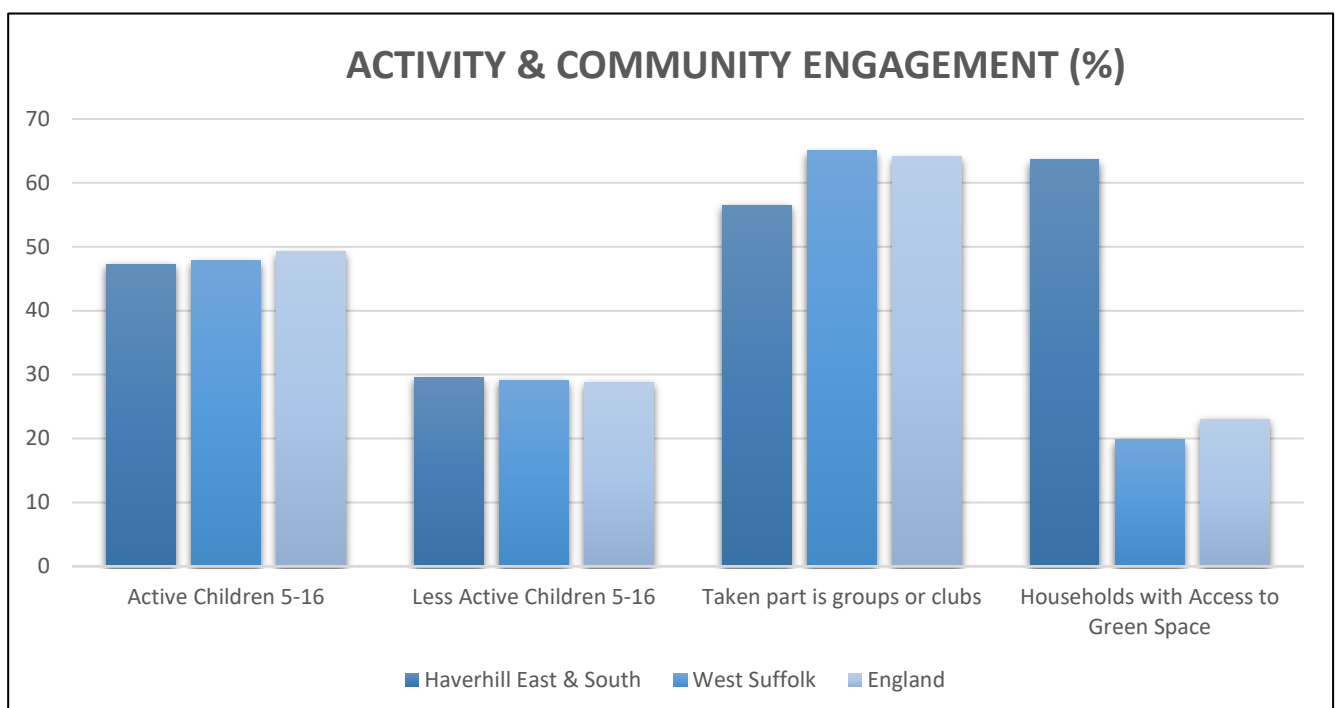


Figure Fourteen: Activity & Community Engagement (Suffolk County Council Public Health & Communities 2021)

- 6.26 Physical activity and engagement with community activities is an important indicator of general health, as it is indicative of lifestyle choices and parental prioritise.
- 6.27 The data in Figure Fourteen shows the population of Haverhill East & South to be relatively active and engaged with the local community, with more children aged 5 – 16 ‘physically active’, mostly in keeping with the district and national average.
- 6.28 However, the amount of Haverhill residents which are or have been involved in local groups or clubs is around 4 to 5% below both the district and national average.
- 6.29 Of significance, is the extremely high number of households in Haverhill East & South with access to green space, approximately three times higher than the district and national average.

### Health Condition

- 6.30 The data shown in Figure Fifteen shows that the number of residents in Haverhill classified as disabled under the Equality Act is lower than both the national and county average, and slightly below the district average.

