
One Horton Heath, Eastleigh, Health Impact Assessment (HIA)

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1. Introduction

1.1. Commission

- 1.1.1. Savills has been commissioned by the One Horton Heath Project Team at Eastleigh Borough Council (EBC) to undertake a Rapid Health Impact Assessment (HIA) for the Wider Outline Planning Application (OPA) development at One Horton Heath in Eastleigh.

1.2. Application Site

- 1.2.1. The Site is an area of land west of Horton Heath, near Eastleigh, within the county of Hampshire. Eastleigh is located approximately 7km north west of the Site and approximately 9.5km north of the City of Southampton.
- 1.2.2. The Site is approximately 125 hectares (ha) in size, and is largely comprised of agricultural land, with clusters of farm buildings and residences located throughout, including Chalcroft Farm, Fir Tree Farmhouse and Victoria Farmhouse.

1.3. Proposed Development

- 1.3.1. The development description for the Wider OPA comprises the phased mixed-use development of up to 2,500 residential units in total; a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential, retail, leisure, community, employment, day nursery, food establishment uses; office, commercial and industrial uses; a Primary School; public open space including formal sports facilities and informal provisions; relocation of solar panels; key infrastructure and utilities provision including new roofs, footpaths and cyclepaths, and improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and ecological, landscape, site preparation and demolition works.

1.4. Approach

- 1.4.1. This assessment considers the health impacts of the Proposed Development based on the Healthy Urban Development Unit's (HUDU) 'Rapid HIA' tool (2017).
- 1.4.2. This approach is consistent with the Social Infrastructure Supplementary Planning Guidance (SPG) (2015) which states that Rapid HIAs are suitable for Proposed Developments subject to an EIA.

1.5. Structure

- 1.5.1. The report is structured as follows:
- Section 2 considers the application site and the surrounding character;
 - Section 3 sets out the Proposed Development;
 - Section 4 sets out what a HIA is, and the scope of the assessment;

- Section 5 sets out an overview of the health profile of Eastleigh;
- Section 6 sets out the Rapid HIA; and
- Section 7 presents a summary of the assessment.

1.6. Summary

- 1.6.1. The HIA assesses the impacts of the Wider OPA across eleven themes relevant to the health of residents. The assessment shows that all of the Proposed Development's impacts are either beneficial or neutral, with the majority considered beneficial to the health of Eastleigh residents.

2. Application Site and Surrounding Character

2.1. Application Site

2.1.1. The Site is an area of land west of Horton Heath, near Eastleigh, within the county of Hampshire. Eastleigh is located approximately 7km north west of the Site and approximately 9.5km north of the City of Southampton.

2.1.2. The Site is approximately 125 hectares (ha) in size, and is largely comprised of agricultural land, with clusters of farm buildings and residences located throughout, including Chalcroft Farm, Fir Tree Farmhouse and Victoria Farmhouse.

- Fir Tree Farmhouse – Fir Tree Farmhouse is a vacant Grade II Listed Building located to the north of Fir Tree Lane in the north west of the Site. Accessed via Fir Tree Lane, the Farmhouse is multi-phased, appearing principally as a Georgian dwelling with later modifications. A separate detached single storey garage with pitched roofing is located to the rear of the dwelling. The Listed Building is proposed to be retained as part of the Proposed Development and will become part of a mixed use employment area. An application (F/18/82581) on the Farmhouse Site for the construction of four detached dwellings with garages, associated landscaping and new access onto Fir Tree Lane was approved by EBC in September 2018 but has not been implemented.
- Victoria Farmhouse – Immediately south of Fir Tree Farmhouse is Victoria Farmhouse which comprises a vacant U-shaped building forming a courtyard with the boundary of Fir Tree Lane. The building is predominantly of red brick construction with elements of timber cladding under a pitched tile roof. Victoria Farmhouse has an existing consent (F/19/84958) for a change of use of land and building from residential (C3) to office (B1) use, and the creation of an additional parking area. Victoria Farmhouse is proposed to be demolished as part of the Proposed Development and redeveloped as part of the northern mixed use employment area.
- Chalcroft Farm – Chalcroft Farm is located in the south of the Site. The Farm Complex comprises 16 buildings in varying states of disrepair. Access is gained from the east via an unnamed track that connects to Burnetts Lane. EBC are expected to grant consent for the demolition of all buildings, dwellings and structures at Chalcroft Farm as part of EBC ongoing estate management activities in January 2021. With the demolition works due to be undertaken in early 2021, this area of the Site will therefore be vacant prior to the commencement of the Proposed Development.

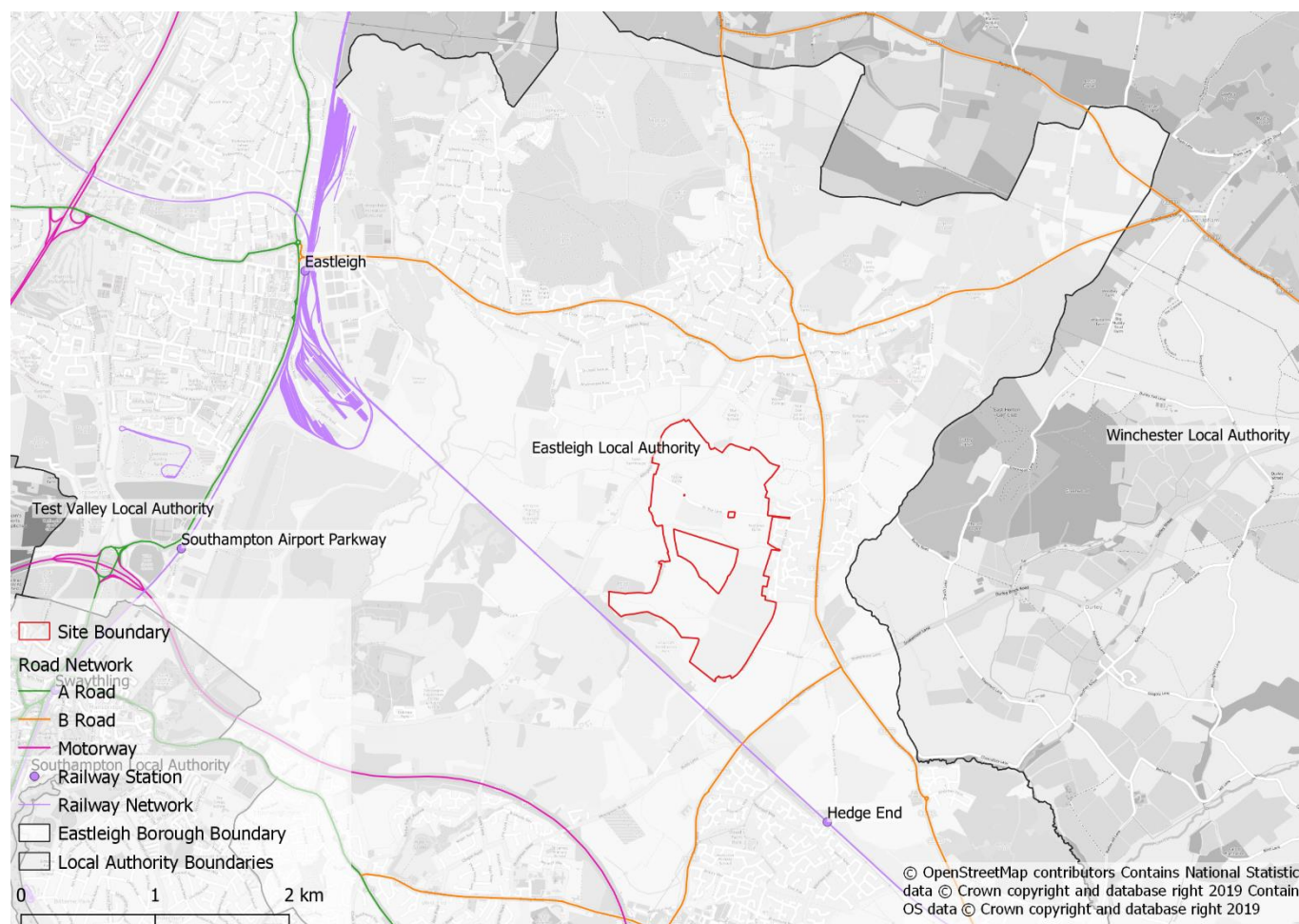
2.1.3. **Figure 2.1** shows the location of the One Horton Heath Development and local transport links.

One Horton Heath, Eastleigh

Health Impact Assessment



Figure 2.1 Site Location and Local Transport Links



Source: Savills, 2020

2.2. Surrounding Character

- 2.2.1. To the immediate east of the Site is the rural village of Horton Heath which forms part of the civil parish of Fair Oak and Hedge End. The village comprises mostly residential properties, and is approximately 5km south east of Eastleigh Town Centre. Further east of this is the East Horton Golf Club.
- 2.2.2. Land beyond the western boundary is comprised of agricultural fields, although there are clusters of spaces being used for industrial and commercial purposes. These include a garden centre, car garage and repair facilities, an audio visual equipment hire service, and a timber merchant. North west of this is the Barton Park Industrial Estate which is located north of Southampton Airport.
- 2.2.3. Beyond the northern boundary of the Site lies the large village of Fair Oak. This also comprises residential properties along with the Fair Oak Village Hall. Further north and north east of the Site beyond Quobleigh Wood lies Wyvern College, Fair Oak Infants School, and the Lapstone Playing Fields.

3. Proposed Development

- 3.1.1. The development description for the Wider OPA comprises the phased mixed-use development of up to 2,500 residential units in total; a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential, retail, leisure, community, employment, day nursery, food establishment uses; office, commercial and industrial uses; a Primary School; public open space including formal sports facilities and informal provisions; relocation of solar panels; key infrastructure and utilities provision including new roofs, footpaths and cyclepaths, and improvement to the existing road junction at Fir Tree Lane/Burnetts Lane; and ecological, landscape, site preparation and demolition works.
- 3.1.2. The Proposed Development is anticipated to deliver a mix of one and two bedroom flats, and two, three and four bedroom houses, with 35% affordable housing. **Table 3.1** outlines the Proposed Development's illustrative housing mix.

Table 3.1 Proposed Development Illustrative Housing Mix

	Market Housing		Affordable		Total
	Open Market	Private Rented	Affordable	Retirement (Affordable)	
1 Bedroom 2 Person Flat	100	125	77	69	371
2 Bedroom 4 Person Flat	100	125	169	206	600
2 Bedroom 4 Person House	300	125	172		597
3 Bedroom 6 Person House	350	250	182		782
4 Bedroom 8 Person House	150				150
Total	1,000	625	600	275	2,500

- 3.1.3. The Proposed Development is also anticipated to deliver approximately 22,500 sq.m of non-residential floorspace, comprising office, industrial, retail, leisure and community uses.
- 3.1.4. The Proposed Development will also deliver 48.15 ha of informal open space, and 2.75 ha of formal open space, comprising 1.86 ha of pitches, 0.82 ha of allotments, and 0.07 ha of destination play, totalling 50.92 ha of overall open space. Indicative open space and play space provision is set out in the Open Space Strategy (Tyler Grange).

4. Health Impact Assessment

4.1. Introduction and Summary

- 4.1.1. This section sets out the purpose, relevant guidance and topic areas for undertaking a HIA.
- 4.1.2. We consider the Healthy Urban Development Unit (HUDU) Rapid HIA to be a suitable tool that adequately meets the Council's requirements of assessing health and wellbeing impacts due to its appropriate scope and level of analysis.

4.2. Health Impact Assessment

What is a Health Impact Assessment (HIA)?

- 4.2.1. HIA is underpinned by a social or holistic model of health rather than a biophysical model which is narrowly focused on the avoidance of disease and illness. Within HIA, health is understood as a positive concept which encompasses physical, mental, social and environmental wellbeing.
- 4.2.2. The European Centre for Health Policy (1999) Gothenburg Consensus is widely accepted as the seminal definition of a Health Impact Assessment, and defines it as:

'...a combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population'¹.

