



West of Ifield, Crawley Health Impact Assessment

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WEST OF IFIELD HEALTH IMPACT ASSESSMENT

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1. INTRODUCTION

1.1 Overview

Ramboll UK Limited ('Ramboll') has been commissioned by Turner and Townsend Project Management Ltd (the 'Client') on behalf of Homes England (the 'Applicant') to undertake a Health Impact Assessment (HIA) for the proposed development of an approximate 171 hectare (ha) site located to the west of Ifield near Crawley in West Sussex (the 'Site'), as shown in Figure 1.1. The Site is wholly within the administrative boundary of Horsham District Council (HDC).

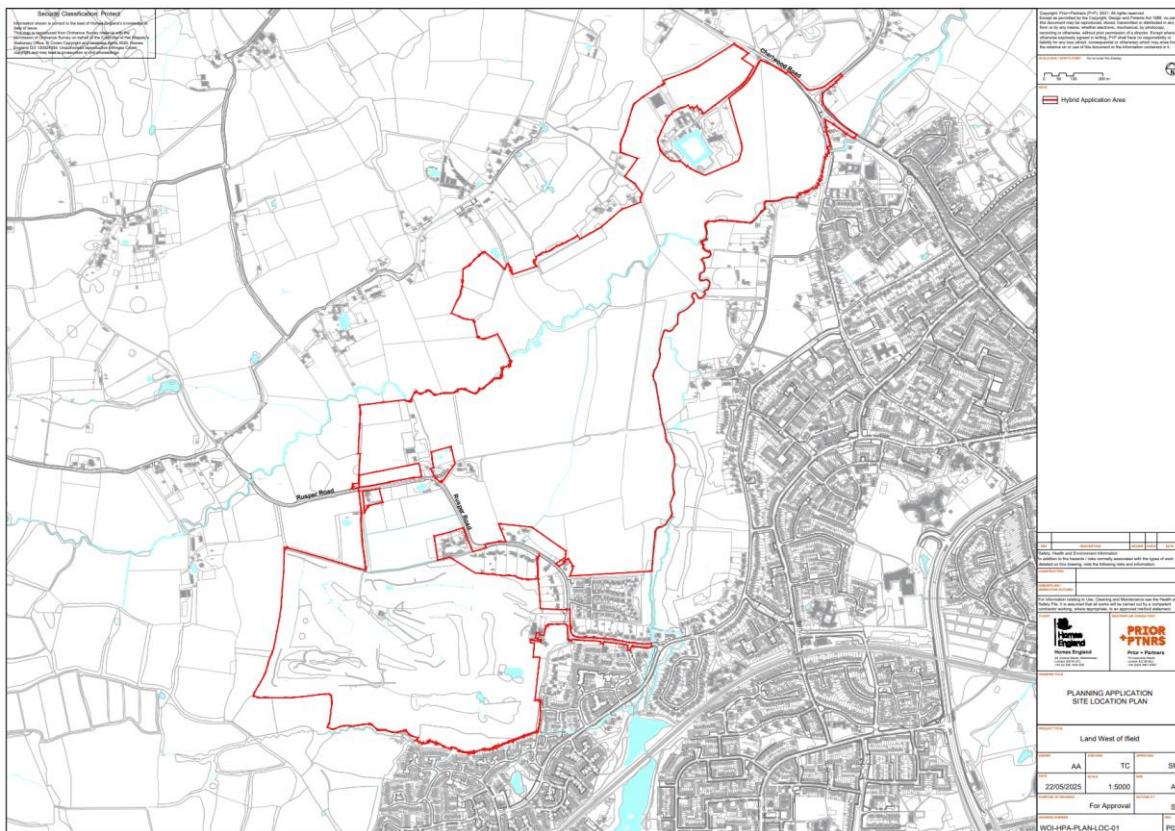


Figure 1.1: Site Location

1.2 Objective of Assessment

Health is defined by the World Health Organization (WHO)¹ as the state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity.

HIA has been defined by the Department of Health (DoH)² as: "...a combination of procedures, methods and tools by which a policy, program 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".

In HIA, impacts on the health and wellbeing of various people or communities are identified in two main ways by asking the following questions:

- What are the direct effects on health?

¹ World Health Organization, 2020. World Health Organization Constitution. Accessed on 05/10/2020. Available at: <https://www.who.int/about/who-we-are/constitution>

² Department of Health, 2010. Health Impact Assessment of Government Policy: A Guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment Process [online]. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/216009/dh_120110.pdf

- What are the indirect effects mediated through the determinants of health, such as employment, housing conditions, community cohesion and social support, and access to services and amenities?

HIA identifies the positive and negative impacts of a proposed development on human health, and identifies ways to mitigate any negative impacts, and potentially enhance positive impacts to address health inequalities. The HIA provides the context of the Site constraints and the aspects of the proposed development (as described in Section 5 of this report, the 'Proposed Development') which are relevant to health. Descriptions of where the design of the Proposed Development has considered health are provided within the assessment. Where further measures are required to enhance positive impacts, recommendations have been made.

The report has been informed by the environmental impact assessment (EIA) process that has been undertaken for the Proposed Development, with likely significant effects reported in the Environmental Statement (ES) and other stand-alone assessments that accompany the Hybrid Planning Application (HPA).

2. POLICY CONTEXT

2.1 National Policy

The following documents have been used to inform the assessment:

- National Planning Policy Framework (NPPF)³; and
- Planning Practice Guidance (PPG)⁴.

The NPPF sets out the planning policies for England. Promoting healthy and safe communities is a central theme, whereby the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles (Chapter 8).