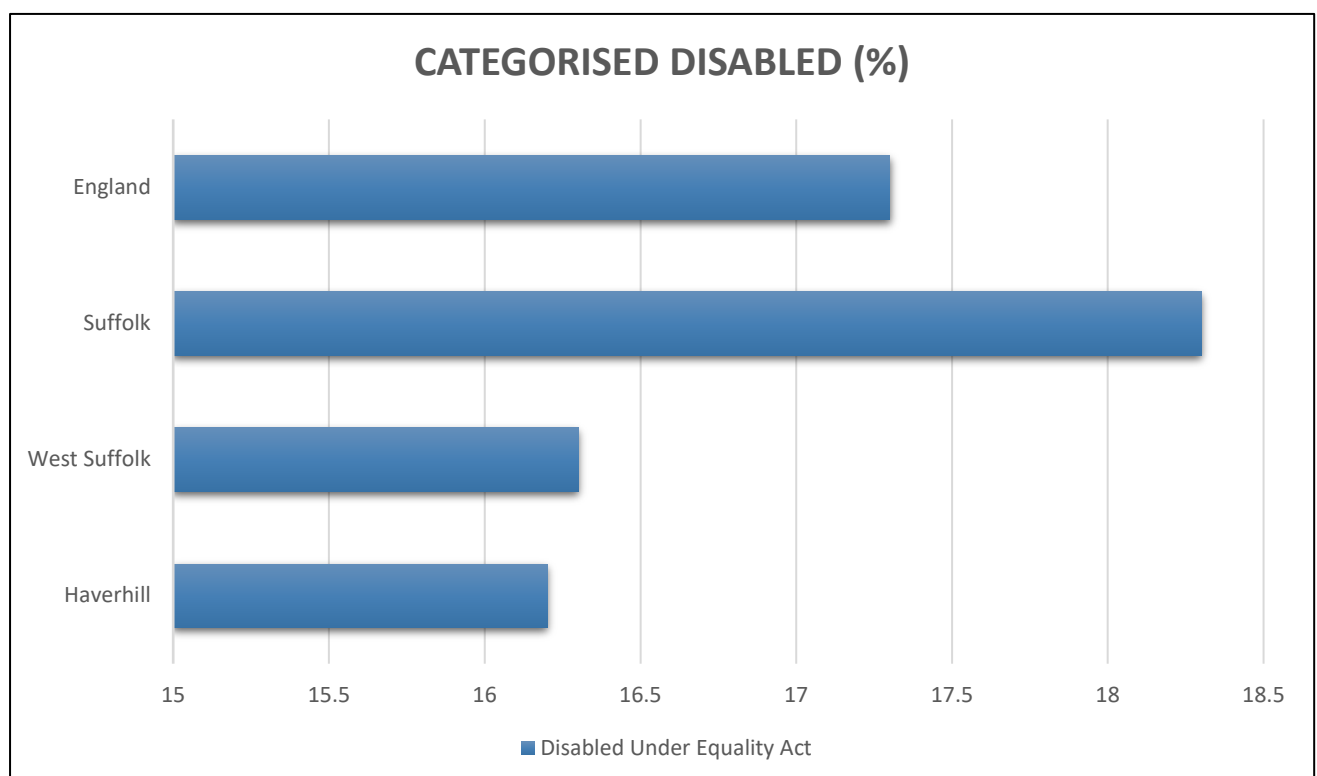


Figure Fifteen: Residents Categorised as Disabled (Suffolk County Council Public Health & Communities 2021)

- 6.31 The prevalence of mental health conditions is also something inherently linked to the overall health and wellbeing of a population. The prevalence of depression and / or serious mental illness appears to be similar and consistent between Haverhill East & South, West Suffolk and the national average.

6.32 The number of hospital admissions for self-harm in Haverhill East and South is recognised as being considerably higher than the district and national average.

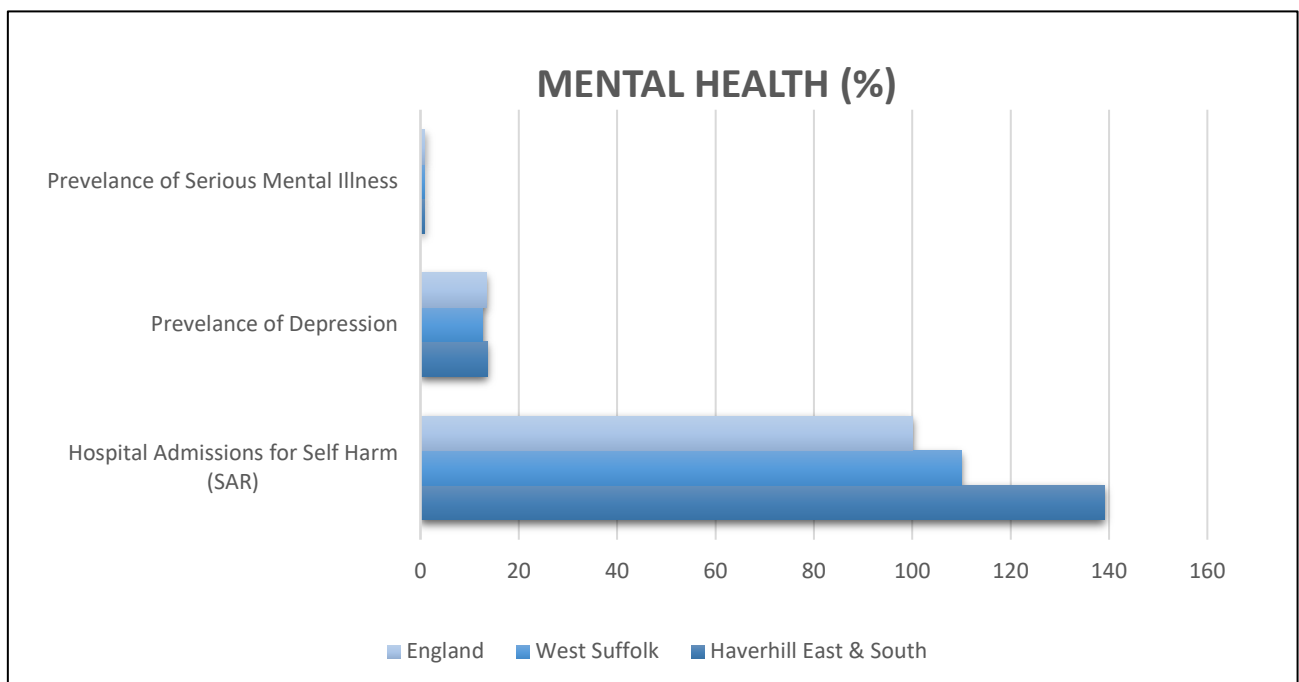


Figure Sixteen: Prevalence of Mental Health & Self Harm (Suffolk County Council Public Health & Communities 2021)

6.33 The higher than average prevalence of residents with diabetes and / or coronary heart disease in Haverhill East and South compared against the national average could be partially explained through lifestyle, particularly with regards to levels of obesity, as set out above.