- 4.2.3. However, alternative definitions have been proposed as HIA practice has evolved. Perhaps the most relevant to the context is the definition provided by HUDU:

'The process looks at the positive and negative impacts of a development as well as assessing the indirect implications for the wider community. The aim is to identify the main impacts and prompt discussions about the best ways of dealing with them to maximise the benefits and avoid any potential adverse impacts'².

What is the Purpose of a HIA?

¹ The European Centre for Health Policy (1999) Gothenburg Consensus p.4

² NHS London Health Urban Development Unit Health Impact Assessment, 2020

- 4.2.4. Improving health outcomes has been a central consideration for proactive town planning from its inception. Planning Practice Guidance: Healthy and Safe Communities (2019) sets out that the built and natural environments are major determinants of health and wellbeing³.
- 4.2.5. The presumption in favour of sustainable development in the National Planning Policy Framework (NPPF)⁴ highlights the importance of achieving social, economic and environmental objectives, with health a central development consideration. A section of the NPPF is dedicated to promoting healthy communities, and highlights how the Planning System can play an important role in facilitating social interaction, reducing inequalities, and creating healthy and inclusive communities.
- 4.2.6. National Policy influences Local Planning Policies, and a number of Councils now require a systematic assessment of major development proposals on the health of local populations.
- 4.2.7. HIAs appraise both positive (e.g. creation of new open space) and negative (e.g. generation of pollution) impacts that might result from the Proposed Development and propose how to enhance or mitigate those impacts as appropriate. They are a tool to help maximise the beneficial impact of a new development with an emphasis on its social impacts.

When should you carry out a HIA?

- 4.2.8. There are three stages of planning for new development for which a HIA can be undertaken. These are prospective, concurrent and retrospective.
- Prospective HIA – At the start of the planning process
 - Concurrent HIA – Runs alongside the implementation of the project
 - Retrospective HIA – Assesses the effect of a development and can be used as an evaluation tool. Retrospective assessments can also be made of unexpected events, as a way of learning lessons for future similar events.
- 4.2.9. This HIA is a ‘prospective HIA’, and it is intended to influence the planning application process.

How should you carry out a HIA? Should it be a Rapid HIA?

³ Ministry of Housing, Communities and Local Government Planning Practice Guidance Healthy and Safe Communities, 2019

⁴ Ministry of Housing, Communities and Local Government, National Planning Policy Framework, February 2019

- 4.2.10. A screening process for assessing the scope of HIAs is set out in the London Social Infrastructure Supplementary Planning Guidance (SPG) (2015). This has been recognised by the Town and Country Planning Association as best practice (Public Health in Planning: Good Practice Guide, 2015). The SPG sets out that major planning applications not subject to an Environmental Impact Assessment (EIA), should require a 'Desktop HIA' to be led by the applicant.
- 4.2.11. The NHS HUDU provides two possible tools for streamlined HIA for planning application purposes, 'rapid' and 'desktop'. Rapid HIA uses existing evidence to quickly assess the impacts of a development proposal, and recommend measures to address negative impacts and maximise benefits. A Desktop HIA uses the Healthy Urban Planning Checklist which contains a series of questions based on London Plan policy requirements and standards which if met can positively influence health and wellbeing.
- 4.2.12. To adequately meet the Council's requirements of assessing impacts on health and wellbeing, we consider the HUDU Rapid HIA to be a suitable tool which has the appropriate scope and level of analysis. The Rapid HIA tool systematically sets out the likely health impacts of development proposals across eleven topic areas and recommends measures to address the negative impacts.

5. Eastleigh Borough Council Health Overview

5.1. Introduction

- 5.1.1. This section presents a range of health-related indicators and findings that cover the provision of health services and the health status of residents in Eastleigh Borough Council.
- 5.1.2. This is to understand the current health of the population in order to ensure the Proposed Development and potential mitigation strategies further enhance positive health outcomes, and help mitigate current health deficiencies in the community.
- 5.1.3. The health of people in Eastleigh is generally better than the England average. Eastleigh is one of the 20% least deprived districts/unitary authorities in England, however, about 8.9% (2,055) of children now live in low income families. Life expectancy for both men and women is higher than the England average. In respect to health inequality, life expectancy is 7.8 years lower for men and 3.2 years lower for women in the most deprived areas of Eastleigh than in the least deprived areas.
- 5.1.4. In terms of child health, in Year 6, 13.8% (199) of children are classified as obese, better than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 42 per 100,000 population. This represents 12 admissions per year. Levels of teenage pregnancy, GCSE attainment (Average Attainment 8 score), breastfeeding and smoking in pregnancy are better than the England average.
- 5.1.5. In terms of adult health, the rate for alcohol-related harm hospital admissions is 588 per 100,000 population, better than the average for England. This represent 765 admissions per year. The rate for self-harm hospital admissions is 252 per 100,000 population, which is worse than the average for England. This represents 320 admissions per year. Estimated levels of smoking prevalence (in routine and manual occupations) are better than the England average. The rate of new cases of tuberculosis is better than the England average. The rates of violent crime (hospital admissions for violence), under 75 mortality rate from cardiovascular diseases, and under 75 mortality rate from cancer are better than the England average.

5.2. Hampshire County Council Joint Strategic Needs Assessment 2019

- 5.2.1. Hampshire's Joint Strategic Needs Assessment (JSNA) looks at the current and future health and wellbeing needs and inequalities within Hampshire's population. It is used to inform and guide the planning and commissioning of health, wellbeing and social care within the local authority area.
- 5.2.2. The following observations are reported in the above document and are relevant to this assessment:
- The population of Hampshire is expected to increase by 114,569 (8.3%) from 1,381,528 in 2018 to 1,496,099 by 2025.

- In Hampshire 1 in 4 of the population are under 19 years old, and 1 in 5 are over 65 years old. The over 85 year old population is expected to increase by 24% by 2025.
- The most growth over the next few years is forecast to occur in Eastleigh, where the population is expected to increase by 16,156 people (12.3%) by 2025.
- Life expectancy at birth for both men and women in Hampshire is better than England. Men can be expected to live for 81.1 years (compared to 79.5 years nationally) and women for 84.3 years (compared to 83.1 years nationally).
- In Hampshire the biggest health contribution to the difference in life expectancy between districts is circulatory diseases and cancer for men, and circulatory and respiratory diseases for females.
- In Hampshire the most deprived populations are in Rushmoor, Havant, Gosport and Eastleigh.
- In terms of the Index of Multiple Deprivation (2015), the subject wards of the Proposed Development of West End North, and Fair Oak and Horton Heath, are in the 6th decile and 10th decline respectively (with 1 representing the most deprived 10%).
- The areas estimated to have higher mental health and wellbeing are Hiltingbury West, Hedge End Grange Park, Hiltingbury East and Fair Oak and Horton Heath. These wards are amongst the highest 20% in the country.
- Children in Hampshire are less likely to be in poverty, with 1 in 10 compared to 1 in 5 nationally. Children in Hampshire are more likely to be in education, employment or training, with only 3% of 16-18 year olds in Hampshire not in education, employment or training, compared to 4.2% nationally. In Hampshire the level of educational attainment at all stages of development is good, with performance better than national comparators across all educational stages (January 2017).
- The main causes for concern in Hampshire are increasing obesity and overweight in 4-5 year olds. 22.6% of 4-5 year olds and 15.0% of 10-11 year olds are obese or overweight. A further concern is the emotional wellbeing of children and young people, with higher rates of hospital admissions for self-harm (10-24 year olds) in Hampshire than nationally (590.9 per 100,000 compared to England's rate of 430.5 per 100,000 population).
- Hampshire has a significantly lower mortality rate than England. The main causes of death are cancer, cardiovascular disease and respiratory disease.

5.3. Public Health England Eastleigh Local Authority Health Profile 2019

Summary

- 5.3.1. The Public Health England Local Authority Health Profile is a tool to help local government and health services understand their community's needs, so that they can work together to improve people's health and reduce health inequalities.

- 5.3.2. The health of people in Eastleigh is generally better than the England average. Eastleigh is one of the 20% least deprived districts/unitary authorities in England, however about 8.9% (2,055) of children live in low income families. Life expectancy for both men and women is higher than the England average.
- 5.3.3. In respect to health inequalities, life expectancy is 7.8 years lower for men and 3.2 years lower for women in the most deprived areas of Eastleigh than in the least deprived areas.
- 5.3.4. In respect to child health, in Year 6, 13.8% (199) of children are classified as obese, better than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 42 per 100,000 population. This represents 12 admissions per year. Levels of teenage pregnancy, GCSE attainment (Average Attainment 8 score), breastfeeding and smoking in pregnancy are better than the England average.
- 5.3.5. In respect to adult health, the rate for alcohol-related harm hospital admissions is 588 per 100,000 population, better than the average for England. This represents 765 admissions per year. The rate for self-harm hospital admissions is 252 per 100,000 population, which is worse than the average for England. This represents 320 admissions per year. Estimated levels of smoking prevalence (in routine and manual occupations) are better than the England average. The rate of new cases of tuberculosis is better than the England average. The rates of violent crime (hospital admissions for violence), under 75 mortality rate from cardiovascular diseases, and under 75 mortality rate from cancer are better than the England average.

Population and Age Structure

- 5.3.6. **Table 5.1** compares the total population, the percentage of the population aged between 0-15 years, the working age population (persons aged 16-64), and the percentage of the population over 65 years in Eastleigh to the South East of England and England.

Table 5.1 Total Population and Age Structure of Eastleigh, South East of England and England

	Eastleigh	South East of England	England
Total Population (All Ages) 2019	133,584	9,180,135	56,286,961
0-15 Population of Total Population (%)	25,754 (19%)	1,767,424 (19%)	10,816,679 (19%)
Working Age Population (16-64) of Total Population (%)	81,603 (61%)	5,621,495 (61%)	35,116,566 (62%)
Population Over 65 of Total Population (%)	26,227 (20%)	1,791,216 (20%)	10,353,716 (18%)

