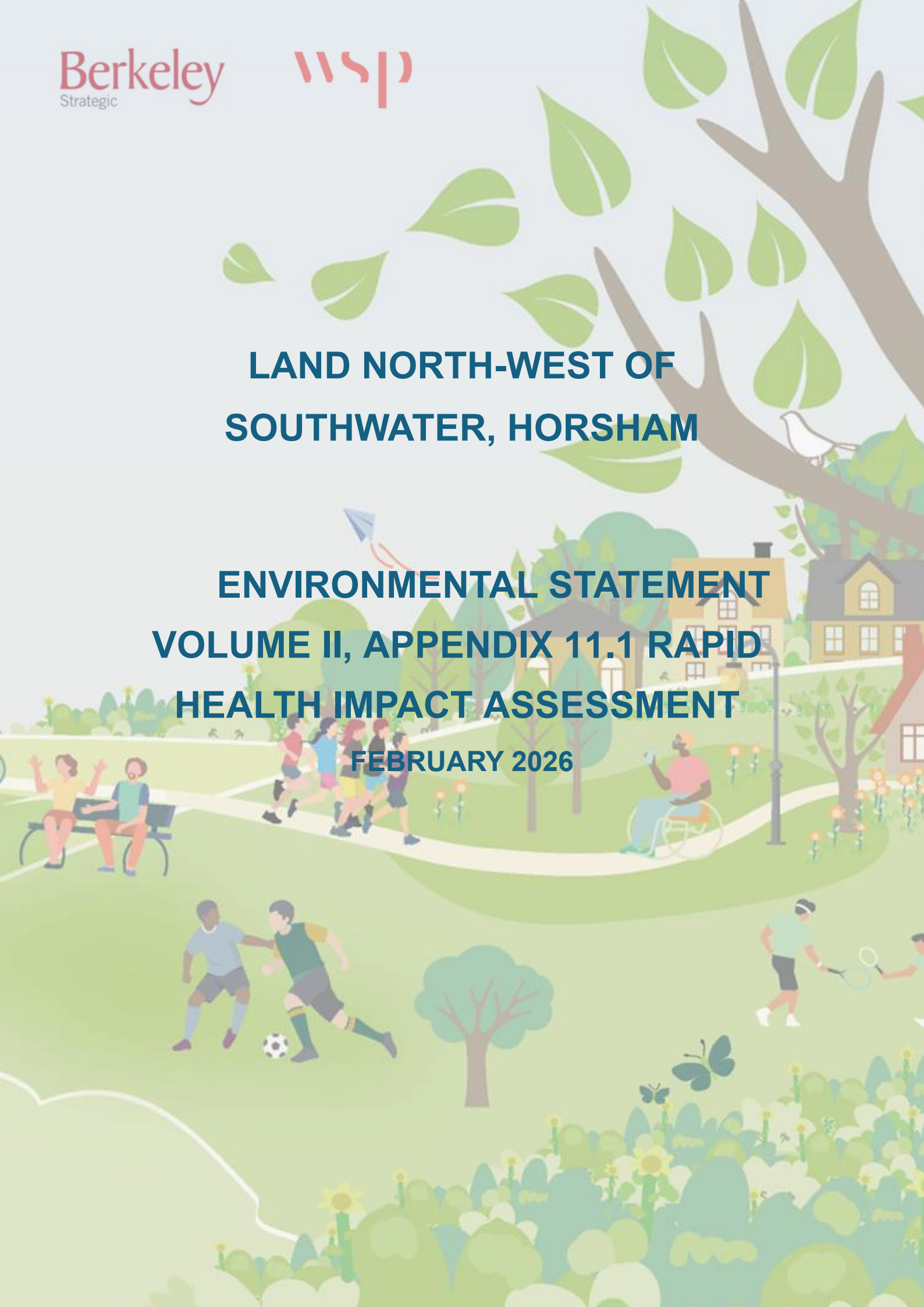


**LAND NORTH-WEST OF
SOUTHWATER, HORSHAM**

**ENVIRONMENTAL STATEMENT
VOLUME II, APPENDIX 11.1 RAPID
HEALTH IMPACT ASSESSMENT**

FEBRUARY 2026





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1 INTRODUCTION

1.1 INTRODUCTION

- 1.1.1. This rapid Health Impact Assessment (HIA) has been undertaken to identify any likely significant health effects associated with a proposed development on land situated in the north west of Southwater, which is in the Horsham district of West Sussex. Rapid HIAs such as this allow health effects to be identified and accounted for early in the development assessment process.
- 1.1.2. The exercise identifies potentially affected populations, including vulnerable groups, in addition to aspects of the project which may give rise to effects on health. Where a potential effect on health is identified, recommendations for mitigation or enhancement measures have been identified.

1.2 APPROACH AND METHODOLOGY

- 1.2.1. A health impact assessment matrix, based on NHS London’s Healthy Urban Development Unit’s (HUDU) method for rapid health impact assessment¹, has been utilised for this health assessment of the Proposed Development.
- 1.2.2. The methodology is set out into three sections:
- Section 1 of the matrix sets out details of the Proposed Development and the information available at the time of the assessment. As the project develops, more design details may be available in addition to other related assessments;
 - Section 2 identifies a broad study area and communities likely to be affected. This section identifies potential groups affected by health inequalities;
 - Section 3 presents the rapid health impact assessment with any supporting evidence and recommended mitigation measures where required. Potential health impacts are classified as set out in **Table 1-1** below.

Table 1-1 – Potential Health Impacts

Response Used in Section 3	
N	A negative response indicates that there is potentially a negative impact on health resulting from the Proposed Development. Recommendations of actions to mitigate negative impacts are provided.
P	A positive response indicates that there is potentially a positive effect on human health.
N/A	Some questions may not be applicable to a particular scheme, for instance because there is no open space.
?	The response is uncertain, possibly due to limited information at the stage of assessment.

¹ NHS London, Healthy Urban Development Unit HUDU Planning for Health Rapid Health Impact Assessment Tool, 2019 [online] available at: <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2019/10/HUDU-Rapid-HIA-Tool-October-2019.pdf>

2 PROPOSAL DETAILS, STUDY AREA AND AFFECTED POPULATIONS

2.1 PROPOSAL DETAILS

2.1.1. The project details are set out in Section 1 below. This includes all of the information available at the time of preparing this assessment.