6.34 Similarly, the lower than average amount of residents suffering from dementia in Haverhill East and South could be explained through the population profile, with Haverhill having a lower proportion of the population aged 65+ than the district, county and national average (see Figure Five).

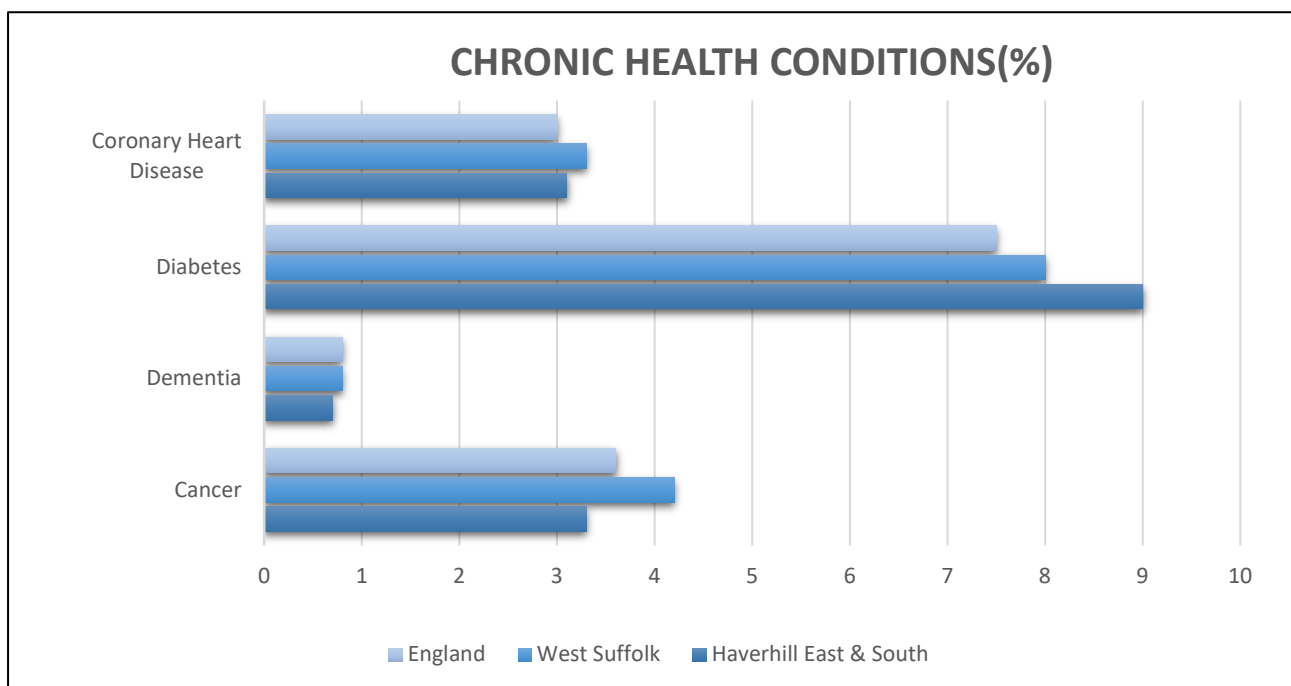


Figure Seventeen: Chronic Health Conditions (Suffolk County Council Public Health & Communities 2021)

6.35 The data presented in Figure Eighteen below, shows that residents in Haverhill East and South are at a higher risk from dying from cancer, coronary heart disease and respiratory disease, when compared against the district and national averages.