Source: ONS Mid-2019 Population Estimates, 2019

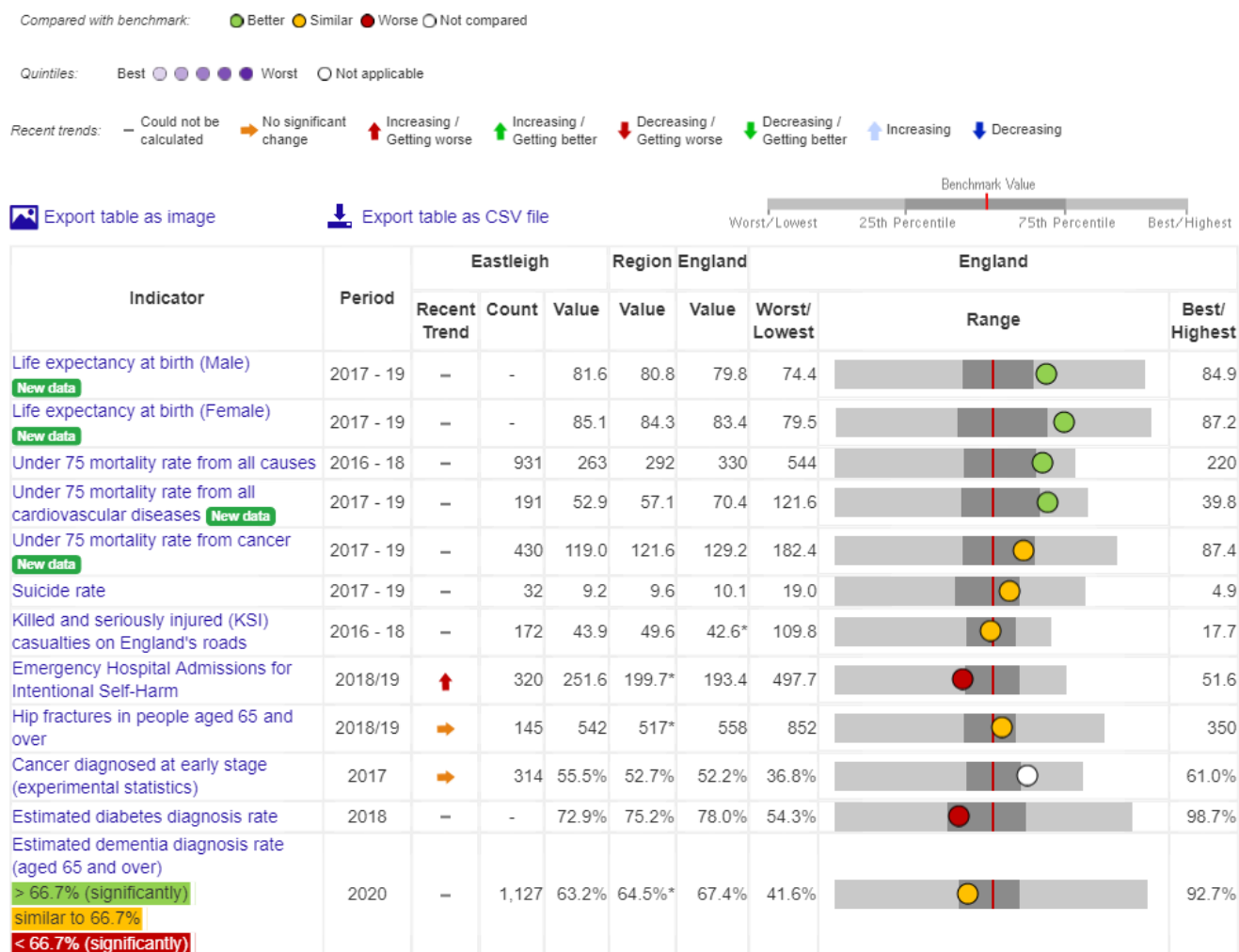
- 5.3.7. **Table 5.1** shows that the percentage of the population aged 0-15 years in Eastleigh (19%) is consistent with the South East of England average (19%), and the England average (19%). The working age population (16-64 years) in Eastleigh (61%) is consistent with the South East of England average (61%), but 1% lower than the England average (62%). The percentage of Eastleigh's population over 65 (20%) is also consistent with the South East of England average (20%), and 2% higher than the average for England (18%).
- 5.3.8. **Figure 5.1** presents a summary of the health indicators for residents of Eastleigh. Eastleigh Borough Council's result for each indicator is shown as a circle. The benchmark value for England is shown by the red line, which is always at the centre of the chart. The range of results for all local areas in England is shown as a grey bar. A red circle means that Eastleigh is significantly worse than England for that indicator. While a green circle indicates a better result for Eastleigh than the England average, it may still indicate an important public health problem.

One Horton Heath, Eastleigh

Health Impact Assessment



Figure 5.1 Eastleigh Local Authority Health Summary



One Horton Heath, Eastleigh

Health Impact Assessment



Admission episodes for alcohol-specific conditions - Under 18s	2016/17 - 18/19	—	35	41.8	31.7*	31.6	112.7		7.8
Admission episodes for alcohol-related conditions (Narrow)	2018/19	→	765	588	526*	664	1,127		389
Smoking Prevalence in adults (18+) - current smokers (APS) New data	2019	—	9,269	8.9%	12.2%	13.9%	27.5%		3.4%
Percentage of physically active adults	2018/19	—	-	68.5%	70.2%	67.2%	46.7%		80.0%
Percentage of adults (aged 18+) classified as overweight or obese	2018/19	—	-	52.2%	60.9%	62.3%	75.9%		41.7%
Under 18s conception rate / 1,000	2018	↓	19	9.0	13.5	16.7	39.4		3.6
Smoking status at time of delivery New data	2019/20	→	117	8.8%	9.7%*	10.4%	23.1%		2.1%
Breastfeeding initiation	2016/17	→	1,129	78.1%	79.1%	74.5%	37.9%		96.7%
Infant mortality rate New data	2017 - 19	—	19	4.5	3.7	3.9	7.5		1.2
Year 6: Prevalence of obesity (including severe obesity)	2018/19	→	199	13.8%	16.8%	20.2%	29.6%		9.5%
Deprivation score (IMD 2015)	2015	—	-	10.0	-	21.8	42.0		5.0
Smoking Prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	2019	—	-	17.7%	23.7%	23.2%	60.3%		3.5%
Inequality in life expectancy at birth (Male)	2016 - 18	—	-	7.8	7.9	9.5	15.2		-1.3
Inequality in life expectancy at birth (Female)	2016 - 18	—	-	3.2	6.0	7.5	13.8		-1.5
Children in low income families (under 16s)	2016	↓	2,055	8.9%	12.9%	17.0%	31.8%		5.8%
Average Attainment 8 score	2018/19	—	66,014	49.8	47.9	46.9	39.0		60.2
Percentage of people aged 16-64 in employment New data	2019/20	→	63,700	79.4%	79.6%	76.2%	63.3%		91.4%
Statutory homelessness - Eligible homeless people not in priority need	2017/18	—	-	*	0.7	0.8	-	Insufficient number of values for a spine chart	-
Violent crime - hospital admissions for violence (including sexual violence)	2016/17 - 18/19	—	100	27.2	31.2*	44.9	127.6		6.0
Excess winter deaths index New data	Aug 2018 - Jul 2019	—	37	10.1%	14.3%	15.1%	36.4%		-8.2%
New STI diagnoses (exc chlamydia aged <25) / 100,000	2019	↑	565	679	714	900	4,418		294
TB incidence (three year average) New data	2017 - 19	—	20	5.1	5.9	8.6	45.0		0.2

Source: Public Health England, 2020

- 5.3.9. **Figure 5.1** shows that the life expectancy at birth for males in Eastleigh (81.6 years) is higher than the South East of England average (80.8 years) and the England average (79.8 years). The life expectancy at birth for females is also higher in Eastleigh (85.1 years), than the South East of England average (84.3 years) and the England average (83.4 years). Eastleigh also performs better in terms of the under 75 mortality rate from all causes, with a rate of 263 per 100,000 population, compared to 292 per 100,000 population in the South East of England, and 330 per 100,000 in England.
- 5.3.10. In terms of mental health, the 2017-2019 suicide rate in Eastleigh (9.2 per 100,000 population) was lower than the South East of England average (9.6 per 100,000 population) and the England average (10.1 per 100,000 population). However, the emergency hospital admissions for intentional self-harm were higher in Eastleigh at 251.6 per 100,000 population, compared to 199.7 per 100,000 population and 193.4 per 100,000 population in the South East of England and England respectively.
- 5.3.11. In terms of lifestyle factors, the performance of Eastleigh compared to the South East of England and England is varied. The admission episodes for alcohol-specific conditions (under 18s) is higher in Eastleigh at 41.8 per 100,000 population, compared to the South East of England and England, at 31.7 per 100,000 and 31.6 per 100,000 population respectively. The percentage of physically active adults in Eastleigh (68.5%) is higher than the England average (67.2%), but lower than the average for the South East of England region (70.2%).
- 5.3.12. However, Eastleigh performs better in terms of the smoking prevalence in adults (18+), comprising only 8.9% of the population, compared to 12.2% in the South East of England, and 13.9% in England. Eastleigh also performs better in terms of the percentage of adults (aged 18+) classified as overweight or obese (52.2%), which is 8.7% lower than the South East of England average (60.9%), and 10.1% lower than the England average (62.3%). Eastleigh also has a lower prevalence of obesity in Year 6 pupils (13.8%), compared to the South East of England (16.8%) and the England average (20.2%). The rate of hospital admissions for violence is also lower in Eastleigh at 27.2 per 100,000 population, compared to 31.2 per 100,000 population in the South East of England, and 44.9 per 100,000 population in England.
- 5.3.13. In terms of the economic conditions affecting health, the percentage of children in low income families (under 16s) comprises 8.9% of the population, which is 4% lower than the South East of England average (12.9%), and 8.1% lower than average in England (17.0%). In terms of children's education and development of skills, the Average Attainment 8 score measures the achievement of a pupil at the end of Key Stage 4 in state-funded schools across 8 qualifications. The Average Attainment 8 score is higher in Eastleigh (49.8), than the regional average (47.9) in the South East of England, and England (46.9).
- 5.3.14. The Index of Multiple Deprivation (IMD) (2015) which provides an overall measure of multiple deprivation experienced by people living in an area based on 37 separate indicators, indicates that Eastleigh's deprivation score of 10 is significantly better than England's average of 21.8.

6. Rapid Health Impact Assessment

6.1. Introduction and Summary

6.1.1. This chapter presents the Rapid HIA using the NHS London HUDU pro-forma⁵ to assess the extent to which the Proposed Development addresses eleven health related themes as follows:

- Theme 1: Housing Quality and Design
- Theme 2: Access to Healthcare Services and Other Social Infrastructure
- Theme 3: Access to Open Space and Nature
- Theme 4: Air Quality, Noise and Neighbourhood Amenity
- Theme 5: Accessibility and Active Travel
- Theme 6: Crime Reduction and Community Safety
- Theme 7: Access to Healthy Food
- Theme 8: Access to Work and Training
- Theme 9: Social Cohesion and Lifetime Neighbourhoods
- Theme 10: Minimising the Use of Resources
- Theme 11: Climate Change

6.1.2. This chapter is arranged into sections, each of which covers a theme. Each section contains a set of questions and responses. After each response a conclusion is drawn, which categorises the Proposed Development's health impact. Four terms are used to categorise the responses: beneficial, neutral, uncertain and adverse. Where appropriate, recommendations are made with measures to mitigate or enhance the health impacts beyond those which are currently included in the Proposed Development.

6.1.3. Most of the impacts associated with the Proposed Development are beneficial. The adverse impact of the proposal on GP provision will be mitigated by a suitable financial contribution to be agreed with Eastleigh Borough Council. This will alleviate the pressure of the incoming population, resulting in a neutral impact.

6.2. Rapid Health Impact Assessment

Theme 1 Housing Quality and Design

Does the Proposal seek to meet all 16 criteria of the Lifetime Homes Standard or meet Building Regulation Requirement M4 (2)?

Response

⁵ HUDU, Rapid Health Impact Assessment Tool, Third Edition, 2017

- 6.2.1. Yes. All apartment types, including FOG's and GF maisonettes, have been designed to meet Building Regulations Part M4 (2) standard. All dwellings are in excess of Nationally Described Space Standards.

Potential Health Impact

- 6.2.2. Beneficial

Recommended Mitigation or Enhancement Actions

- 6.2.3. None required

Does the Proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?

Response

- 6.2.4. Yes. The Proposed Development is anticipated to deliver 275 affordable retirement units. The proposal will also provide homes which are suitable for other households requiring accessible accommodation. This is particularly important in the affordable housing sector as the local authority's housing register includes households who need accessible housing, including wheelchair accessible properties. Unit types proposed include 1 bedroom maisonettes and 2 bedroom flats on the ground floor. Both types of properties offer the Council the opportunity to house individuals and households with support needs, including those needing level access properties for wheelchair use. All apartments, including FOG's and GF maisonettes, will be designed to meet Building Regulations Part M4 (2) standard.

Potential Health Impact

- 6.2.5. Beneficial

Recommended Mitigation or Enhancement Actions

- 6.2.6. None required

Does the Proposal include homes that can be adapted to support independent living for older and disabled people?

Response

- 6.2.7. Yes. All apartment types, including FOG's and GF maisonettes, have been designed to meet Building Regulations Part M4 (2) standard (accessible and adaptable dwellings). Some bespoke houses and apartments will be designed to meet Building Regulation Part M4 (3) (2) (a and b) standard where it is deemed necessary.

Potential Health Impact

- 6.2.8. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.9. None required

Does the Proposal promote good design through layout and orientation, meeting internal space standards?

Response

6.2.10. Yes. All dwellings are in excess of Nationally Described Space Standards. This responds to market testing and the identified need for additional space where it is best required, rather than simply 'larger' plans overall. It is indicative that every home will be provided with a 'home office' as a separate room, not as part of another space. This addresses the increasing move towards home working for many people. All bedrooms will be well-sized to fit a double bed as standard to recognise prevailing standards of living. Discrete well-sized built in storage will be provided throughout.