SECTION 1: PROPOSAL DETAILS

Section 1: Proposal Details

Brief Description of the Proposal

Berkeley Strategic Land Limited (hereafter referred to as ‘the Applicant’) is seeking to obtain outline planning permission for a mixed-used strategic development (hereafter referred to as ‘the Proposed Development’).

The Proposed Development, situated on approximately 116 ha, will involve the demolition of existing buildings on Site, and provide the following:

- Approximately 1,000 homes, plus a care home of up to 80 beds (a mix of C2 and C3 use classes);
- An employment area (use class B2, B8, E(g));
- Mixed used neighbourhood centre (use class E & F);
- Sport and leisure facilities;
- Redevelopment of existing agricultural buildings including construction of a building for community use (use class F2);
- Provision for a nursery, primary and secondary school (use class F1(a), E(f));
- Gypsy and traveller pitches;
- Landscaping, open space; and
- New road and Public Right of Way (PRoW) improvements.

Information used for Assessment

- West Sussex JSNA data sets²
- The West Sussex Plan, 2025³
- OHID Fingertips⁴
- Nomis – Local Authority Labour Market Profile⁵
- The Horsham District Council Wide Communities Facilities Assessment draft report⁹
- Horsham District Emerging Local Plan 2023-204010
- Nomis, Census Data, 2021⁶

² West Sussex JSNA Data Sets, 2026, [online]. Available at: <https://jsna.westsussex.gov.uk/core/>

³ The West Sussex Plan 2021-2026, [online]. Available at: https://www.westsussex.gov.uk/media/nlefrggc/our_council_plan.pdf

⁴ OHID Fingertips – Local Authority Labour Market profile [online]. Available at: <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/ati/201/are/E07000227>

⁵ Nomis – Local Authority Labour Market profile [online]. Available at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157343/report.aspx>

⁶ Population and Household Estimates, England and Wales: Census 2021 [online]. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationandhouseholdestimatesenglandandwalescensus2021>

Section 1: Proposal Details

- Office for National Statistics 2025. Population estimates for the UK, England and Wales, Scotland and Northern Ireland⁸.

2.2 STUDY AREA AND POPULATIONS AFFECTED

2.2.1. The study area and population affected are briefly set out in Section 2 below.

SECTION 2: POPULATIONS AFFECTED

Section 2: Populations Affected

Brief description of geographic area and populations affected

The Proposed Development is located adjacent to, and west of, the settlement of Southwater, within the administrative boundary of Horsham District Council. The Site is approximately 116 ha. The A24 runs along the northern boundary and Worthing Road forms the majority of the eastern boundary and serves as the direct link between Southwater and Horsham. Two Mile Ash Road and Marlpost Road make up the majority of the western boundary. The southern part of the boundary aligns with the Downs Link PRoW. The Site comprises primarily agricultural land, with hedgerows, scattered trees, areas of woodland, and a number of streams and drains running in various directions throughout the Site.

The 2021 Census population data shows the total population of West Sussex was 882,700⁷ and the 2021 population estimated for Horsham District is 146,800⁷. Southwater North and Southwater South and Shipley wards had a total population of 13,174 in the 2021 Census.

2021 Census data shows that in Horsham, there is a similar proportion of under 20 year olds compared with the West Sussex average (21.8% and 21.5% respectively). Both of these are slightly lower than the England average of 23.1%. Horsham also has above average proportions of people aged 65 and over (22.7%), when compared to England (18.3%), although this is similar to the proportion in West Sussex (22.8%)⁷.

Projections of future population changes are based on primary trends observed in levels of births, deaths, and migrations in local authorities. Data from the Office of National Statistics⁸ (based on mid-2022 estimates) indicate that by 2032, 19% of Horsham's population is expected to be under the age of 18, (below the England average of 20%). Additionally, by 2032, 26% of the population are projected to be aged 65 or over, an increase of 4% from 2022 and higher than the predicted England average of 23%. This shows that an aging population is anticipated in Horsham, which may place pressure on health services and social care.

The Horsham District Council 'Communities Facilities Assessment Report' examines the growing need for community facilities across the Horsham District, supporting a range of organisations to establish and grow⁹. The report provides an evaluation of current community facilities and identifies the key settlement shortfalls across the region. As well as calculating whether any additional community floor space is required

⁷ Population and Household Estimates, England and Wales: Census 2021 [online]. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationandhouseholdestimatesenglandandwalescensus2021>

⁸ Subnational population projections for England, 2022-based, 2025 [online]. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletin/s/subnationalpopulationprojectionsforengland/2022based>

⁹ The Horsham District Council Wide Communities Facilities Assessment draft report. February 2021. [online]. Available at: https://www.horsham.gov.uk/data/assets/pdf_file/0004/104818/FINAL-REPORT-WITH-EXEC-SUM_V3.pdf

Section 2: Populations Affected

in relation to key future housing growth areas, which will help to inform the emerging Local Plan¹⁰. The following results reported in the Horsham District Council Wide Communities Facilities Assessment Report and are relevant to the Proposed Scheme include:

- *“When looking at housing availability, it must be noted that most facilities are operating at above 60% utilisation and should significant housing growth occur in many of these settlements, additional floor space and/or capacity enhancements will be required⁹”.*

Recommendations for the Council from this Report include:

- *“Work with all settlements, through respective parish councils and other local organisations, to ensure facilities continue to support local communities and new groups can be accommodated; and*
- *Liaise with developers across the future housing growth sites, to ensure that the correct additional floor space, whether it is in the form of new or expanded facilities, is provided⁹”.*

Are the following groups likely to be affected?