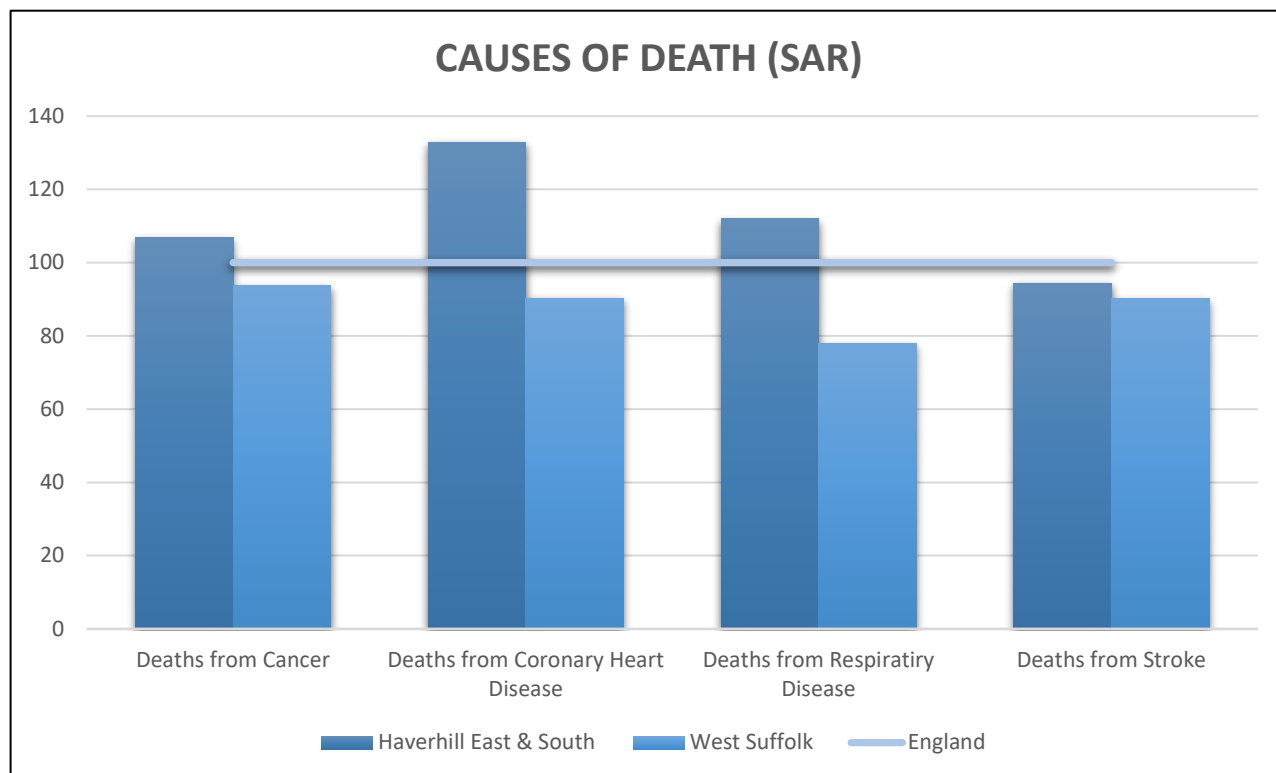


Figure Eighteen: Causes of Death (Suffolk County Council Public Health & Communities 2021)

- 6.36 The prevalence of deaths from coronary heart disease is significantly above both the district and national average. This trend could be explained through lifestyle and pre-existing health conditions, with the NHS setting out risk factors, as set out below.
- 6.37 Both obesity and diabetes have already been identified as being prevalent amongst residents of Haverhill East and South.
- High blood pressure.
  - High blood cholesterol levels.
  - Tobacco use or smoking.
  - Diabetes.
  - Family history of heart diseases.
  - Obesity.
  - Sedentary lifestyle
  - Age - The older age increases the risk of narrowing arteries.
  - Gender: Men are at higher risk; and
  - Increased stress.

### Summary

- 5.44 The data collated above, illustrates the demographic profile of Haverhill as generally comprising a lower-than-average number of residents aged 65+, and a slightly higher-than-average number of residents aged 14 and under.
- 5.45 The overall general health of Haverhill residents, appear to be relatively consistent with the national and district average.
- 5.46 Although unemployment within Haverhill is slightly below the national average, the socio economic profile of the local area suggests a population living in higher levels of deprivation than average.
- 5.47 The prevalence of deprivation in Haverhill could be explained by the below average level of educational attainment, with the number of residents holding a level 4 or above qualification being considerable below the average, and a higher number of residents having either no qualifications or level 1, 2 or 3 qualifications only.
- 5.48 The shortfall in educational attainment is reflected in the data collated regarding occupations, with a higher proportion of Haverhill residents employed in elementary level occupations, machinery and caring professions considerable higher than the district and national average. Compared to the average, a lower proportion of Haverhill residents are employed in either managerial or professional occupations.
- 5.49 The socio-economic context of Haverhill is further supported in data surrounding household tenure, with a higher proportion of Haverhill residents living in socially rented accommodation than the district and national average.

- 5.50 Obesity is something identified as highly prevalent in Haverhill, and is inherently linked to health conditions such as diabetes and coronary heart disease, which could explain the data collated regarding these chronic health conditions and causes of death attributed to respiratory disease and coronary heart disease.
- 5.51 The prevalence of hospital admissions attributed to self-harm, is identified as being substantially high in Haverhill. According to the Mind Charity, people who are socially disadvantaged and suffer from physical health conditions are more at risk of developing mental health issues and self-harming.

## 6. ASSESSMENT OF IMPACT

- 6.1 The Building for a Healthy Life Guidance (2023) establishes a national approach to designing residential development, prioritising the health and wellbeing of residents, and including this as a key consideration during the early stages of the planning process.
- 6.2 Policy LP8 of the West Suffolk Local Plan also sets out the requirement for a HIA to be prepared on 'large sites' of 100+ dwellings.
- 6.3 A BFHL developer checklist has been created, to act as a toolkit to guide development in accordance with the guidance and is a design toolkit for neighbourhoods, streets, homes and public places.
- 6.4 This HIA has been prepared to be compliant with the Building for a Healthy Life criteria, with the objective of delivering well designed places which promote the health and wellbeing of residents.
- 6.5 The 12 criteria have been identified below, with an explanation of how these key principles have been included in the planning and design process. References to plans and reports which demonstrate these principles within the proposed development are also included.