Potential Health Impact

6.2.11. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.12. None required

Does the Proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?

Response

6.2.13. Yes. The Proposed Development is anticipated to deliver a mix of one and two bedroom flats, and two, three and four bedroom houses, with 35% affordable housing. The affordable provision also includes 275 retirement units.

Potential Health Impact

6.2.14. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.15. None required

Does the Proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?

Response

6.2.16. Yes. The Proposed Development has a Zero Operational Carbon aspiration. The SAP 2012 % Carbon Savings beyond Part L1A (2013) Target Emissions Rate is 47%. The SAP 10.1 Indicative % Carbon Savings beyond estimated Target Emissions Rate is 46%.

Potential Health Impact

6.2.17. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.18. None required

Theme 2 Access to Healthcare Services and Other Social Infrastructure

Does the Proposal retain or re-provide existing social infrastructure?

Response

6.2.19. There is currently no existing social infrastructure on site.

Potential Health Impact

6.2.20. Neutral

Recommended Mitigation or Enhancement Actions

6.2.21. None required

Does the Proposal assess the impact on health care services?

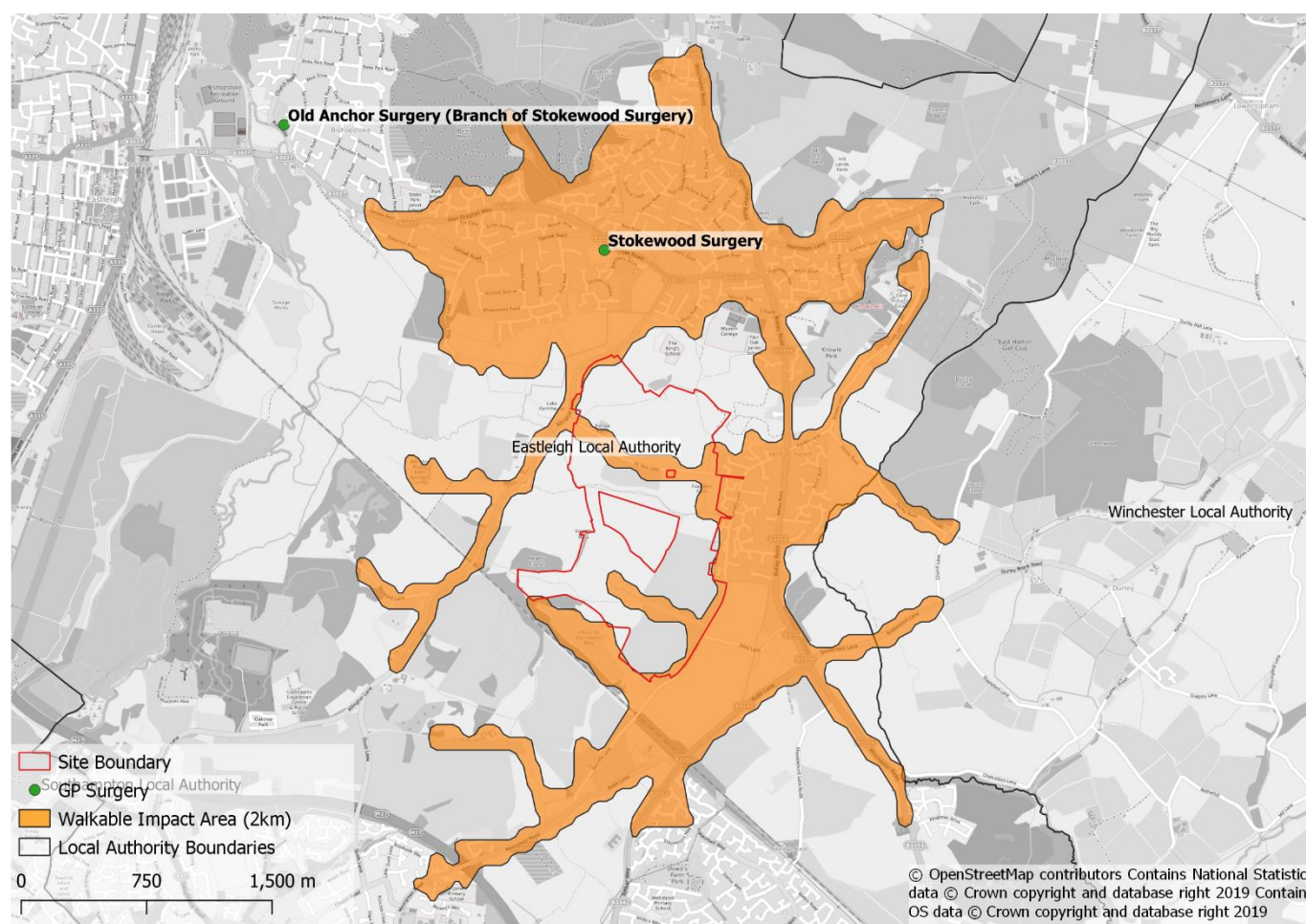
Response

6.2.22. Yes. Healthcare facilities assessed include General Practice (GP) surgeries. The Manual for Streets Guidance (DfT, 2007) states that journeys up to 2km could be considered suitable for walking. GP surgeries are assessed against a 2km Walkable Impact Area from the Site.

6.2.23. **Figure 6.1** shows that there is one GP surgery located within the 2km Walkable Impact Area, Stokewood Surgery. Old Anchor Surgery is a branch of Stokewood Surgery, and the two GP practices operate as a combined surgery⁶.

⁶ Data could not be collected for the split of the number of GPs (FTE) and registered patients between Stokewood Surgery and Old Anchor Surgery. The two GP practices operate as a combined surgery as confirmed with a phone call with Stokewood Surgery in July 2020.

Figure 6.1 GP Surgeries within the Walkable Impact Area (2km)



Source: NHS Digital General Practice Workforce 2020, Savills 2020

6.2.24. Table 6.1 shows the number of registered patients per GP for Stokewood Surgery and Old Anchor Surgery in 2020, and the estimated capacity using a ratio of 2,000 patients per 1 GP⁷. Data could not be collected for the split of the number of GPs (FTE) and registered patients between Stokewood Surgery and Old Anchor Surgery. The two GP practices operate as a combined surgery as confirmed with a phone call with Stokewood Surgery in July 2020. This indicates that Stokewood Surgery and Old Anchor Surgery have no spare capacity.

⁷ NHS England Premises Principles of Best Practice Part 1 Procurement and Development

Table 6.1 Estimated Spare Capacity of GP Surgeries within the Walkable Impact Area of 2km

GP Surgery	Registered Patients	Number of GPs	Number of Registered Patients per GP	Spare Capacity
Stokewood Surgery and Old Anchor Surgery	18,106	4.133	4,381	0
Total	18,106	4.133	4,381	0

Source: NHS Digital General Practice Workforce 2020, Savills 2020

Potential Health Impact

6.2.25. Adverse. There are no GP surgeries located within the Walkable Impact Area of the Proposed Development. Utilising the average household size for Eastleigh Borough of 2.31 persons in 2033⁸, the incoming resident population from the Proposed Development is 5,775 people. The national average of 2,000 patients per GP⁹ has shown there is no spare capacity across Stokewood Surgery and Old Anchor Surgery, and therefore the need of the incoming population would not be met by the existing GP practices.

Recommended Mitigation or Enhancement Actions

6.2.26. The adverse impact of the Proposed Development on GP provision will be mitigated by a suitable financial contribution to be agreed with Eastleigh Borough Council. This will alleviate the pressure of the incoming population, resulting in a neutral effect.

Does the Proposal include the provision, or replacement of a healthcare facility, and does the facility meet NHS requirements?

Response

6.2.27. The scheme does not include the provision or replacement of a healthcare facility.

Potential Health Impact

6.2.28. Neutral

Recommended Mitigation or Enhancement Actions

6.2.29. None required

Does the Proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?

Response

⁸ ONS 2018-based household projections for local authorities and higher administrative areas in England.

⁹ NHS England Premises Principles of Best Practice Part 1 Procurement and Development

- 6.2.30. Yes. The capacity of pre-schools and primary schools are assessed within the Walkable Impact Area of 2km. The capacity of secondary schools within the Secondary Impact Area of 6.4km are also assessed below.

Pre-Schools

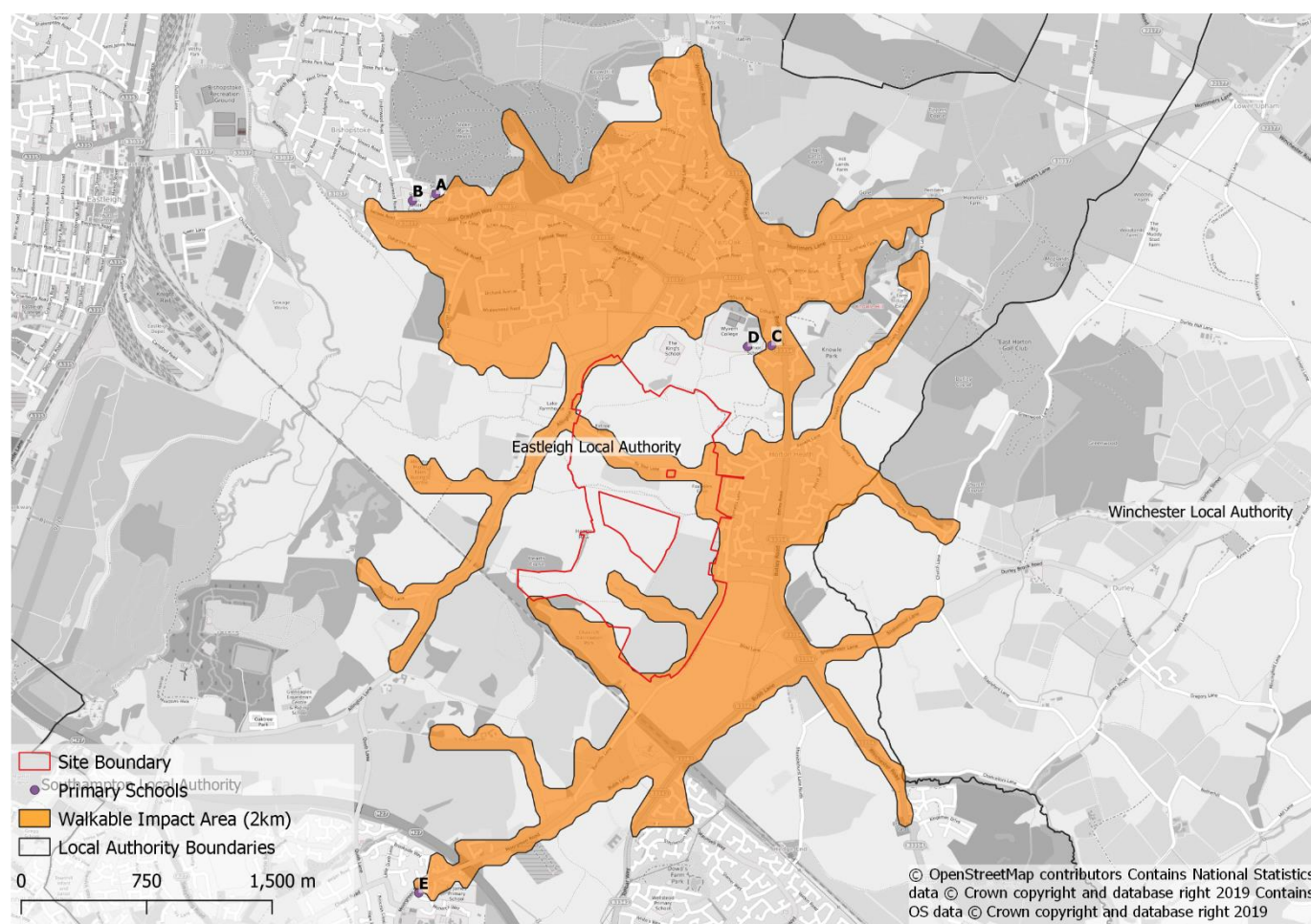
- 6.2.31. The Hampshire County Council Childcare Sufficiency Update for Quarter 1 provides an overview of the supply and demand for childcare in the county, and outlines the priorities for 2019/2020¹⁰. In the period of 1 April to 31 August, there has been a small gain in childminder settings which has created additional places. During the reporting period, the local development team have not been aware of any parents who have not been able to secure or access childcare and early years services to meet their needs.