Group	Tick if appropriate	Justification/evidence
Gender (including pregnancy and maternity)	N/A	<p>There is a slightly higher proportion of females than males in the Horsham District. However, the gender split in the Horsham District for males and females (48.8% males and 51.2% females) is similar to the West Sussex split (48.6% males and 51.4% females) and is not significantly different from the England averages (49.0% male and 51.0% female)¹¹.</p> <p>The latest data (2022-2024)¹², shows that life expectancy at birth is lower for males (82.2 years) compared to females (85.5) in the Horsham District, with a gap of over three years between men and women. These are higher than the England averages (79.5 years for males and 83.3 years for females). Life expectancy for both males and females is higher than the regional average (West Sussex for males is 80.6 years, and 84.5 for females).</p> <p>The gender balance within the Horsham District is similar to the national average and the Proposed Development does not propose anything likely to disproportionately affect any particular gender.</p>

¹⁰ Emerging Horsham District Local Plan 2023-2040 [online]. Available at: https://strategicplanning.horsham.gov.uk/Regulation_19_Local_Plan/consultationHome

¹¹ Local Area Profile, Horsham District [online] available at: <https://www.nomisweb.co.uk/reports/lmp/lad/1778385109/report.aspx?town=Horsham>

¹² Life expectancy for local areas of the UK: between 2001 to 2003 and 2022 to 2024. 2025 [online] Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/bulletins/lifeexpectancyforlocalareasoftheuk/between2001to2003and2022to2024>

Are the following groups likely to be affected?		
Group	Tick if appropriate	Justification/evidence
Religion and belief	N/A	<p>The largest religious group in Horsham District is Christianity at 49.3%. The proportion of the population identifying as Christian is higher than the England (46.3%) and regional (48.1%) averages¹³.</p> <p>Approximately 42.1% of the Horsham District population identify as having no religion, which is higher than the national (36.7%) and regional (41.1%) averages.</p> <p>The Proposed Development does not propose anything likely to disproportionately affect any particular religious group.</p>
Ethnicity and race	✓	<p>The Horsham District is a relatively homogenous region ethnically and does not represent a diverse ethnic population with 93.6% of the population identifying as White. This proportion is higher than that for the population of West Sussex (91.0%) and significantly higher than the national average (81.0%). The remaining ethnic groups for the Horsham District region are Mixed or multiple ethnic groups (2.1%), Asian (2.7%), Black (0.9%), and Other (0.6%). These are all lower than the regional West Sussex and national averages¹³.</p> <p>For the 2021 Census, 0.3% of the population in Horsham District identified as Gypsy, Irish Traveller or Roma which is slightly higher to the average in West Sussex (0.2%) and the same as the England average (0.3%).</p> <p>The Proposed Development includes provision for 5 pitches for gypsies and travellers. This will improve provision of facilities for this ethnic group.</p>
Age: Children and young people (0-17)	✓	<p>The proportion of those aged between 0-17 years in the Horsham District (20.3%) is slightly higher as the regional West Sussex average (19.9%), yet slightly lower than the national (20.7%) average¹³.</p> <p>While the proportion of the population aged between 0-17 years is slightly lower than the national average, the Proposed Development will be providing an increase in the number of local schools available. This will provide improved access to primary and secondary education, as well as improved recreational facilities, which are likely to benefit local children and young people.</p>

¹³ Nomis, Census Area Profile 2021. [online] Available at: https://www.nomisweb.co.uk/sources/census_2021/report?compare=E07000227

Are the following groups likely to be affected?		
Group	Tick if appropriate	Justification/evidence
Age: Adults (18-64)	✓	<p>The Horsham District has a similar proportion of 18-64 year adults (57.4%) compared to the regional West Sussex average (57.5%)¹¹, however, a lower proportion than the national average (61.0%)¹³.</p> <p>It is anticipated that adults will make up the largest proportion of residents in the Proposed Development due to the quantity of the housing, which is likely to attract new homeowners. This group will also be most likely to make use of the community and retail facilities, and potential employment opportunities offered by the Proposed Development.</p>
Age: Older people (65+)	✓	<p>The proportion of older people (65+) in the Horsham District is 22.3%, this value is slightly lower than the regional West Sussex average (22.5%) but higher than the national average (18.1%)¹³.</p> <p>As noted in the previous section, this population is expected to make up a larger proportion of the population size in the future.</p> <p>It is anticipated that older people will comprise a proportion of the resident population of the Proposed Development, particularly making use of any extra care dwellings and community facilities within the development.</p>
Disability	✓	<p>As recorded in the 2021 Census, the proportion of people who are disabled under the Equality Act in Horsham is 14.9%. This is lower than both the West Sussex and England averages (16.9% and 17.3% respectively).</p> <p>As the number of 65+ year-olds is expected to increase, as we age, there is an increased chance of a long-term health problems or disability, and the number of older people who have mobility difficulties and or/conditions such as dementia will rise¹⁰.</p> <p>With the provision of extra care dwellings it is anticipated that the Proposed Development could have beneficial impacts on population groups who might experience physical disabilities, particularly those experienced by older people.</p>

Are the following groups likely to be affected?		
Group	Tick if appropriate	Justification/evidence
People in areas of deprivation	✓	<p>Deprivation in the Horsham District is the second lowest across Sussex. Horsham ranks 279 in the Index of Multiple Deprivation (IMD) out of 317 Local Authority Districts in England (where 1 = Most Deprived)¹⁴.</p> <p>Of the 532 Lower layer Super Output Areas (LSOAs) in West Sussex, 1.1% (6 LSOAs) are within the 10% most deprived nationally. These LSOAs are within Arun and Crawley local authorities¹⁵.</p> <p>The location of the Proposed Development falls partially within a one of the 30% of least deprived neighbourhoods in the country for the Index of Multiple Deprivation (IMD)¹⁴. All other neighbourhoods that are overlapped by the Proposed Development are in the 20% or 10% least deprived Lower Super Output Areas (LSOAs).</p> <p>The Proposed Development will provide a proportion of affordable housing within the Horsham District, which includes some neighbourhoods which fall within the 30% most deprived areas across the country. There are opportunities for the Proposed Development to contribute to improving level of deprivation through the provision of housing, as well as providing employment opportunities, and new schools.</p>

¹⁴ English Indices of Deprivation, 2025 [online] Available at: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2025/english-indices-of-deprivation-2025-statistical-release>

¹⁵ IMD 2025 West Sussex Review, 2025 [online] Available at: https://jsna.westsussex.gov.uk/assets/imd_25/IMD_2025_Summary_WestSussex.pdf

3 ASSESSMENT OF HEALTH IMPACTS

3.1.1. The assessment for health impacts looks at the potential health impacts in relation to the Proposed Development. Using the NHS London HUDU rapid HIA Tool, a series of health determinants are screened (**Table 1 to Table 11**) as to whether they are positive, negative, unknown or not applicable. These health determinants are:

- Housing design and affordability,
- Access to health and social care services and other social infrastructure,
- Access to open space and nature,
- Air quality, noise and neighbourhood amenity,
- Accessibility and active travel,
- Crime reduction and community safety,
- Access to healthy food,
- Access to work and training,
- Social cohesion and inclusive design,
- Minimising the use of resources, and
- Climate change.