BUILDING FOR A HEALTHY LIFE - WELLBEING & HEALTH ASSESSMENT			
Integrated Neighbourhoods	Summary	Document / Plan name	Score (to be used by the LA)
Integrated Neighbourhoods			
<b>Natural connections</b> <ul style="list-style-type: none"> <li>• Demonstrate how you have created a place that is well integrated into The Site utilising the wider natural and built surroundings.</li> <li>• Explain how you have avoided creating isolated and disconnected places that are not easy places to move through and around.</li> <li>• Identify the places, facilities and services The Site needs to connect to, evidence walking and cycling connections and travel times to these facilities.</li> </ul>	<b><u>The Site</u></b> <ul style="list-style-type: none"> <li>• The Site comprises 4 parcels for development, 3 for residential and the fourth for a community allotment, and is bordered by a proposed country park, existing and proposed residential development.</li> <li>• In addition to the two existing PROWs running along The Site boundaries, 3 new PROWs are proposed within The Site, connecting the existing rights of way and providing new access into the proposed country park.</li> <li>• The Site is considered to be well located within Haverhill, with access to local services and facilities, serving the needs of the community (see services and facilities table in Appendix One). Financial contributions to public rights of way and public transport may be provided through a Section 106 Agreement.</li> </ul> <b><u>The Wider Site</u></b> <ul style="list-style-type: none"> <li>• A network of new formal and informal connections and PROWs are proposed between different land parcels and to areas outside of the Wider Site.</li> <li>• Two points of vehicular access are proposed as part of the Wider Site, in Parcel A8 and adjacent to A2.</li> <li>• In addition to the existing services and facilities in Haverhill identified in Appendix One, once delivered, the Wider Site will include a country park, two mixed use local centres, two primary schools and an extra residential care facility.</li> <li>• Areas of open space are proposed throughout the Wider Site, as well as long green corridors, in order to reflect the rural nature of an edge of town character.</li> </ul>	Planning Layout  Landscape Plan  Design and Access Statement  Planning Statement	
<b>Walking, Cycling and Public Transport</b> <ul style="list-style-type: none"> <li>• Demonstrate how the development is designed so people can get around easily (both within and outside of the development site) on foot or bicycle, helping to improve healthy behaviours,</li> </ul>	<b><u>The Site</u></b> <ul style="list-style-type: none"> <li>• A healthy and active lifestyle is promoted through the provision of several footpaths and cycle paths within and The Site and at access points into / out of The Site into adjacent land parcels.</li> <li>• Minimum footpath, carriageway and visibility distances have been complied with.</li> </ul>	Estate Road & Footpath Details Planning Layout	

<p>public health opportunities and air quality whilst also reducing local congestion and carbon emissions.</p> <ul style="list-style-type: none"> <li>• Demonstrate how you have connected the proposed site to any existing footpath and cycle networks or any new access opportunities that can connect the development to the wider community.</li> <li>• Demonstrate how the development exploits existing (or planned) public transport hubs.</li> <li>• Demonstrate how the development helps to make walking feel like an instinctive choice for everyone undertaking short journeys, such as the school run or for older people to access local facilities and services.</li> <li>• Demonstrate how the design has been created to accommodate and support people using wheelchairs, mobility scooters and pushchairs.</li> </ul>	<ul style="list-style-type: none"> <li>• Access for all' in the public realm and open spaces using the good practice guide to Disabled People's Access in the Countryside will also be followed.</li> </ul> <p><b><u>The Wider Site</u></b></p> <ul style="list-style-type: none"> <li>• A bus route is proposed through the Wider Site, with access into each of the land parcels and onto the A143.</li> <li>• The movement network collectively with pedestrian and cycle routes will encourage the creation of sociable spaces within the Wider Site and a sense of community cohesion.</li> <li>• With the new facilities proposed within the Wider Site, walking or cycling will be the most logical and convenient way to gain access from within any land parcels in the Wider Site.</li> <li>• The bus stop on Deben Road is located on Chalkstone Way, adjacent to Parcel A8, which is served by routes 13, 13A, 14A, 15 &amp; 18. These routes run regular services between Cambridge, Linton, Bury St Edmunds and Clare.</li> </ul>	<p>Landscape Plan</p> <p>Design and Access Statement</p> <p>Planning Statement</p>	
<p><b>Facilities and Services</b></p> <ul style="list-style-type: none"> <li>• Demonstrate how the development offers social, leisure and recreational opportunities either on The Site or within a short walk or cycle ride from the development.</li> <li>• Demonstrate all opportunities to locate any new facilities in the best location for those walking, cycling and using public transport.</li> <li>• Demonstrate, where appropriate, how contributions to improve existing facilities will add more value to the local community than adding new ones.</li> <li>• Evidence how the proposed sustainable drainage scheme(s) have been created to incorporate and contribute towards an attractive, creative and accessible network of streets and public spaces.</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed and existing services and facilities have been identified further up in this table and in Appendix One of this HIA.</li> <li>• Proposed and existing public transport / bus routes will enable convenient and sustainable travel for residents both within and outside of Haverhill.</li> <li>• A network of formal rights of way and informal pedestrian / cycle links are proposed within The Site and the Wider Site area.</li> <li>• Infiltration basins and a small amount of attenuation features are also proposed to support drainage and promote biodiversity. These features will likely be multifunctional, not only managing surface water runoff but also enhancing the ecological value of The Site by creating diverse habitats for wildlife.</li> </ul>	<p>Design and Access Statement</p> <p>Planning Statement</p>	