Primary Education

- 6.2.32. The Walkable Impact Area comprises the walkable catchment from the Site's proposed access points. The Manual for Streets Guidance (DfT, 2007) states that journeys up to 2km could be considered suitable for walking. Primary schools are assessed against the 2km Walkable Impact Area.
- 6.2.33. **Figure 6.2** shows that two infant schools, Stoke Park Infant School and Fair Oak Infant School, serving students from age 5 to 7, are located within the Walkable Impact Area. Two junior schools, Fair Oak Junior School (ages 7 to 11) and Stoke Park Junior School (ages 7 to 11) also fall within the Walkable Impact Area, along with Saint James' Church of England Primary School (ages 5 to 11).

¹⁰ Hampshire County Council Childcare Sufficiency Update for Quarter 1 (April-August 2019)

Figure 6.2 Primary Schools within the Walkable Impact Area (2km)



Source: Get Information About Schools 2020, Savills 2020

6.2.34. **Table 6.2** shows that Saint James' Church of England Primary School is the only primary school within the Walkable Impact Area of 2km with spare capacity, with a total spare capacity of 20 places including a 7.5% buffer¹¹. The 7.5% buffer is taken into account to allow flexibility in responding to parents' preferences, and to account for unexpected changes in pupil numbers.

Table 6.2 Primary Education Capacity

Primary School	Map Reference	Ages Catered For	Capacity (2020)	No. On Roll (2020)	Spare Capacity (After 7.5% Surplus)
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¹¹ National Audit Office Department for Education Capital Funding For New School Places, 2013

One Horton Heath, Eastleigh

Health Impact Assessment



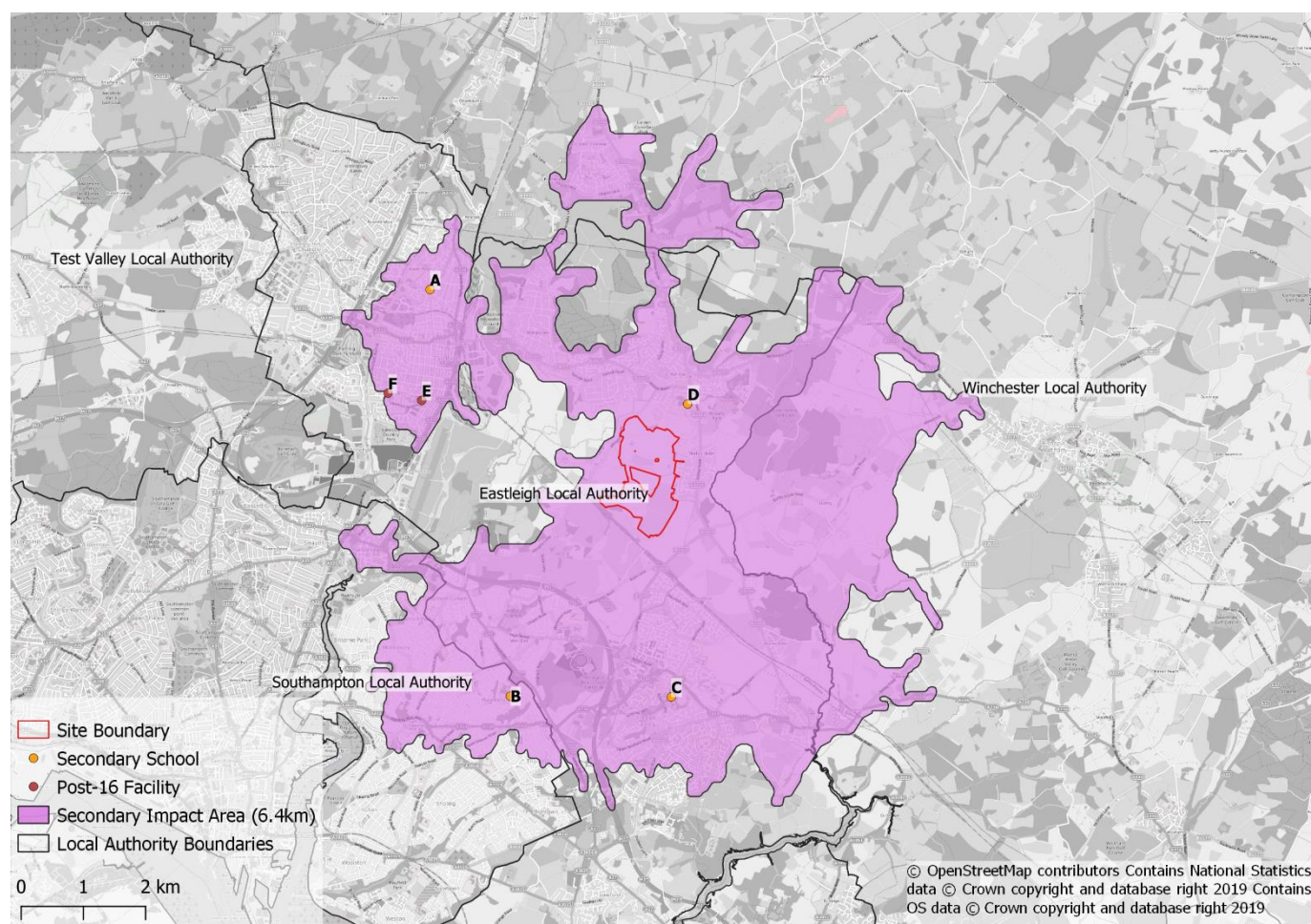
Stoke Park Infant School	A	5 to 7	270	268	0
Stoke Park Junior School	B	7 to 11	360	359	0
Fair Oak Infant School	C	5 to 7	360	403	0
Fair Oak Junior School	D	7 to 11	598	568	0
Saint James' Church of England Primary School	E	5 to 11	620	554	20
Total					20

Source: Get Information About Schools 2020, Savills 2020

Secondary Education and Post-16 Facilities

- 6.2.35. People typically travel further to secondary school education. The average distance travelled to secondary schools in the South East of England region is 4 miles (6.4km) according to the National Travel Survey (2018/2019; Table NTS9908). This forms the Secondary Impact Area, and secondary schools and post-16 facilities are assessed against this catchment.
- 6.2.36. **Figure 6.3** shows that there are four secondary schools and two post-16 facilities within 6.4km of the Wider OPA Site.

Figure 6.3 Secondary Schools and Post-16 Facilities within the Secondary Impact Area (6.4km)



Source: Get Information About Schools 2020, Savills 2020

6.2.37. **Table 6.3** shows that the existing spare capacity of the secondary schools after a 7.5% buffer is applied is a total of 643 places across Crestwood Community School and Woodlands Community College. Data was not available to estimate the capacity of the post-16 facilities.

Table 6.3 Secondary Education Capacity and Post-16 Facilities

Secondary School and Post-16 Facility	Map Reference	Capacity (2020)	No. On Roll (2020)	Spare Capacity (After 7.5% Surplus)
Secondary School				
Crestwood Community School	A	1,500	1,155	233
Woodlands Community College	B	1,144	648	410

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Wildern School	C	1,900	1,913	0
Wyvern College	D	1,350	1,303	0
Total				643
Post-16 Facilities				
Eastleigh College	E			
Barton Peveril Sixth Form College	F			

Source: Get Information About Schools, 2020

Potential Health Impact

6.2.38. Beneficial. The primary school need from the Proposed Development is 556 places, calculated using the guidance stated in HCC's Developers' Contributions Towards Children's Service Facilities (2019). The Proposed Development is proposing to deliver a 3FE primary school, which will provide 630 primary school places. This will help alleviate the pressure of the incoming population. The combined spare capacity of the four secondary schools is 643 places. The secondary school need from the Proposed Development is 389 places, calculated using the pupil yields published in the HCC's guidance on developers' contributions.

Recommended Mitigation or Enhancement Actions

6.2.39. None Required

Does the Proposal explore opportunities for shared community use and co-location of services?

Response

6.2.40. Yes. The Proposed Development involves the provision of a primary Local Centre (and supporting secondary local centres) comprised of mixed use residential, retail, leisure, community and employment land.

Potential Health Impact

6.2.41. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.42. None required

Does the Proposal contribute to meeting primary, secondary and post 19 education needs?

Response

6.2.43. Yes. The Proposed Development is anticipated to deliver a 3FE Primary School, which will provide 630 primary school places. The need from the Proposed Development is 556 places, calculated using the guidance stated in HCC's Developers' Contributions Towards Children's Services Facilities (2019). The Primary School will help to alleviate the pressure of the incoming population.

6.2.44. The provision of a Secondary School is not required. The baseline assessment reports four secondary schools within the Secondary Impact Area of 6.4km. The combined spare capacity of the four secondary schools is 643 places across Crestwood Community School and Woodlands Community College. The need from the Proposed Development is 389 places, calculated using the pupil yields published in the HCC's guidance on developers' contributions.

Potential Health Impact

6.2.45. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.46. None Required

Theme 3 Access to Open Space and Nature

Does the Proposal retain and enhance existing open and natural spaces?

Response

6.2.47. Yes. The Proposed Development will protect and incorporate existing ecological habitats into green corridors, protect the existing watercourses, retaining and enhancing these into the green spaces across the Site, and protect and incorporate existing public footpaths and routes into the proposals.

Potential Health Impact

6.2.48. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.49. None required

In areas of deficiency, does the Proposal provide new open or natural space, or improve access to existing spaces?

Response

6.2.50. Yes. The Proposed Development will deliver 48.15 ha of informal open space, and 2.75 ha of formal open space, comprising 1.86 ha of pitches, 0.82 ha of allotments, and 0.07 ha of destination play, totalling 50.92 ha of overall open space. The proposal will create multi-functional networks of Green Infrastructure which link to the community hubs and wider landscape beyond the Site boundaries.

Potential Health Impact

6.2.51. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.52. None Required

Does the Proposal provide a range of play space for children and young people?

Response

6.2.53. Yes. The Proposed Development will create new areas of play and recreation across the Site which respond to the various character areas. It will create spaces for all ages and abilities which are accessible and inclusive, and provide stimulating, creative and challenging outdoor learning and play opportunities, and deliver a 'Destination Play' facility at the hub of the community. The proposal will deliver approximately 6.64 ha of overall amenity space. This is comprised of 0.16 ha of Local Equipped Area for Play (LEAPs), 0.24 ha of Local Area for Play (LAPs), 0.07 ha of Natural Play, 0.54 ha of Destination Play, 1.86 ha of Formal Sports Area, and 3.77 ha of other amenity space (including 0.82 ha of allotments).

Potential Health Impact

6.2.54. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.55. None required

Does the Proposal provide links between open and natural spaces and the public realm?

Response

6.2.56. Yes. The Proposal will provide links to the community space, school and sports provision, and will provide a network of car free cycling, walking, and running routes across the Site linking to the existing networks of footpaths and Public Right of Ways (PRoW) to encourage and support active lifestyles for all. The indicative recreation routes also provide the community with increased access to greenspace with opportunities for learning, exercise and access to nature.

6.2.57. A number of indicative short and longer distance exercise/running routes are also proposed across the Site which provide circular trails across the Site, and link to the Local Centre. The indicative routes will provide variation with both surfaced/formal running routes as well as informal and 'cross country' type routes which will link to the existing footpath routes in the wider area. The proposed recreation routes will be linked to the hub and Local Centre with a series of wayfinding and trials, as well as providing links to the sports provision across the Site, and will provide additional wider exercise opportunities outside of the sports area.

6.2.58. The indicative proposed SANG route (Suitable Alternative Natural Greenspace) provides an accessible, safe and varied recreational route to reduce the pressure on nearby SSSI/SANGs. This indicative route is located on the northern part of the Site, and provides a circular route through areas of semi-natural green corridors. The SANG route runs alongside Quobleigh Woods and provides users with a choice of walking routes beginning and ending at the local centre.