3.1.2. Any potential health issues are then highlighted for further consideration.

1. Housing Design and Affordability			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	P	<p>The Proposed Development has been considered against the 16 design criteria of the Lifetime Homes Standard which ensure housing is accessible and suitable for a range of needs.</p> <p>The Site is identified for development under Policy HA3 of the Emerging Local Plan, for a mixed-use development and Policy SNP2 of the Southwater Neighbourhood Development Plan for residential development.</p> <p>As well as family homes, affordable housing, and housing for older people, the Plan envisages that there will be provision for a new primary school, a new secondary school and a nursery, as well as employment and community facilities.</p> <p>The Proposed Development will be a mix of Affordable Housing (35%). The remaining is proposed for Private Market Sale. The new homes are to be built in accordance with M4(2) as defined in the Building Regulations, or any subsequent Government update.</p>	N/A

1. Housing Design and Affordability			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
		The Proposed Development will incorporate features that will make it suitable for a wide range of occupants, including older people, those with reduced mobility or wheelchair users, and families with young children.	
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	P	The Site will provide housing for older people, which is proposed in the form of Extra Care facilities. This will be appropriately sized and specifically allocated to the housing needs of older people.	N/A
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	P	<p>New dwellings are proposed to meet the Optional Standards for Accessible and Adaptable dwellings as set out in the Building Regulations Approved Document M4(2) (or any subsequent Government update). Additionally, where there is an identified need on the Housing Register, a minimum of 5% of dwellings provided as affordable housing will be proposed to meet the Optional Standards for Wheelchair User dwellings as set out in the Building Regulations Approved Document M4(3) (or any subsequent Government update).</p> <p>The Site will provide a care use for older people, with a dedicated class C2 use included in the application. This will be appropriately sized and specifically allocated to the housing needs of older people who are in need of care. The type of care use to be provided will be confirmed at Reserved Matters stage.</p>	N/A

1. Housing Design and Affordability			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal promote good design through layout and orientation, meeting internal space standards?	P	The design concepts were developed to ensure the highest quality of place-making to meet sustainable living requirements and comply with national space standards. The Proposed Development takes into account the key opportunities and constraints for the Site whilst ensuring the overarching vision for the Land North West of Southwater is achieved. These concepts included bringing nature and biodiversity into the heart of the development, enhancing connectivity, and creating a distinct place.	N/A
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	P	The Proposed Development will include up to 1,000 homes including 35% affordable housing. The remaining 65% will be private / market tenure.	N/A
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	P	<p>The Proposed Development's key design principles and assessment parameters include:</p> <ul style="list-style-type: none"> ▪ Use of energy efficient design principles, such as high standards of building fabric and considered orientation of glazed areas; ▪ Consideration of mitigation for overheating in order to deliver high-quality buildings for both present day and future conditions; ▪ Consideration of larger energy infrastructure of the Site; ▪ Each development phase will detail a specific energy strategy through a Reserved Matters Application (RMA) energy statement; and ▪ Ensuring flexibility is retained in the outline energy strategy to emerging technological choices. <p>See the Outline Energy Statement prepared for the proposed Development for further detail.</p>	N/A

2. Access to Health and Social Care Services and other Social Infrastructure			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal retain or re-provide existing social infrastructure?	P	<p>The historic ancillary farm buildings at Great House Farm are proposed for retention and re-use to provide community uses, with more utilitarian structures proposed for removal.</p> <p>The design and layout of the development will recognise and respect existing heritage assets particularly Great House Farmhouse, and preserve those elements of the heritage assets and their settings that are significant in illustrating their historic and architectural interest.</p> <p>Public bridleways and public footpaths that cross the Site are set to be retained and enhanced.</p> <p>Five permanent Gypsy and Traveller pitches will be provided.</p> <p>A neighbourhood centre will be provided offering retail and community facilities and opportunities, alongside sports facilities elsewhere on Site.</p> <p>New road improvements and footways will be provided as part of the development as necessary.</p>	N/A
Does the proposal assess the impact on health and social care services and have local NHS organisations been contacted regarding existing and planned healthcare capacity?	P	<p>The Proposed Development seeks to improve local health of residents through the provision of facilities to encourage physical activity. These facilities include both formal sports facilities and informal open spaces, as well as a trim trail.</p> <p>The Proposed Development will seek to provide sustainable transport links including cycle paths, encouraging active travel.</p> <p>Further information on GP surgery capacity is provided in ES Chapter 11: Socio-economics.</p>	It is recommended that any further consultation on the Proposed Development includes local health providers.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	N/A	The Proposed Development does not include provision for a healthcare facility on site but the development may provide offsite contributions via CIL or Section 106.	N/A

2. Access to Health and Social Care Services and other Social Infrastructure			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	P	<p>An important inclusion to the Proposed Development is the creation of new education facilities, which includes a nursery, primary school, and secondary school.</p> <p>The Proposed Development has a comprehensive Transport Assessment that will be submitted as part of the planning application. The Transport Assessment includes further information on changes in access. The Design and Access Statement includes further information on segregated cycle and footways as part of the new spine road up to the schools along and improved links between Southwater and Horsham.</p> <p>A Travel Plan with measures to support sustainable travel also forms part of the application.</p> <p>Further information on primary and secondary schools capacity, location and accessibility is provided in ES Chapter 11: Socio-economics.</p>	N/A
Does the proposal explore opportunities for shared community use and co-location of services?	P	<p>The Proposed Development will improve opportunities for shared community and co-location of services. The proposals include providing a neighbourhood centre offering retail and community facilities.</p> <p>It is proposed that the new secondary school will provide for shared community use of its sports facilities.</p> <p>Formal and informal open space is proposed to meet the needs of the new community in accordance with current standards. Informal open space provision shall include a trim trail. New sports facilities are also proposed as part of the development near the existing Southwater Sports Club.</p> <p>Improvements to transport links are proposed to allow for improved access to co-located services.</p>	N/A