<b>Homes for everyone</b> <ul style="list-style-type: none"> <li>• Demonstrate how the development provides a mix of homes that meet the needs of the local community, for instance first time buyer homes, family homes, homes for those downsizing and supported living.</li> <li>• Explain how the scheme offers people access to private outdoor space and recreation to support people's mental health and wellbeing.</li> </ul>	<ul style="list-style-type: none"> <li>• Out of the 345 dwellings proposed, 33% will be affordable, and comprise a range of size, type and tenures (including bungalows) to meet local needs. The layout and built form palette proposed has been informed by a character analysis, and will result in a scheme where buildings will represent a context responsive re-interpretation of the West Suffolk vernacular and Haverhill's local style.</li> <li>• Each dwelling has an associated residential garden, for residents to experience their own private outdoor space.</li> </ul>	Planning Layout  Design and Access Statement  Planning Statement  Housetype Floorplans	
<b>Distinctive Places</b>			
<b>Making the most of what's already there</b> <ul style="list-style-type: none"> <li>• Explain and demonstrate how you have explored conceptual ideas before settling on an agreed way forward and producing a site layout. For instance, if there are existing site features and opportunities, demonstrate how these have been integrated into the design of the layout, equally demonstrate how The Site design has incorporated any constraints and share your rationale and explanation.</li> <li>• Identify and demonstrate how you have incorporated any visual connections into, out of, through, and beyond The Site.</li> <li>• Demonstrate how have you worked with the contours of the land and how have these been incorporated into The Site design.</li> <li>• Demonstrate and evidence how water flows across The Site and explain how you have utilised the opportunities of water flow and how this can be used to enhance biodiversity, create character and improve people's sense of wellbeing.</li> <li>• Demonstrate how you have considered opportunities for natural lighting, cooling and ventilation.</li> </ul>	<b>The Site</b> <ul style="list-style-type: none"> <li>• Existing on site is a well established tree belt along the southern border, creating a natural buffer between The Site and the existing residential development. In accordance with the approved Parameter Plans the majority of these trees will be maintained. The allotments are proposed to be located in the eastern area of The Site, as to create an undeveloped area to merge more smoothly into the proposed County Park adjacent to the east.</li> <li>• Through workshops agreed as part of the Planning Performance Agreement with West Suffolk Council, several iterations of the layout, connectivity, open space and house type / density have been prepared, showing an evolution from the original proposal to the application that has been submitted.</li> <li>• The Site gently slopes from south to north, and the sustainable drainage systems have thereby been strategically located in the northern areas of The Site.</li> <li>• Infiltration and attenuation basins will serve as drainage for The Site, as well as support biodiversity through the creation of diverse habitats, likely using native shrubs and tree planting.</li> <li>• Although not possible on every plot, where possible, gardens have been designed to be south facing, maximising opportunities for natural lighting and residential amenity. Dwellings will be designed to allow for natural light, adequate</li> </ul>	Planning Layout  Landscape Plan  Design and Access Statement  Planning Statement	

	<p>ventilation, and be designed in accordance with Approved Document Part O of the Building Regulations to avoid overheating.</p> <p><b>Wider Site</b></p> <ul style="list-style-type: none"> <li>• As part of the strategic allocation of the wider site in the West Suffolk Local Plan (AP14), as well as the granting of outline permission (DC/15/2151/OUT), site features and constraints were taken into account when preparing an overall design / layout for the site. The existing watercourse, trees, agricultural development site and PROWs were identified and considered in the early stages of the design process.</li> <li>• Each of the parcels which have secured planning permission have submitted an independent sustainable drainage strategy.</li> </ul>		
<p><b>Memorable character</b></p> <ul style="list-style-type: none"> <li>• Demonstrate how the design of The Site has been locally inspired, how has The Site incorporated distinctive character?</li> <li>• Demonstrate where the positive local character has come from; for example, streets, blocks and plots, green and blue infrastructure, land uses, building form, massing and materials often underpin the essence of the distinctive character of settlements rather than architectural style and details.</li> <li>• Demonstrate how you have incorporated a local materials palette and explain how this connects to the existing locality.</li> <li>• Explain how the design has adhered to and endorsed an adopted Neighbourhood or Community-led Plan how does the proposal reflect the community's vision?</li> </ul>	<ul style="list-style-type: none"> <li>• The Design and Access Statement describes how the layout and built form palette proposed has been informed by a character analysis, and will result in a scheme where buildings will represent a context responsive re-interpretation of the West Suffolk vernacular and Haverhill's local style, and Characteristics. The Site will thereby being consistent with the existing character of residential development.</li> <li>• The DAS elaborates to materials being chosen to ensure the proposals are in keeping with the local character, utilising appropriate elevational treatments, brick and roof tile colours.</li> <li>• The Site and the Wider Site must be consistent with the approved parameter plans, see planning statement for comprehensive list of approved plans.</li> <li>• The development is structured around four distinct character areas, each reflecting the site's varied context and contributing to a strong sense of place, comprising The Woodlands, The Mews, The Green Edges and The Spine.</li> <li>• There is no 'made' Neighbourhood Plan for Haverhill.</li> </ul>	Design and Access Statement	
<p><b>Well defined streets and places</b></p> <ul style="list-style-type: none"> <li>• Demonstrate how the design has used tactile surfacing and visually contrasting surface materials to delineate space for pedestrians, cars and any crossing points.</li> <li>• Explain what you hope your user experience will be, what will they actually see and experience walking along the street.</li> <li>• Demonstrate how you have designed the public fronts and private backs of the homes, so they are clearly defined.</li> </ul>	<p><b>The Site</b></p> <ul style="list-style-type: none"> <li>• A clear street hierarchy framework is set out which will enable legibility.</li> <li>• The Street Hierarchy was set out during the outline stage, with the road network will be designed as integral part of the public realm, the nature and form of which will vary according to their connectivity, location within the development proposals and function and aligned with the placemaking vision. The main spine road will incorporate street trees to integrate green infrastructure within the built form.</li> </ul>	<p>Approved Parameter Plans</p> <p>Planning Layout</p>	