Potential Health Impact

6.2.59. Beneficial

Recommended Mitigation or Enhancement Action

6.2.60. None required

Are the open and natural spaces welcoming and safe and accessible for all?

Response

6.2.61. Yes. The Proposed Development will deliver spaces for all ages and abilities which are accessible, safe and inclusive. The DDA compliant and well-lit Destinations Play is focused towards older children, and is located on the eastern boundary to provide a play facility for the new community and existing residents. The LEAP are positioned by pedestrian routes, accessible to all and DDA compliant, and well-lit. The LAP are focused on under 6s, positioned by pedestrian routes, accessible to all and DDA compliant, and well-lit.

Potential Health Impact

6.2.62. Beneficial

Recommended Mitigation or Enhancement Action

6.2.63. None required

Does the Proposal set out how new open space will be managed and maintained?

Response

6.2.64. Yes. An Open Space Management Plan will be secured via condition, linking with the Open Space Strategy.

Potential Health Impact

6.2.65. Beneficial

Recommended Mitigation or Enhancement Action

6.2.66. None required

Theme 4 Air Quality, Noise and Neighbourhood Amenity

Does the Proposal minimise construction impacts such as dust, noise, vibration and odours?

Response

- 6.2.67. Yes. A Construction Environmental Management Plan (CEMP) will be produced and implemented, secured by condition, which will aid dust impacts during the construction phases.
- 6.2.68. In order to reduce the potential impact of noise and vibration generated by the construction phase, mitigation measures set out in the Noise and Vibration Environmental Statement (ES) chapter will be implemented. Construction works would follow the guidelines in BS5228-1 and the guideline in BRE Controlling Particles, Vapour and Noise Pollution from Construction Sites, Parts 1 to 5 (2003). These measures will be put in place in a CEMP which is to be secured by condition. When works are taking place within close proximity to sensitive receptors, the screening of noise sources via the erection of temporary screens will be employed. All machinery will be regularly maintained to control noise emissions, with particular emphasis on lubrication of bearings, and the integrity of silencers. Site staff will be made aware that they are working adjacent to a sensitive area, and avoid all unnecessary noise due to the misuse of tools and equipment, unnecessary shouting and radios. As far as possible, the occurrence of two noisy operations occurring simultaneously in close proximity to the same sensitive receptor will be avoided. Construction will also adhere to any time limits imposed on noisy works by the local authority, set working hours during the week and at the weekends will be implemented, and engines will be turned off when possible. Should demolition and construction activities need to be carried out during night-time hours, the local authority may include a planning condition that requests advance notice and details of any night working to be provided.
- 6.2.69. To keep ground-borne vibration to a minimum, BS5228-2 indicates that mitigation might include the use of alternative methods, removal of obstructions, provision of cut-off trenches, reduction of energy input per blow, and reduction of resistance to penetration. As the construction programme and methodologies become more defined, earthworks and construction vibration would be reviewed, and a more detailed strategy for control would be devised and implemented via the CEMP.

Potential Health Benefit

- 6.2.70. Neutral

Recommended Mitigation or Enhancement Action

- 6.2.71. None required

Does the Proposal minimise air pollution caused by traffic and energy facilities?

Response

- 6.2.72. Yes. The proposal excludes natural gas combustion, or other burning appliances used for heating systems. In addition, the amount of pollution released into indoor air will be reduced by specifying building materials, finishes and furnishings with low pollutant content. The air quality assessment considered traffic emissions as negligible, and with the implementation of a CEMP, construction effects are expected to be 'not significant'.

Potential Health Impact

6.2.73. Neutral

Recommended Mitigation or Enhancement Actions

6.2.74. None required

Does the Proposal minimise noise pollution caused by traffic and commercial uses?

Response

6.2.75. Yes. Building locations and orientations within the masterplan will be informed by the noise impact assessment to ensure that the effects of external noise on the building occupants are minimised and potential issues are reduced. Indoor ambient noise levels in buildings and, where appropriate, external noise levels will achieve noise levels from environmental noise sources 5dB (or a meaningful and reasonable dB) below targets set out in BS8233 or other appropriate good practice standards or regulations. The development will aim to achieve a rating noise level difference no greater than the background noise level as measured in the locality of the nearest or most exposed noise-sensitive area from all fixed installations or sources of an industrial nature in commercial premises within the Proposed Development.

6.2.76. Glazing is generally the building element that attenuates noise the least. In the absence of design details for the building façades, it has been assumed that the glazing to buildings would comprise about 25% of the façade area. The noise attenuation requirements show that standard thermal double glazing would ensure that internal noise levels in proposed living rooms, bedrooms and employment buildings during the daytime and night time period will achieve guideline noise levels as recommended by BS8233 and WHO guidance, with windows closed. However with windows open, the attenuation provided by the façades across the Site will fall to approximately 15dB(A). This would allow the recommended internal noise limits to be exceeded in some living rooms, bedrooms and proposed employment buildings. Therefore, some form of alternative ventilation will be used to achieve the required internal daytime noise levels for proposed dwellings that are closest to off-site noise sources, and sensitive rooms within the proposed employment buildings. Proposed ventilation should as a minimum comply with Building Regulations Approved Document F1 Means of Ventilation and British Standard BS5925 1991: Code of Practice for Ventilation Principles and Designing for Natural Ventilation. The façades of some of the properties further into the Site, without a direct line of sight to off-site noise sources, would be protected by the building themselves, and therefore acoustic ventilation is unlikely to be required. The requirement for acoustic ventilation will be confirmed on a plot by plot basis during Reserved Matters.

Potential Health Impact

6.2.77. Neutral

Recommended Mitigation or Enhancement Actions

6.2.78. None required

Theme 5 Accessibility and Active Travel

Does the Proposal prioritise and encourage walking (such as through shared spaces)?

Response

6.2.79. Yes. The Concept Masterplan and Access Parameter Plan highlights the opportunities for users of the development to access the site via sustainable modes including walking. There are several existing PRow routes which route through the Site and also connect the Site with the wider pedestrian infrastructure. Improvements are proposed to upgrade Fair Oak and Horton Heath Footpath 7 and the eastern stretch of the West End Footpath 3 in particular to provide attractive active travel corridors which support pedestrians. Upgrades to the existing PRow which route through the Site are likely to be secured to better accommodate all year round use, but still retain their natural character and are thus more suited to leisure uses, such as dog walkers as opposed to commuter facilities for all routes.

Potential Health Impact

6.2.80. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.81. None required

Does the Proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?

Response

6.2.82. Yes. Cycling is central to the sustainable movement strategy and the development caters for cyclists of all abilities. Commuter or confident cyclists can pass through the Site on a dedicated cycle link alongside The Avenue. Confident recreational cyclists can use dedicated cycle links adjacent to the secondary road network. Leisure cyclists and younger cyclists can use segregated cycle links that do not run adjacent to arterial roads but pass through residential areas. To support this approach key cycle links largely follow pedestrian permeability with links through the Site and beyond to connect key receptors such as the Local Centre, the Primary School, Hedge End Station and Fair Oak and Eastleigh.

6.2.83. All of the baseline apartment types have been designed with integrated cycle storage within. This is in preference to the more conventional solution of a communal store, which is often in the vicinity of unattractive bin storage areas. This shift in storage typology is in recognition of improved security. All houses are also provided with discrete and secure cycle storage within their rear gardens. It is expected that, given the strategic permeability of cycleways, all dwellings will be within a very short distance of a designated cycle route, or accessible via a cycle-pedestrian priority area.

Potential Health Impact

6.2.84. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.85. None required

Does the Proposal connect public realm and internal routes to local and strategic cycle and walking networks?

Response

6.2.86. Yes. Utilising the current network of existing PRoW both within the Site boundaries and in its wider context, the development provides a variety of accessible footpath and cycle routes through areas of retained and enhanced Green Infrastructure which connect the Site with the wider pedestrian and cyclist infrastructure. These footpath and cycle routes provide car free areas of open space which link to the various play and recreation facilities.

6.2.87. The Site's link road and main distributor roads would be supported by footway/cycleways on at least one side which connects to the existing pedestrian infrastructure on Allington Lane to the north and Bubb Lane to the south. Improvements are proposed to upgrade Fair Oak and Horton Heath Footpath 7 and the eastern stretch of West End Footpath 3 in particular to provide attractive active travel corridors which support pedestrians and cyclists.

6.2.88. Further pedestrian and cyclist infrastructure improvements are likely to be secured through the planning application including the route towards the catchment secondary school, which also supports access to Hedge End Railway Station. In addition, upgrades to the existing PRoW which route through the Site are likely to be secured to better accommodate all year land use, but still retain their natural character.

Potential Health Impact

6.2.89. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.90. None required

Does the Proposal include traffic management and calming measures to help reduce and minimise road injuries?

Response

- 6.2.91. Yes. The proposal comprises three roundabouts at Bubb Lane, Burnetts Lane, and Allington Lane to manage the flow of traffic. The Burnetts Lane/Link Road roundabout provides access onto the Link Road to the east and west of Burnetts Lane, Burnetts Lane and an access into Chalcroft Business Park. The access into Chalcroft Business Park provides wider highway operational and safety benefits by connecting the park straight into a new Link Road which negates the need to use Burnetts Lane. Refuge island crossing points with dropped kerbs and tactile paving are provided on all arms of the junctions and measure a minimum of 2.2m wide to safely accommodate a cyclist waiting to cross. The Fir Tree Lane/Burnetts Lane Priority Junction will act as a secondary access route into the Wider OPA where improvements are proposed to upgrade the routes. The upgrades include widening the carriageway to a continuous 5.5m road width, with a small traffic calming feature with a raised table and pinch points to discourage high vehicle speeds. Traffic calming measures are also proposed along Burnetts Lane to encourage lower vehicle speeds and prevent this route from becoming a rat run, and discourage people from using this route and encourage more to use the Link Road.
- 6.2.92. Any mitigation measures, schemes or contributions which are secured through the planning applications or recommended within the TAs would also ensure that the additional traffic associated with the development can be satisfactorily accommodated by the local highway network, with the proposed site access in particular being safe to accommodate expected demand.
- 6.2.93. A Construction Traffic Management Plan will be prepared to support the construction of the development, to reduce the risk of adverse effect of construction on sensitive environmental resources, and to minimise disturbance to local residents.

Potential Health Impact

- 6.2.94. Beneficial

Recommended Mitigation or Enhancement Actions

- 6.2.95. None required

Is the Proposal well connected to public transport, local services and facilities?

Response

- 6.2.96. Yes. The local area is currently served by Bluestar and Xelabus bus routes with bus stops located on Burnetts Lane and Botley Road to the east and on Fair Oak Road (B3037) to the north. The Site is also well located to support rail travel with Hedge End Railway Station located approximately 4.3km to the south east of the development, and Eastleigh Railway Station located 5.2km to the northwest of the development.

- 6.2.97. The Concept Masterplan has also been developed with consideration to local bus operators with the main travel corridor carriageways measuring 6.5m in width to accommodate buses. The development is also likely to secure a bus route through the Proposed Development with the support of a financial contribution to encourage bus travel. The development will also provide attractive bus stops which include seating and shelter to encourage users to travel via bus.

Potential Health Impact

- 6.2.98. Beneficial

Recommended Mitigation or Enhancement Actions

- 6.2.99. None required

Does the Proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plan measures?