3. Access to Open Space and Nature			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal retain and enhance existing open and natural spaces?	N/A	<p>The Proposed Development will result in the loss of some natural spaces as a result of construction. However, the Proposed Development has been designed to retain existing hedgerows, where possible.</p> <p>There are three areas of ancient woodland which are located within the main site. The largest, Courtland Wood, lies in the centre of the site (which is contiguous with an area of ancient woodland known as Two Mile Ash Gill). Smith's Copse is located approximately 200m north east of Courtland Wood. Courtland Wood is also designated as a Site of Importance for Nature Conservation (SINC). These areas will be safeguarded and enhanced as part of the proposals and will form part of a woodland corridor.</p>	N/A
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	P	<p>The development proposals are landscape-led and the pattern of development enhances identified landscape and heritage features.</p> <p>The Proposed Development will be providing approximately 58.48 hectares of public open space to be enjoyed by both new and existing residents of Southwater.</p> <p>A landscape buffer is provided along the western edge. Important key views have been identified, noting areas of landscape sensitivity, heritage importance, or other assets of special interest. The layout has regard and responds sensitively to these key views on the Site.</p>	N/A
Does the proposal provide a range of play spaces for children and young people?	P	<p>The Proposed Development provides a range of play and recreation opportunities for young people, including informal play spaces such as LEAPs and NEAPs integrated throughout the neighbourhood. Dedicated sports provision is also proposed as part of the new secondary school, primarily for educational use, with the potential for shared community use outside of school hours</p> <p>The provision will benefit children and young people within the Proposed Development with approximately 0.31ha of play spaces. Places will also be provided for children to enjoy natural play such as with willow dens, logs and wooden</p>	N/A

3. Access to Open Space and Nature			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
		<p>climbing frames and will be made suitable for all ages and abilities.</p> <p>The Proposed Development includes Local Play Spaces and access to a series of playing fields within 1km radius of the Site. These includes play equipment for a wide range of ages and abilities at Southwater Country Park comprising of 90 acres, the Ghyll Leisure Centre, Football pitches at Southwater sports club, and Southwater football club playing fields.</p> <p>The Courtland Wood northern edge landscape treatment is proposed to contain Natural Play elements, rain gardens/ponds, and seating area/picnic tables. The Western edge landscape treatment contains pause points to learn about wildlife and incidental play elements along the trail. The Parklands include playful and natural elements within the SuDs and young people can interact and learn about the water, plants and wildlife. Orchards Barns contain pond dipping activities.</p>	
Does the proposal provide links between open and natural spaces and the public realm?	P	<p>The Proposed Scheme provides informal open space provision, to include a trim trail to access open, natural spaces and the public realm.</p> <p>Improvements to public rights of way across the Site will connect their users with the landscape and retain some of their rural aspects.</p>	N/A
Are the open and natural spaces welcoming and safe and accessible for all?	P	<p>The Proposed Scheme provides open and natural spaces that are welcoming and safe for all age groups and the disabled. This includes segregated cycle and footways along the spine road. A trim trail will also be provided offering further open and natural spaces that meander around the development away from road infrastructure.</p>	N/A

3. Access to Open Space and Nature			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal set out how new open space will be managed and maintained?	?	Some of the open space within the Proposed Development is likely to be the responsibility of a Management Company. However, the full details of how they will manage this space are not available at this stage but given the nature of the Proposed Development this will be secured at the reserved matters stage.	Open space within the development should be maintained and managed to ensure it remains safe and welcoming for residents.

4. Air Quality, Noise and Neighbourhood Amenity			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	P	<p>It is assumed that a Construction Environmental Management Plan (CEMP) would be prepared for the construction of the Proposed Development to implement the required environmental controls to minimise environmental impacts which could arise during the construction phase (including demolition activities). Initial information is submitted as part of the outline application and it is anticipated that the full CEMP will be secured by a planning condition and submitted for approval prior to commencement of development.</p> <p>The use of best practice mitigation measures will be implemented to prevent vibration, dust and emissions being generated at source, and dispersed beyond the Site boundary.</p> <p>Further details on the proposed mitigation during construction can be found in the ES Chapter 6: Air Quality, Chapter 10: Noise and Vibration, and Chapter 12: Traffic and Transport.</p>	N/A

4. Air Quality, Noise and Neighbourhood Amenity			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal minimise air pollution caused by traffic and energy facilities?	P	<p>The Proposed Development is not located within or near an Air Quality Management Area (AQMA).</p> <p>The Site is located in an area where air quality is mainly influenced by road traffic emissions of users of the local road network, in particular the A24 Pollards Way to the North of the Site.</p> <p>The Proposed Development will include measures to support sustainable living and new homes will have access to Electric Vehicle Charging Points.</p> <p>The provision of sustainable transport links for pedestrians and cyclists is anticipated to encourage active forms of travel, which could result in limiting emissions associated with road traffic.</p> <p>Through good construction site practice and the implementation of suitable mitigation measures the effects of dust and particulate matter (PM_{2.5} and PM₁₀), releases would be limited.</p> <p>See Chapter 6: Air Quality for further details.</p>	None required other than what is outlined in Chapter 6: Air Quality and Chapter 12: Traffic and Transport of the ES submitted in support of the application.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	P	<p>The closest Noise Important Area (NIA) is located approximately 0.7km east of the Proposed Development on the A24 Pollards Way near Southwater playing fields.</p> <p>Residents living in Southwater, in close proximity to the Site, will likely experience increased levels of noise during the construction phase, and an increase in general noise above existing levels during operation.</p> <p>Best practice and mitigation measures outlined within a CEMP will minimise potential noise effects from traffic and commercial uses during construction.</p> <p>The existing baseline noise climate on the Site is predominantly dominated by road traffic from the surrounding local roads and the A24 to the north of the Site. Moreover, the encouragement for the use of electric cars and active sustainable travel is expected help reduce the operational noise caused by traffic on the Site.</p>	None required other than what is outlined in Chapter 10: Noise and Vibration and Chapter 12: Traffic and Transportation of the ES submitted in support of the application.

5. Accessibility and Active Travel			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal address the ten Healthy Streets indicators?	P	<p>Pedestrians from all walks of life: The Proposed Development is inviting everyone to spend time and make journeys on foot, cycle, or by public transport.</p> <p>People choose to walk, cycle and use public transport: The location of the Proposed Development is well served by public transport, and dedicated facilities for cyclists and pedestrians have been included in the design.</p> <p>Clean air: The Proposed Development is unlikely to contribute to the degradation of local air quality.</p> <p>People feel safe: The Proposed Development will implement safe routes for pedestrians to travel safely around the Site and improvements to road infrastructure are proposed as part of the development. Specific safety features on Site will be set out at the appropriate reserved matters stages.</p> <p>Not too noisy: Construction noise levels have been predicted at representative noise sensitive receptors in the vicinity of the Site. Mitigation measures have been proposed, however, it is likely there will be some disturbance to nearby receptors when works are taking place in the closest area of the Site. Construction vibration predictions have been undertaken for vibratory rollers. The Site is considered suitable for its proposed noise sensitive uses based on the measured and predicted noise levels and the target internal and external noise criteria are anticipated to be achieved across the site.</p> <p>Easy to cross: The Proposed Development intends to improve crossing facilities, such as full signalisation of the Hop Oast roundabout to allow safe crossing of pedestrians and cyclists towards the north to Horsham, plus further improvements to junctions on the A24 in consultation with, and as required by, West Sussex Country Council, to spread traffic evenly across the development and improve safety for crossing pedestrians. Appropriate and safe crossings within the Site should make it easy for all people of all ages and abilities to find a safe</p>	N/A