	<ul style="list-style-type: none"> <li>The movement network collectively will comprise both proposed and existing PROWs, as well as informal connections.</li> <li>The rear of a property's garden will be separated by a 1.8m panel fence, with either a 1.8m brick wall or hedgerow. 0.45m timber knee rails will be located between residential areas which border the public realm.</li> </ul> <p><b>Wider Site</b></p> <ul style="list-style-type: none"> <li>Road surfaces and measurements are set out in the Road Hierarchy Parameter Plan.</li> </ul>	Landscape Plan	
		Design and Access Statement	
		Planning Statement	
<p><b>Is it easy to find your way around?</b></p> <ul style="list-style-type: none"> <li>Explain how the streets within the development have been designed to connect with one another.</li> <li>Demonstrate how the design of the streets has adopted a straight and direct direction of travel as possible.</li> <li>Demonstrate how the footpaths and pathways have been designed with the pedestrian in mind to eliminate new unmade pathways.</li> <li>Explain and demonstrate how the design has been created to help people navigate around the development, how the street types, buildings, spaces, non-residential uses, landscape, water and other features have been used and created to help people create a 'mental map' of a place.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed spine road is considered to be uniformed and easy to follow, running from the western to eastern boundaries, with secondary and tertiary roads coming off providing access into the different areas of residential development.</li> <li>In addition to the vehicular roads within The Site, several new PROWs are proposed to connect up each of the parcels as well as the existing PROWs within The Site.</li> <li>All of the roads and footpaths will be designed in accordance with Suffolk County Council standards.</li> <li>'Key Buildings' are also proposed in prominent locations throughout The Site, which can function as 'place markers' for residents to navigate the development.</li> <li>The circular paths within the open space and footpath links allow for easy connectivity and navigation throughout the development.</li> <li>The character areas proposed are sufficiently visually distinct from one another, and can therefore be linked to different areas within The Site.</li> </ul>		
<b>Streets for All</b>			
<p><b>Healthy streets</b></p> <ul style="list-style-type: none"> <li>Explain how you have developed low-speed streets and neighbourhoods with pedestrian and cycle priority.</li> <li>Demonstrate how you have created the right balance between movement and place functions.</li> <li>Demonstrate how the development encourages walking, cycling, outdoor play and streets where it is safe for younger</li> </ul>	<ul style="list-style-type: none"> <li>Traffic calming measures will be used throughout the development, by the use of raised ramps, surface treatments, informal pedestrian crossings and junction spacing.</li> <li>Informal crossing points are also proposed along both primary access roads, providing pedestrian links within and outside of The Site.</li> <li>The proposed network will prioritise pedestrians and will create a permeable development encouraging a carbon neutral lifestyle and healthier way of living.</li> </ul>	Estate Road & Footpath Details	
		S38 Adoption plan	

<p>children to cycle (or scooter) to school can create opportunities for social interaction and street life bringing wider social benefits, demonstrate how the proposal has incorporated the Local cycling walking infrastructure plan(LCWIP)</p> <ul style="list-style-type: none"> <li>• Demonstrate how the design has incorporated streets that are well overlooked with front doors facing streets and public spaces.</li> </ul>	<ul style="list-style-type: none"> <li>• All paths will ensure they are accessible to all. 'Secured by Design' principles are followed to create safe routes.</li> <li>• Open space is provided on site, including walking routes, landscaped areas, a LEAP and community, creating a space for socialisation and community interaction.</li> <li>• Primary building frontages will generally face the adjacent street or space. Walking routes and open spaces will be overlooked by windows to habitable rooms, creating a sense of visual connections and passive surveillance.</li> </ul>	<p>Planning Layout</p> <p>Landscape Plan</p> <p>Design and Access Statement</p> <p>Planning Statement</p>	
<p><b>Cycle and car parking</b></p> <ul style="list-style-type: none"> <li>• Evidence how the development has provided secure cycle storage close to people's front doors so that cycles are as convenient to choose as a car for short trips.</li> <li>• Demonstrate how you have integrated car parking into the street scene, including the use of landscaping.</li> <li>• Demonstrate how you have anticipated realistic levels of car parking demand and given thought about the availability and frequency of public transport.</li> <li>• Demonstrate any creative solutions for attractive, convenient and safe cycle parking within developments.</li> </ul>	<ul style="list-style-type: none"> <li>• Each of the proposed dwellings will be fitted with an Electric Vehicle Charging Point, as well as safe and secure cycle parking.</li> <li>• The bus stop on Deben Road is located on Chalkstone Way, adjacent to Parcel A8, which is served by routes 13, 13A, 14A, 15 &amp; 18. These routes run regular services between Cambridge, Linton, Bury St Edmunds and Clare.</li> <li>• The majority of car parking is 'on plot'. Visitor parking will be located within the street or in parking bays on private drives.</li> </ul>	<p>Parking &amp; Cycling Strategy</p>	
<p><b>Green and blue infrastructure</b></p> <ul style="list-style-type: none"> <li>• Provide and evidence a strong and creative landscape strategy that has impact from Day One.</li> <li>• Demonstrate how the development will create a network of different types of spaces.</li> <li>• Demonstrate how the scheme will weave opportunities for habitat creation throughout the development evidence how movement corridors support biodiversity.</li> </ul>	<ul style="list-style-type: none"> <li>• The green infrastructure strategy focuses on creating creative links between significant informal amenity landscapes and fundamental connective elements across The Site. These green corridors join key destinations and landscape assets, whilst providing separation between development parcels and strong connectivity links. The proposed basins, swales and proposed planting such as wildflower also creates a rich tapestry of ecological features to increase biodiversity across The Site.</li> <li>• All of the proposed landscaping will protect and enhance local networks of existing biodiversity and green infrastructure, with increased new wildlife habitats</li> </ul>	<p>Green &amp; Blue Infrastructure Plan</p> <p>Planning Layout</p> <p>Landscape Plan</p>	