Response

- 6.2.100. Yes. The way in which parking is provided is central to the delivery of a development that values sustainable modes of transport. The Proposed Development will implement a minimum standard of either on curtilage or allocated spaces for both houses and apartments. The quanta of allocated spaces will not be increased for larger apartments or houses, but a relatively larger quanta of unallocated spaces across the Site will be delivered to support 'overflow' demand for larger houses and apartments and to accommodate visitors. By adopting this approach, which supports a larger provision of unallocated spaces, it enables the development to provide less spaces overall, due to spaces being full a higher proportion of the time, representing the effective use of land and pursuing better urban design solutions.
- 6.2.101. In tandem with the parking space proposal which seeks to drive down individual car ownership, the proposal is to provide a mature car club environment which makes the use of a car club vehicle preferable to owning a personal car. The number of vehicles made available for short term rent will be significantly above the minimum standard expected by the Planning System (perhaps up to 10 vehicles per 100 homes). The development will also be supported by an extensive electric vehicle charging strategy which includes passive and active spaces, as such that when residents in particular wish to charge a vehicle at home the associated infrastructure is already in place to support the construction of a charging point.
- 6.2.102. The Concept Masterplan has also been developed with consideration to local bus operators within the main travel corridor carriageways measuring 6.5m in width to accommodate buses. The development is also likely to secure a bus route through the Proposed Development with support of a financial contribution to encourage bus travel which is likely to involve re-routing of existing services, such as the Bluestar 3. The development would also provide attractive bus stops which include seating and shelter to encourage users to travel via bus. Any upgrades to the walking and cycling route towards Hedge End Railway Station is also likely to increase the use of rail journeys by providing an attractive all year round route.

Potential Health Impact

6.2.103. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.104. None required

Does the Proposal allow people with mobility problems or a disability to access buildings and places?

Response

6.2.105. Yes. The footpaths, pavements and all buildings will be fully DDA compliant. The play and open spaces are accessible for all ages and abilities, with the Destination Play, LEAPs, and LAPs DDA compliant.

Potential Health Impact

6.2.106. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.107. None required

Theme 6 Crime Reduction and Community Safety

Does the Proposal incorporate elements to help design out crime?

Response

6.2.108. Yes. The development will be designed according to the principles and guidance of Secured by Design. The positioning of houses and windows will be designed to allow public spaces to be overlooked to enable passive surveillance. This will encourage a community that looks out for their neighbours.

Potential Health Impact

6.2.109. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.110. None required

Does the Proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?

Response

6.2.111. Yes. Accommodation will be designed to look out onto the proposed open spaces and amenity spaces, creating active frontages and vibrant spaces for residents and the wider community. This will help people feel secure while avoiding creating 'gated communities'.

Potential Health Impact

6.2.112. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.113. None required

Does the Proposal include attractive, multi-use public spaces and buildings?

Response

6.2.114. Yes. The Proposed Development comprises a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential, retail, leisure, community, employment, day nursery, and food establishment uses.

Potential Health Impact

6.2.115. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.116. None required

Has engagement and consultation been carried out with the local community?

Response

6.2.117. Yes. Formal public engagement sessions were held over two days in September and two days in November 2020. As well as public question and answer sessions with the design team, these sessions were accompanied by pre-recorded films describing the proposals and discussing the key technical and design issues.

6.2.118. The local community have played a central role providing local knowledge and informed opinion. Extensive discussions have been had with Fair Oak and Horton Heath Parish Council and the Burnetts Lane Residents Association. To further support this, a Local Development Forum was formed and over the course of 13 meetings between September 2019 and November 2020, has had a direct influence on the shape of the development. The forum included locally elected representatives, local education leaders, youth leaders and local residents.

6.2.119. The One Horton Heath website was established early in 2020 to share the emerging plans and encourage open engagement. As of November 2020 the page for Public Engagement has received over 5,000 views. Both the website and the One Horton Heath YouTube channel now host a series of short films focussing on key issues and sharing the ethos of the development.

Potential Health Impact

6.2.120. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.121. None required

Theme 7 Access to Healthy Food

Does the Proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?

Response

6.2.122. Yes. The proposal includes the provision of 0.82 ha of allotments to facilitate the supply of local food.

Potential Health Impact

6.2.123. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.124. None required

Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?

Response

6.2.125. Yes. The floorareas are indicative at this stage but the development description comprises a primary Local Centre (and supporting secondary local centres) which will incorporate a range of retail, employment and food establishment uses.

Potential Health Impact

6.2.126. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.127. None required

Does the Proposal avoid contribution towards an over-concentration of hot food takeaways in the local area?

Response

6.2.128. Yes. At this outline stage, it is envisaged that the principal Local Centre will include a mix of convenience/retail uses, alongside small scale commercial floorspace, a community building and early years nursery. The secondary Local Centre is envisaged to provide more leisure focused facilities (e.g. a farm shop/café) alongside additional community uses as required. The proposal is not considered to contribute towards an over-concentration of hot food takeaways in the local area as currently the local area of Horton Heath has no existing local centre, and therefore the local centre associated with the Proposed Development would not be adding to what is already there.

Potential Health Impact

6.2.129. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.130. None required

Theme 8 Access to Work and Training

Does the Proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?

Response

6.2.131. Yes. The construction of the Proposed Development would help support construction firms operating in the region, and provide jobs in the industry. The Proposed Development would lead to the creation of approximately 220 on-site construction jobs per annum for the 15 year construction period. Businesses in the local and regional economy would benefit from the trade linkages that would be established to construct the development, meaning that further indirect jobs would be supported locally in suppliers of construction materials and equipment. Local businesses would generally also benefit to some extent from temporary increases in expenditure as a result of the direct and indirect employment effects of the construction phase. The construction of the Proposed Development is expected to generate an average of 270 net additional jobs per annum over the 15 year construction period.

6.2.132. Operational phase jobs would be generated once the construction has been completed and the Proposed Development is occupied. Once operational, the Proposed Development could generate up to 1,540 on-site Full Time Equivalent (FTE) jobs upon completion, including 390 homeworkers. Once the effects of leakage, displacement and multiplier effects have been considered, this equates to 1,600 new FTE jobs, which accounts for the range of land uses across the Proposed Development.

Potential Health Impact

6.2.133. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.134. None required

Does the Proposal provide childcare facilities?

Response

6.2.135. Yes. The scheme includes the delivery of early years provision on site totalling 465 sq.m.

Potential Health Impact

6.2.136. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.137. None required

Does the Proposal include managed and affordable workspace for local businesses?

Response

6.2.138. Yes. The floorareas are indicative, but the development description comprises a primary Local Centre (and supporting secondary local centres) which will incorporate employment uses. Office, commercial and industrial workspaces are also to be provided on-site.

Potential Health Impact

6.2.139. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.140. None required

Does the Proposal include opportunities for work for local people via local procurement arrangements?

Response

6.2.141. Yes. Local labour will be used where possible as part of the scheme's construction. The Proposed Development is anticipated to support approximately 220 on-site construction jobs per annum for the 15 year construction period. Once operational, the Proposed Development could generate up to 1,540 on-site Full Time Equivalent (FTE) jobs upon completion, including 390 homeworkers.

Potential Health Impact

6.2.142. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.143. None required

Theme 9 Social Cohesion and Lifetime Neighbourhoods

Does the Proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?

Response

6.2.144. Yes. There are several existing PRoW routes which route through the Site and connect with the wider pedestrian and cyclist infrastructure. The Site's link road and main distributor roads would be supported by footways/cycleways on at least one side which connects to the existing infrastructure on Allington Lane to the north and Bubb Lane to the south. Improvements are proposed to upgrade Fair Oak and Horton Heath Footpath 7 and the eastern stretch of West End Footpath 3 in particular to provide attractive active travel corridors which support pedestrians and cyclists.

6.2.145. A mixed-use local centre is proposed adjacent to Fir Tree Lane and the existing Horton Heath. This location is proposed as it is both geographically equidistant to those residing on the Site that would access the local centre, and will also serve as the heart of Horton Heath, performing a socially cohesive role between the existing Horton Heath and the Proposed Development ensuring safe and convenient access for all.

6.2.146. The play and open space provision will also create inclusive spaces for all ages and abilities that will encourage social interaction. The Public Art Strategy also aims to build community through interaction, support initiatives that the community can own, and facilitate community thinking and collaboration that encourages people to start their own grassroot activities.

Potential Health Impact

6.2.147. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.148. None required

Does the Proposal include a mix of uses and a range of community facilities?

Response

6.2.149. Yes. The description of development comprises the phased mixed-use development of up to 2,500 residential units; a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential, retail, leisure, community, employment, day nursery, food establishment uses; office, commercial and industrial uses; a Primary School; and public open space including formal sports facilities and informal provisions.

Potential Health Impact

6.2.150. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.151. None required

Does the Proposal provide opportunities for the voluntary and community sectors?

Response

6.2.152. Yes. Floorareas are currently indicative, but the development description comprises a primary Local Centre (and supporting secondary local centres) which will incorporate community uses.

6.2.153. The community driven Public Arts Strategy will also provide opportunities for the voluntary and community sectors, with the creation of a Public Art Steering Group with political and community stakeholders. This will support community building through interaction, help set up initiatives that the community can own, and facilitate community thinking that encourages people to start their own grassroots activities.

Potential Health Impact

6.2.154. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.155. None required

Does the Proposal address the six key components of Lifetime Neighbourhoods?

Response

6.2.156. Yes. The Proposal addresses the six key components of Lifetime Neighbourhoods as follows:

Residential Empowerment – Formal public engagement sessions were held over two days in September and two days in November 2020. As well as public question and answer sessions with the design team, these sessions were accompanied by pre-recorded films describing the proposals and discussing the key technical and design issues. The local community have played a central role providing local knowledge and informed opinion. Extensive discussions have been had with Fair Oak and Horton Heath Parish Council and the Burnetts Lane Residents Association. To further support this, a Local Development Forum was formed and over the course of 13 meetings between September 2019 and November 2020, has had a direct influence on the shape of the development. The forum included locally elected representatives, local education leaders, youth leaders and local residents. The proposal also includes access to high quality public open space accessible to local residents.

Access – The Concept Masterplan has been developed with consideration to local bus operators with the main travel corridor carriageway measuring 6.5m to accommodate buses. The development is also likely to secure a bus route through the Proposed Development with the support of a financial contribution to encourage bus travel. The local area is currently served by Bluestar and Xelabus routes with bus stops located on Burnetts Lane and Botley Road to the east, and on Fair Oak Road (B3037) to the north. The Site is also well located to support rail travel, with Hedge End Railway Station located approximately 4.3km to the south east of the development, and Eastleigh Railway Station located 5.2km to the north west of the development. The Proposed Development also creates an inclusive and walkable environment by utilising the current network of existing PRoW, both within the Site boundaries and in its wider context, to provide a variety of accessible, sufficiently maintained, clean, and well-lit footpaths and cyclepaths.

Services and Amenities – The development description comprises the phased mixed-use development of residential units; a primary Local Centre (and supporting secondary local centres) comprising residential, retail, leisure, community, employment, day nursery, food establishment uses; office, commercial and industrial uses; a Primary School; and public open space including formal sports facilities and informal provisions. The mix of residential, retail and employment uses will help to meet the needs of diverse groups within the community including households without access to a car, disabled people, frail older people and families with young children.

Built and Natural Environments – The Proposed Development promotes an inclusive and walkable environment by utilising the current network of existing PRow both within the Site boundaries and in its wider context, to provide a variety of accessible, sufficiently maintained, clean and well-lit footpaths and cycle routes through areas of retained and enhanced Green Infrastructure. The scheme delivers 48.15 ha of informal open space, and 2.75 ha of formal open space, totalling 50.92 ha of overall open space, helping to promote health and well-being. The Proposed Development includes safe streets and play areas for children of all ages and abilities, delivering approximately 6.64 ha of overall amenity space, comprised of 0.16 ha of LEAPs, 0.24 ha of LAPs, 0.07 ha of natural play, 0.54 ha of destination play, 1.86 ha of formal sports area, and 3.77 ha of other amenity space (including 0.82 ha of allotments).

Social Networks/Wellbeing – Routes have been planned to link the different landscaped areas, creating an interesting journey through the Site. Passing through the Site presents opportunities for residents to stop and enjoy informal social interaction. Seating will also be provided allowing opportunities for social engagement, play or a place to rest. Community uses are incorporated into the mixed-use local centre which is proposed adjacent to Fir Tree Lane and the existing Horton Heath. This location is proposed as it is both geographically equidistant to those residing on the Site that would access the local centre, and will also serve as the heart of Horton Heath, performing a socially cohesive role between the existing Horton Heath and the Proposed Development, ensuring safe and convenient access for all. The play and open space provision will also create inclusive spaces for all ages and abilities that will encourage social interaction. The community driven Public Arts Strategy will also provide opportunities for the voluntary and community sectors, with the creation of a Public Art Steering Group with political and community stakeholders. This will support community building and wellbeing through interaction, and help set up initiatives that the community can own.