5. Accessibility and Active Travel

Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
		<p>place to cross without having to go out of their way.</p> <p>See Chapter 12: Traffic and Transport of the ES for further details.</p> <p>Places to stop and rest: The Proposed Development aims to integrate seating within the topography and seating within the sensory planting across the Parklands areas south of the Site. The Woodland Edge contains seating areas, and the Courtland Wood northern edge landscape treatment has potential for picnic benches / seating. Further seating provided at Great House Farm along the tree lined avenue to allow people to enjoy the views towards the building through the Orchards/trees, and sports pitches contain spectator seating.</p> <p>Shade and shelter: At this stage, there are limited details available on elements that might provide shade and shelter for users. These will be set out within the appropriate reserved matters applications.</p> <p>People feel relaxed: Proposed landscaping and connectivity improvements may help to increase levels of tranquillity at the Proposed Development, helping residents feel more relaxed.</p> <p>Things to see and do: The Proposed Development contains formal and informal open space, sports facilities and play spaces to meet the needs of the community, a trim trail, MUGAs, connections to the wider countryside, and a community hub. Lastly, improved connectivity from the Development to areas of Southwater and urban regions will improve access to existing community facilities.</p>	

5. Accessibility and Active Travel			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	P	<p>The Proposed Development encourages a walking strategy that demonstrates how attractive, direct and legible routes that have priority over motorised traffic and integrated with the existing and wider network will be delivered and maintained.</p> <p>Walking and cycling is encouraged through segregated walk and cycle facilities within the development alongside a trim trail. Public rights of way across the Site will be maintained and enhanced to connect users with Southwater to the east and the countryside to the west.</p> <p>Improved routes into Horsham from Southwater are also proposed.</p> <p>See Chapter 12: Traffic and Transport of the ES for further details.</p>	N/A
Does the proposal prioritise and encourage cycling, for examples by providing secure cycle parking, showers and cycle lanes?	P	<p>The Proposed Development encourages a cycling strategy. The strategy demonstrates how attractive, direct and legible routes that have priority over motorised traffic, will be integrated within the existing network, and maintained.</p> <p>Walking and cycling is encouraged through segregated walk and cycle facilities within the development alongside a trim trail. Cycle facilities will also be provided.</p> <p>Public rights of way across the Site will be maintained and enhanced to connect users with Southwater to the east and the countryside to the west.</p> <p>Improved routes into Horsham from Southwater are also proposed.</p> <p>See Chapter 12: Traffic and Transport of the ES for further details.</p>	N/A

5. Accessibility and Active Travel			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	P	<p>Improved routes into Horsham from Southwater are proposed.</p> <p>Improved links are also proposed between the development and Christ's Hospital station to help promote sustainable travel.</p> <p>Connections are also proposed from the Site to the Downs Link.</p> <p>Public rights of way across the Site will be maintained and enhanced to connect users with Southwater to the east and the countryside to the west.</p>	N/A
Does the proposal include traffic management and/or calming measures to help reduce and minimise road injuries?	P	<p>The Proposed Development will provide new road improvements to assist with traffic management and help reduce and minimise road injuries.</p> <p>See Chapter 12: Traffic and Transport of the ES for further details.</p>	None required
Is the proposal well connected to public transport, local services and facilities?	P	<p>The Proposed Development is adjacent to several bus stops along the Worthing Road and throughout Southwater and Christ's Hospital Train Station is located north west of the Site. The Site is located adjacent to Southwater which contains multiple shops and community facilities such as Lintot Square, Southwater Sports Club, the Village Surgery, and Southwater Junior Academy, and is accessible by foot.</p>	N/A
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?	P	<p>The Proposed Development encourages a walking and cycling strategy that demonstrates how attractive, direct, and legible routes that have priority over motorised traffic and are integrated with the existing and wider network will be delivered and maintained.</p> <p>Further details are set out in the Transport Assessment (TA) for the Proposed Development.</p>	N/A

5. Accessibility and Active Travel			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal allow people with mobility problems or a disability to access buildings and places?	P	<p>The Proposed Development aims to shape a strong, cohesive and inclusive place for people to live, work, innovate and visit.</p> <p>The central location of the neighbourhood centre maximises the potential for supporting neighbourhood integration, creating a vibrant and socially inclusive community, aligning with the principles set out in the National Design Guide.</p> <p>Disabled car parking bays will be provided on Site.</p> <p>Extra Care facilities will be catered to those with mobility problems or a disability to access buildings and places around the Site.</p>	N/A

6. Crime Reduction and Community Safety			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate elements to help design out crime?	P	<p>A design that promotes natural surveillance, a community, and social interaction can help to reduce crime and 'fear of crime', both of which impacts mental wellbeing.</p> <p>The design of the Proposed Development has sought to include active frontages as well as a natural surveillance of public spaces including Public Rights of Way. For more information refer to the Design & Access Statement (DAS).</p>	N/A

6. Crime Reduction and Community Safety			
Assessment Criteria	Potential Health Impact? (N / P/ N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	P	The development proposals are landscape-led, creating opportunities for housing to overlook areas where people might congregate providing a feeling of safety. The Northern Gateway is a green welcoming entrance to the new development from the north, with its aim to be landscape inspired with diverse land uses. Additionally, to improve connectivity, five new vehicular access points will be provided for entry to the Proposed Development from the existing highway network and public rights of way across the Site will be maintained and enhanced to connect users with Southwater to the east and Christs Hospital and the countryside to the west.	N/A
Does the proposal include attractive, multi-use public spaces and buildings?	P	The Proposed Development will include a new neighbourhood centre, sports facilities, formal and informal play spaces , and areas of Ancient Woodland.	N/A
Has engagement and consultation been carried out with the local community and voluntary sector?	P	A public consultation event was held on 13 November 2025. Members of the public were able to submit feedback via the website (which launched 3 November 2025) as well as submit written responses via the consultation feedback form. . A variety of people responded from different age demographics. A range of meetings have been held with local groups and stakeholders. For more information refer to the Statement of Community Involvement (SCI).	N/A