<ul style="list-style-type: none"> <li>• Demonstrate how the development provides and creates food growing opportunities such as allotments, community gardens, orchards etc.</li> <li>• Demonstrate how the public open spaces have been designed to be well overlooked with strong levels of natural surveillance.</li> </ul>	<p>such as in the drainage basins, hedgerows and trees planting for the proposed 'bat hop overs'.</p> <ul style="list-style-type: none"> <li>• Parcel E2 is proposed for a community allotment and orchard area. The private gardens for each of the dwellings will provide the opportunity for areas to grow fruit &amp; vegetables.</li> <li>• Walking routes and open spaces will be overlooked by windows to habitable rooms, creating a sense of visual connections and passive surveillance.</li> </ul>	Design and Access Statement	
<p><b>Back of pavement, front of home</b></p> <ul style="list-style-type: none"> <li>• The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place.</li> <li>• Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.</li> </ul>	<ul style="list-style-type: none"> <li>• Hedgerows, closed boarded fencing, and walls will act as boundary treatments for dwelling onto the public realm.</li> <li>• The rear of a property's garden will be separated by a 1.8m close-boarded fence, or a 1.8m brick wall.</li> <li>• A clear street hierarchy framework is set out which will enable legibility.</li> <li>• A carefully considered utilities and waste strategy will ensure that the provision and installation of household and site wide utilities infrastructure does not detract from the overall appearance of the development.</li> </ul>	<p>Planning Layout</p> <p>Landscape Plan</p> <p>Design and Access Statement</p>	

## 7. SUMMARY AND CONCLUSION

- 7.1 In accordance with adopted policy and national guidance, this Health Impact Assessment has assessed the impact that the proposed development will have upon health in the local area of Haverhill.
- 7.2 This HIA considers there will be a positive benefit to the local community from the proposed development, particularly with regards to the proposed community allotment and orchard, new mixed use facilities proposed in the Wider Site, and the extensive provision of PROW both in The Site and Wider Site.
- 7.3 The key benefits of the scheme in health terms are considered to be as follows:

### The Site

- Up to 345 dwelling (including 33% affordable and an informed housing mix).
- Provision of Public Rights of Way.
- Community Allotment.
- Green infrastructure.
- Tree and Shrubbery planting.
- Public Open Space & a Locally Equipped Area of Play (LEAP); and
- Package of financial contributions to be secured through Section 106 payments.

### The Wider Site

- Up to 2,500 dwellings (including affordable homes).
  - Provision of Open Space, a Recreational Area and a Country Park.
  - An Allotment.
  - A Mixed-Use Area – including education provision and potential for a health centre.
  - Bus route.
  - An extensive network of footpaths and Public Rights of Ways; and
  - A large package of financial contributions.
- 7.4 The health profile of Haverhill was assembled using a variety of data sources including the Office of National Statistics and NHS England, which has collectively presented a relatively detailed picture of the demographics, lifestyles, and general health of the local residents.
- 7.5 The data set out in Chapter Five above, creates a picture of Haverhill as one of the more deprived areas in West Suffolk, with lifestyle, employment and socio-economic factors meaning they are more at risk of illnesses such as diabetes, heart disease, and depression resulting in self-harm.

- 7.6 The only other area which may require mitigation is any inconvenience for local residents associated with construction, which can be controlled effectively through a comprehensive Construction and Environmental Management Plan.
- 7.7 It is concluded that this development will not raise any significant adverse impacts in respect of public health, and will in fact deliver a significant number of positive health benefits to future occupiers and the existing local community.



## APPENDIX ONE: FACILITIES & SERVICES TABLE



## APPENDIX ONE: HAVERHILL SERVICES & FACILITIES SCHEDULE

Service / Facility	Distance from Site (miles)	Walking Time (mins)	Cycling Time (mins)
<b>Hospitality</b>			
Prezzo	1.8	39	10
De Maravilla Tapas	1.3	29	7
The Red Lion Sturmer	1.5	30	9
<b>Convenience</b>			
Lidl	1.5	33	8
Home Bargains	1.5	33	8
Petco	1.3	27	7
Industrial / Business Park	1.2	26	6
Sturmer Garden Centre	1.6	36	10
<b>Education</b>			
Coupals Primary Academy	1.2	26	7
Unity Starts Nurseries	1.1	25	6
Little Wonders Pre-school	1.7	38	13
<b>Recreation</b>			
Haverhill Golf Club	0.5	10	2
Playground	1	22	6
East Town Park Centre	0.8	17	3
Cineworld	1.7	37	10
Haverhill Football Club	0.6	12	3
Haverhill Cricket Club	1.4	31	8
The Zone Indoor Play	1.4	31	8
<b>Community Facilities</b>			
Eastcotts Nursing Home	0.8	19	6
Chalkstone Community Centre	1.8	39	10
Haverhill Leisure Centre	1.7	37	9



**James Bailey**  
**PLANNING**