Housing – A wide range of unit types are proposed to create a diverse neighbourhood that offers choice of accommodation for prospective residents, to meet as many different housing needs as possible, whilst achieving an attractive and varied streetscape. The proposal includes the delivery of up to 2,500 residential units, comprising a mix of one and two bedroom flats, and two, three and four bedroom houses, with 35% affordable housing. As part of the affordable housing provision, the proposal is anticipated to deliver 275 affordable retirement units.

Potential Health Impact

6.2.157. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.158. None required

Theme 10 Minimising the Use of Resources

Does the Proposal make the best use of existing land?

Response

6.2.159. Yes. The existing site is largely comprised of agricultural land, with clusters of farm buildings and residences located throughout, including Chalcroft Farm, Fir Tree Farmhouse, and Victoria Farmhouse. Fir Tree Farmhouse and Victoria Farmhouse are currently vacant, and Chalcroft Farm is comprised of 16 buildings of varying states of disrepair, with EBC expected to grant consent for the demolition of all buildings, dwellings and structures as part of the EBC ongoing estate management activities in January 2021. The proposal will create an innovative and sustainable development that will deliver a mix of high quality homes, open spaces, commercial premises, and sports and leisure facilities, that will create jobs and opportunities for the local economy.

Potential Health Impact

6.2.160. Beneficial

Recommended Mitigation or Enhancement Action

6.2.161. None required

Does the Proposal encourage recycling (including building materials?)

Response

6.2.162. Yes. In the residential elements of the Proposed Development, there will be appropriate space allocation to enable recyclable materials segregation from general waste, including specialist waste that are collected locally, such as food waste, garden waste, glass and batteries. A similar approach will be adopted for non-residential buildings, including the provision of dedicated storage facilities for a building's operational-related recyclable waste streams, so that this waste is diverted from landfill or incineration. During construction, site waste management plans will be used to set targets and monitor against these targets to ensure that waste produced as a result of the construction process is monitored and managed. At least 90% of non-hazardous waste generated during construction should be diverted from landfill (by weight or volume). Where space allows on site, waste materials will be segregated to improve recycling rates and avoid waste being sent to landfill.

Potential Health Impact

6.2.163. Beneficial

Recommended Mitigation or Enhancement Action

6.2.164. None required

Does the Proposal incorporate sustainable design and construction techniques?

Response

6.2.165. Yes. The selection of materials for the Proposed Development have been informed by environmental performance (operational energy and carbon) and supply chain. At the detailing and procurement stages, consideration will be given to applying circular economy principles in design, such as through material efficiency and construction waste reduction, durable design detailing, and designing for buildings' lifecycle including end of life demountability. The Proposed Development will also be designed for durability and longevity, through quality detailing and robust design of vulnerable and exposed elements. Materials with low embodied carbon will be selected, and the use of responsibly sourced materials in the construction process will ensure that sustainable development principles have been followed across the supply chain, including legally-sourced timber, and products with recognised sourcing certificates.

6.2.166. The Proposed Development is on track to achieving the 'Excellent' rating target required by emerging planning policy. The current estimated scope is 72.5% (minimum required for an 'Excellent' rating is 70.0%). In addition, all non-residential land uses above 500 sq.m of floorspace measured externally (including extensions to existing buildings) will target a building-level BREEAM New Construction (NC) 'Excellent' (or equivalent) rating as required by emerging planning policy requirements.

Potential Health Impact

6.2.167. Beneficial

Recommended Mitigation or Enhancement Action

6.2.168. None required

Theme 11 Climate Change

Does the Proposal incorporate renewable energy?

Response

6.2.169. Yes. The Proposed Development incorporates heat pump technologies with a high performance energy efficiency, and solar power generation will be deployed across usable roof areas across the Site. Eastleigh Borough Council (EBC) is also exploring opportunities to use the local Solar Farm, roof solar panels and battery technology (home of EV vehicles) to own and/or manage a renewable power network across the development site.

Potential Health Impact

6.2.170. Beneficial

Recommended Mitigation or Enhancement Action

6.2.171. None required

Does the Proposal ensure that building and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?

Response

6.2.172. Yes. Measures will be in place to mitigate the risk of overheating. These include openable windows, dual aspect openings wherever possible, appropriate glazing areas and/or solar control glass and shading.

Potential Health Impact

6.2.173. Beneficial

Recommended Mitigation or Enhancement Action

6.2.174. None required

Does the Proposal maintain or enhance biodiversity?

Response

6.2.175. Yes. A wide range of additional ecological mitigation and enhancement measures will provide additional ecological functionality of habitats in the wider local area. The Ecology Chapter of the EIA concludes that there will be no likely significant negative effects on biodiversity as a result of the construction and operation of the Proposed Development. A specification has been agreed with key statutory consultees, including Natural England and the Environment Agency, to design in suitable ecological buffers throughout the masterplan, and these measures are designed to absorb the impact of the presence of the additional residents to protect the valuable habitats on, and adjacent to the Site.

6.2.176. The Open and Play Space Strategy will protect and incorporate existing ecological habitats into green corridors, and protect existing watercourses, retaining and enhancing these into the green spaces across the Site. The Proposed Development will enhance existing ecological habitats with additional characteristic planting and biodiversity enhancements, and create new spaces which are beneficial for wildlife, providing additional ecological networks.

6.2.177. The Public Arts Strategy will also help to create biodiversity and biodiversity-related features on site, including physical pieces and installations such as hibernacula, bird hides and bat towers.

Potential Health Impact

6.2.178. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.179. None required

Does the Proposal incorporate sustainable urban drainage techniques?

Response

6.2.180. Yes. A full range of SuDS techniques have been considered for use on the Site. Through early discussions with the Lead Local Flood Authority and other stakeholders, it was agreed that the strategic SuDS features on the Site should comprise above ground storage within the green corridors that follow the onsite watercourses. Additional source control measures could be utilised within the upstream development parcels. A SuDS 'Management Train' approach is being adopted to address the quality and quantity of runoff from the individual parcels, including preventative measures, source control, site control and regional control.

Potential Health Impact

6.2.181. Beneficial

Recommended Mitigation or Enhancement Actions

6.2.182. None required

7. Summary

- 7.1.1. The report assesses the likely health impacts of the Proposed Development at One Horton Heath on the residents of Eastleigh Borough Council. It uses the London NHS HUDU Rapid HIA as the basis for the assessment.
- 7.1.2. The report first reviews the purpose and relevant guidance for undertaking a HIA, and presents a health profile of Eastleigh Borough Council's residents drawing on published studies.
- 7.1.3. The HIA assesses the impacts of the Wider OPA across eleven themes relevant to the health of residents. The assessment shows that all of the Proposed Development's impacts are either beneficial or neutral, with the majority considered beneficial to the health of Eastleigh residents as seen in **Table 7.1**.

Table 7.1 Expected Impacts Based on Responses

Theme	Question	Expected Impact
Theme 1: Housing Quality and Design	Does the Proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Beneficial
	Does the Proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Beneficial
	Does the Proposal include homes that can be adapted to support independent living for older and disabled people?	Beneficial
	Does the Proposal promote good design through layout and orientation, meeting internal space standards?	Beneficial
	Does the Proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Beneficial
	Does the Proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Beneficial
Theme 2: Access to Healthcare Services and other Social Infrastructure	Does the Proposal retain or re-provide existing social infrastructure?	Neutral
	Does the Proposal assess the impact on healthcare services?	Neutral
	Does the Proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Neutral
	Does the Proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Beneficial
	Does the Proposal explore opportunities for shared community use and co-location of services?	Beneficial
	Does the Proposal contribute to meeting primary, secondary and post 19 education needs?	Beneficial
Theme 3: Access to Open Space and Nature	Does the Proposal retain and enhance existing open and natural spaces?	Beneficial
	In areas of deficiency, does the Proposal provide new open or natural space, or improve access to existing spaces?	Beneficial

	Does the Proposal provide a range of play spaces for children and young people?	Beneficial
	Does the Proposal provide links between open and natural spaces and the public realm?	Beneficial
	Are the open and natural spaces welcoming and safe and accessible for all?	Beneficial
	Does the Proposal set out how new open space will be managed and maintained?	Beneficial
Theme 4: Air Quality, Noise and Neighbourhood Amenities	Does the Proposal minimise construction impacts such as dust, noise, vibration and odours?	Neutral
	Does the Proposal minimise air pollution caused by traffic and energy facilities?	Neutral
	Does the Proposal minimise noise pollution caused by traffic and commercial uses?	Neutral
Theme 5: Accessibility and Active Travel	Does the Proposal prioritise and encourage walking (such as through shared spaces)?	Beneficial
	Does the Proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Beneficial
	Does the Proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Beneficial
	Does the Proposal include traffic management and calming measures to help reduce and minimise road injuries?	Beneficial
	Is the Proposal well connected to public transport, local services and facilities?	Beneficial
	Does the Proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Beneficial
	Does the Proposal allow people with mobility problems or a disability to access buildings and places?	Beneficial
Theme 6: Crime Reduction and Community Safety	Does the Proposal incorporate elements to help design out crime?	Beneficial
	Does the Proposal incorporate design techniques to help people feel secure and avoid the creation of 'gated communities'?	Beneficial
	Does the Proposal include attractive, multi-use public spaces and buildings?	Beneficial
	Has engagement and consultation been carried out with the local community?	Beneficial
Theme 7: Access to Healthy Food	Does the Proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Beneficial
	Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Beneficial
	Does the Proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Beneficial
Theme 8: Access to Work and Training	Does the Proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Beneficial
	Does the Proposal provide childcare facilities?	Beneficial
	Does the Proposal include managed and affordable workspace for local businesses?	Beneficial
	Does the Proposal include opportunities for work for local people via local procurement arrangements?	Beneficial

One Horton Heath, Eastleigh

Health Impact Assessment



Theme 9: Social Cohesion and Lifetime Neighbourhoods	Does the Proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Beneficial
	Does the Proposal include a mix of uses and a range of community facilities?	Beneficial
	Does the Proposal provide opportunities for the voluntary and community sectors?	Beneficial
	Does the Proposal address the six key components of Lifetime Neighbourhoods?	Beneficial
Theme 10: Minimising the Use of Resources	Does the Proposal make best use of existing land?	Beneficial
	Does the Proposal encourage recycling (including building materials)?	Beneficial
	Does the Proposal incorporate sustainable design and construction techniques?	Beneficial
Theme 11: Climate Change	Does the Proposal incorporate renewable energy?	Beneficial
	Does the Proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Beneficial
	Does the Proposal maintain or enhance biodiversity?	Beneficial
	Does the Proposal incorporate sustainable urban drainage techniques?	Beneficial

Source: Savills, 2020

Appendix A Glossary

CEMP	Construction Environmental Management Plan
DDA	Disability Discrimination Act
DfT	Department for Transport
EBC	Eastleigh Borough Council
EIA	Environmental Impact Assessment
ES	Environmental Statement
FTE	Full Time Equivalent
GP	General Practice
Ha	Hectare
HCC	Hampshire County Council
HIA	Health Impact Assessment
HUDU	Healthy Urban Development Unit
IMD	Index of Multiple Deprivation
JSNA	Joint Strategic Needs Assessment
LAP	Local Areas for Play
LEAP	Local Equipped Area for Play
NC	New Construction
NPPF	National Planning Policy Framework
OPA	Outline Planning Application
PRoW	Public Right of Way
SANG	Suitable Alternative Natural Greenspace
SAP	Standard Assessment Procedure
SPG	Supplementary Planning Guidance
SSSI	Site of Special Scientific Interest
TA	Transport Assessment