7. Access to Healthy Food			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	P	The Proposed Development seeks to allocate space for allotments within the southern section of the Site. The Proposed Development also seeks to enhance the ancillary buildings adjacent to Great House Farm to create new retail spaces which could accommodate a farmer's market.	N/A
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	P	The Proposed Development will include some retail space whilst retaining Lintot Square as the primary centre of Southwater. A Retail Assessment has been undertaken by Nexus Planning which sets out guidance on the potential quantum and type/mix of retail/services that should be viable within the emerging development proposals. See Chapter 03: Description of the Proposed Development of the ES for further details.	N/A
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	N/A	The Proposed Development does not include any specific provision to contribute to the supply of hot food takeaways in the local area.	N/A

8. Access to Work and Training			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	P	The Proposed Development will provide employment opportunities for the district and the local area with up to 24,415 m ² (GIA) of employment space proposed. The development will also result in jobs during construction.	N/A
Does the proposal provide childcare facilities?	P	The Proposed Development includes the provision of a nursery.	N/A
Does the proposal include managed and affordable workspace for local businesses?	P	The Proposed Development will provide employment space that could provide for local businesses.	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	P	The Proposed Development will provide employment opportunities for the district and the local area with up to 24,415m ² (GIA) of employment space proposed. The development will also result in jobs during construction. Decisions relating to the construction workforce are not currently available at this stage but will be confirmed through the reserved matter stages.	It is recommended that construction employment opportunities are advertised locally.

9. Social Cohesion and Inclusive design			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	P	Inclusive design principles will help support older people, disabled people, and parents with young children living within the Proposed Development. The Proposed Development encourages active travel and looks to provide indoor and outdoor environments that are safe, healthy, and comfortable for residents and visitors, with an overarching sense of community and belonging.	N/A

9. Social Cohesion and Inclusive design			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces with encourage social interaction?	P	<p>The Site is in a well-established area, with a range of community facilities located within close proximity of the Proposed Development.</p> <p>Inclusive design principles will help support older people, disabled people, wheelchair users, and parents with young children within the development.</p> <p>The neighbourhood centre and sports facilities will offer areas for social interaction within Southwater.</p> <p>The presence of formal and informal open spaces, and sports and recreation areas should allow friendships and support networks to be made. This can help in reducing levels of loneliness and isolation and improve wellbeing.</p> <p>The Site includes new allotments for community growing providing opportunities for meeting and socialising with people in the community.</p> <p>Improved transport connections shall provide a greater connectedness between the development and the existing surrounding communities.</p>	Explore potential for wider occasional community group use of the community hub during periods of building vacancy.
Does the proposal include a mix of uses and a range of community facilities?	P	<p>The Proposed Development provides a diverse range of community facilities ranging from sports and recreational facilities, schools and new allotments.</p> <p>A mix of uses is proposed including residential, employment, retail, leisure, education and community uses.</p>	N/A
Does the proposal provide opportunities for the voluntary and community sectors?	?	<p>The Proposed Development does not specifically propose to provide opportunities for the voluntary and community sectors, but the community hub could provide opportunities for groups in these sectors to engage with residents.</p>	This could be confirmed at a later stage of the planning process.

9. Social Cohesion and Inclusive design			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal take into account issues and principles of inclusive and age-friendly design?	P	<p>The Proposed Development aims to shape a strong, cohesive and inclusive place for all age groups to live, work, innovate and visit. The masterplan for the development will deliver vibrant neighbourhoods for inclusive communities to last for generations.</p> <p>For example, centrally locating the community hub to maximise social interaction, support neighbourhood interaction and creating a vibrant socially inclusive community, aligning with the principles set out in the National Design Guide.</p>	N/A

10. Minimising the Use of Resources			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/evidence	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	P	<p>The existing Site is predominately greenfield land containing areas of woodland, agricultural land, and buildings.</p> <p>The Proposed Development balances the delivery of much needed homes whilst creating a landscape-led vision, which connects residents to nature and considers the impacts of development on the surrounding landscape and heritage assets. The constraints analysis shows that the site has the capacity to deliver up to 1,000 homes and this has been reflected in the scheme.</p> <p>All areas of existing Ancient Woodland will be fully protected, with a minimum 15-metre buffer, and enriched through supplementary planting of mixed native woodland and scrub understorey species.</p>	N/A

10. Minimising the Use of Resources			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/evidence	Recommended mitigation or enhancement actions
Does the proposal encourage recycling (including building materials)?	P	Space should be provided in residential units to accommodate sufficient storage capacity for the storage of refuse, recyclable materials and food waste (e.g within the kitchen or other convenient area). Further details are not available at this stage, but will come forward during the detailed design stages.	N/A
Does the proposal incorporate sustainable design and construction techniques?	P	<p>The Proposed Development sees sustainable living as a key concept of its design. This includes Electrical Vehicle Charging Points provided for residential homes and in commercial communal car parks along with cycle storage.</p> <p>The development helps to promote sustainable travel and sustainable links for pedestrians and cyclists.</p> <p>The development is committed to reducing its impact on key resources, including materials, and work collaboratively with their supply chain to produce sustainable materials.</p>	N/A

11. Climate Change			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate renewable energy?	P	<p>A “standards-based” approach is proposed to ensure flexibility for the Proposed Development to meet future energy standards, which are anticipated to vary through the construction phase. This flexibility towards technological choices will consider building-level renewable power systems.</p> <p>Further details can be found in the Outline Energy Statement for the Proposed Development.</p>	This will be confirmed through the detailed design process.

11. Climate Change			
Assessment Criteria	Potential Health Impact? (N / P / N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	?	Specific details about how buildings will be designed to respond to seasonal temperature changes are not available at this stage. However the Proposed Development seeks to deliver high-quality buildings for both present day and future conditions, and consideration will be given to energy and overheating measures. Further details can be found in the Outline Energy Statement .	This will be confirmed through the detailed design process.
Does the proposal maintain or enhance biodiversity?	P	<p>The Proposed Development includes a number of measures to increase the habitat resource of the site and opportunities for residents of the proposed development and wider Southwater to enjoy and come into contact with nature.</p> <p>New opportunities for protected and notable species such as bats and aquatic wildlife will also be provided. In keeping with Berkeley's own internal policy, these measures are expected to deliver a net gain for biodiversity within the site and it's surrounds.</p> <p>The development is required to protect and enhance biodiversity to achieve a minimum 10% biodiversity gain. The development will retain and enhance the areas of Ancient Woodland.</p> <p>The natural and semi-natural habitats, including woodland and ancient woodlands, hedgerows, and ponds, are proposed to be retained and protected where possible. There will also be the creation of native species-rich hedged through the development. The retention and creation of wildlife corridors will also promote biodiversity.</p>	The Proposed Development should incorporate the recommendations and enhancement measures outlined in the Preliminary Ecological Appraisal Report.
Does the proposal incorporate sustainable urban drainage techniques?	?	<p>The Proposed Development falls within Flood Zone 1, which has a less than 0.1% (1:1000 year) chance of flooding a year.</p> <p>In accordance with EA guidance, planning policy and the West Sussex requirements, an Outline Surface Water Drainage Strategy has been developed by WSP as part of the Flood Risk Assessment, which manages surface water on Site for all events up to and including 1 in 100 year return period rainfall event including a 45% climate change allowance. See Chapter 13: Flood Risk and Drainage of the ES for further details.</p>	This will be confirmed at a later stage of the planning process, upon completion of the drainage assessment and flood risk assessment.

11. Climate Change			
Assessment Criteria	Potential Health Impact? (N / P/ N/A / ?)	Details/Evidence	Recommended Mitigation or Enhancement Actions
		The Outline Drainage Strategy (ODS) (part of the FRA) presents an integrated drainage system which provides amenity value and increases opportunities for Biodiversity Net Gain (BNG).	

4 SUMMARY AND CONCLUSIONS

4.1 SUMMARY

4.1.1. A rapid Health Impact Assessment for the Proposed Development has been undertaken to identify where the proposed development is likely to impact health outcomes, either positively or negatively.

4.1.2. A summary of the assessment outcome is outlined below.

HOUSING DESIGN AND AFFORDABILITY

4.1.3. The accommodation quality and design of the Proposed Development are likely to result in positive health effects. The Proposed Development will provide a mix of affordable housing (35%) with the remaining proposed for Private Market Sale .

ACCESS TO HEALTH AND SOCIAL CARE SERVICES AND OTHER SOCIAL INFRASTRUCTURE

4.1.4. The Proposed Development encourages an increased uptake in exercise by providing greater access to sports facilities and access to social space. An important part of the development is the creation of a new nursery, primary and secondary school.

4.1.5. The development will significantly improve opportunities for shared community facilities and co-location of services. These include providing a small community hub and enhancing the ancillary barn building adjacent to Great House Farmhouse to provide retail and community uses.

ACCESS TO OPEN SPACE AND NATURE

4.1.6. The Proposed Development includes a number of measures to increase the habitat resource of the site and opportunities for residents of the proposed development and wider Southwater to enjoy New opportunities for protected and notable species such as bats and aquatic wildlife will also be provided. In keeping with Berkeley's internal policy, these measures are expected to deliver a net gain for biodiversity within the site and it's surrounds.

4.1.7. The Proposed Development should therefore result in positive impacts to health.

AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY

4.1.8. The Proposed Development does not fall within an AQMA. Impacts from construction dust and traffic will be managed through construction best practice measures set out in a CEMP.

4.1.9. The comprehensive transport strategy to be submitted as part of the planning application will seek to improve the road infrastructure. The provision of sustainable transport links for pedestrians and cyclists will encourage active forms of travel and minimise air pollution caused by traffic.

4.1.10. It is likely that receptors in close proximity to the Proposed Development will experience increased noise levels during construction, however, this will be temporary and managed through the implementation of a CEMP. The closest NIA is located approximately 0.7km east of the Proposed Development on the A24 Pollards Way near Southwater playing fields.

ACCESSIBILITY AND ACTIVE TRAVEL

- 4.1.11. The Proposed Development encourages walking and cycling with the provision of a segregated walk / cycle facilities along the spine road and a trim trail. The Site is very accessible by public transport being adjacent to several bus stops along the Worthing Road, and opportunities for cyclists will be enhanced through the provision of bicycle storage. Improvements are also proposed off-site improving links between Southwater and Horsham, alongside surrounding villages.

CRIME REDUCTION AND COMMUNITY SAFETY

- 4.1.12. No adverse impacts on crime reduction and community safety are anticipated to result from the Proposed Development at this stage.

ACCESS TO HEALTHY FOOD

- 4.1.13. The Proposed Development seeks to allocate space for allotments. The Proposed Development also seeks to enhance the ancillary buildings adjacent to Great House Farmhouse which could provide new retail spaces to accommodate a small farm shop, for example.

ACCESS TO WORK AND TRAINING

- 4.1.14. The Proposed Development will provide employment opportunities for the district and the local area. Up to 24,415m² (GIA) of employment space is proposed alongside the creation of employment opportunities due to the construction and operation of the development, which is likely to have a positive health impact on mental wellbeing through greater job creation and opportunities for the local population to access.

SOCIAL COHESION AND INCLUSIVE DESIGN

- 4.1.15. The adoption of inclusive design principles will help support older people, disabled people, and parents with young children living within the Proposed Development.
- 4.1.16. The presence of formal and informal open spaces, sports, and recreation provisions should allow friendships and support networks to be made.
- 4.1.17. The Proposed Development provides a diverse range of community facilities ranging from sports and recreational facilities to schools.

MINIMISING THE USE OF RESOURCES

- 4.1.18. The Proposed Development sees sustainable living as a key concept of its design.
- 4.1.19. Minimising the use of resources and improving occupant comfort is likely to result in positive health effects.

CLIMATE CHANGE

- 4.1.20. The Proposed Development is aiming to demonstrate a fabric-first approach to the construction of built development, encouraging electric car use, and the use of onsite renewable energy technologies.



- 4.1.21. The development aims to protect and enhance biodiversity by achieving a minimum 10% biodiversity net gain. This is supported by an Ecology Chapter (**Chapter 8**) within the Environmental Statement detailing the measures to protect wildlife during construction and maintain and enhance the habitat resource of the Site. This could include native shrub, hedgerow and woodland planting and the creation of wildlife friendly ponds as part of the drainage strategy. These will not only enhance the habitat resource of the Site but will complement off-site habitats in the Site surrounds. Improved green spaces and the incorporation of new habitats will benefit biodiversity and afford benefits to the mental health and wellbeing of residents.



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