The PPG elaborates upon the NPPF and further policy across a range of topic areas. As stated in the PPG, planning and health need to be considered firstly in terms of creating environments that support and encourage healthy lifestyles, and secondly in terms of healthcare capacity. In addition, engagement with individuals and/or organisations would help ensure local public health strategies and any potential inequalities are considered appropriately.

2.2 Local Policy

2.2.1 West Sussex Joint Health and Wellbeing Strategy 2019-2024

The West Sussex Joint Health and Wellbeing Strategy 2019-2024⁵ sets out an overarching plan for improving health and wellbeing for West Sussex residents. It consists of a few carefully selected priorities and provides a framework for the planning, commissioning and provision of services by the NHS Trusts, Integrated Care Boards (previously Care Commissioning Groups), Local Authorities and voluntary sector. The key priorities and goals are:

- Starting well:
 - Improved infant and maternal outcomes especially in deprived areas;
 - Children, young people and families have good emotional wellbeing and mental health;
 - Children grow in a safe and healthy home environment with supportive and nurturing parents and carers; and
 - Children and young people leaving care are healthy and independent.
- Living and Working Well:
 - Individuals, families, friends and communities are connected;
 - People are able to look after their own health and wellbeing;
 - People have access to good quality homes providing a secure place to thrive & promote good health, wellbeing and independent living; and
 - People live, work and play in environments that promote health and wellbeing.
- Ageing Well:
 - Fewer older people feel lonely or socially isolated;
 - Older adults stay healthier, happier and independent for longer;
 - There is a reduction in the number of older people having falls; and
 - People receive good quality end of life care and have a good death.

³ Ministry of Housing, Communities and Local Government, December 2024, with a minor revision in February 2025. The National Planning Policy Framework.

⁴ Planning Practice Guidance: Healthy and Safe Communities, and Department for Levelling Up, Housing and Communities, 2022. Planning Practice Guidance: Healthy and Safe Communities.

⁵ West Sussex Health and Wellbeing Board, 2019. West Sussex Joint Health and Wellbeing Strategy 2019-2024

2.2.2 Horsham District Planning Framework 2015⁶

The Horsham District Planning Framework stipulates the need to plan for new infrastructure, largely funded by new development, to serve a growing population to ensure that there is adequate capacity to support growth. This will include the provision of schools, healthcare, sport and recreation facilities, community centres as well as transport infrastructure.

The Framework notes that the health of the people living in Horsham District is very good, with higher life expectancy for both men and women than the national average. The following policies encourage the development of healthy communities in the Borough:

- Policy 39: Infrastructure Provision;
- Policy 40: Sustainable Transport;
- Policy 42: Inclusive Communities; and
- Policy 43: Community Facilities, Leisure and Recreation.

2.2.3 Horsham District Council Infrastructure Delivery Plan 2024⁷

The Infrastructure Delivery Plan (IDP) forms part of the evidence base in new local plan preparation that assesses the quality and capacity of infrastructure within Horsham and sets out the infrastructure likely to be required to support new development across Horsham District.

The IDP highlights the potential for developers and National Health Service (NHS) bodies to work together when creating new communities to ensure the need to plan for healthy communities is addressed at the earliest stage, and that local authorities and healthcare bodies work together to develop policies which promote healthy communities within new developments.

It is also noted that strategic-scale developments will be expected to provide on-Site community and sports facilities and/or provide enhancements to existing local facilities to meet generated demand.

⁶ Horsham District Council. Horsham District Planning Framework, November 2015. Available online at:

https://www.horsham.gov.uk/__data/assets/pdf_file/0016/60190/Horsham-District-Planning-Framework-November-2015.pdf

⁷ Horsham District Council. Infrastructure Delivery Plan, July 2024 Available online at:

https://www.horsham.gov.uk/__data/assets/pdf_file/0010/138286/Submission-IDP-July-2024.pdf

3. SCOPE AND STRUCTURE OF ASSESSMENT

3.1 ES Scoping

An initial ES Scoping Opinion Request Report was submitted to HDC on 22nd September 2020 in support of a request for a formal ES Scoping Opinion. The Scoping Opinion Request sought to scope out a health chapter from the ES and proposed that a stand-alone HIA accompany the HPA.

HDC issued their Scoping Opinion in November 2020 (HDC ref. EIA/19/0004) which made no explicit reference to the scope or content of the assessment of health impacts, other than making clear the need to consider the impact of the development on the health and wellbeing of both Horsham District and Crawley Borough. However, this opinion was based on the Applicant submitting an outline planning application for the Proposed Development.

The Applicant then wished to submit a hybrid planning application and it was considered necessary to reassess the scope of the ES for the amended Proposed Development. Subsequently, a new scoping opinion was requested and received in November 2023 (HDC ref. EIA/23/0007).

The design of the Proposed Development was subsequently amended further and an updated Scoping Opinion Request Report was submitted on 21st May 2024. HDC subsequently issued a revised Scoping Opinion on 15th July 2024 (HDC ref. EIA/24/0003). The following comments were made in relation to the assessment of health impacts from Crawley Borough Council (CBC) (received 27th November 2023):

- *"The health profile should look more specifically at those indicators that are specifically affected and influenced by the built environment. For example, obesity, health issues caused by inactivity and premature deaths caused by poor air quality should be considered. The work should also consider the impacts, such as aircraft noise, which have documented impacts on health and would affect the development."*
- *'Socio-Economics and Health – Resources and Receptors' should include active travel as a resource (this is walking and cycling on their own or as part of a multi-modal journey (including public transport) for transport). Transport systems and the wider built environment play a crucial role by either promoting or hindering physical activity."*

Health impacts associated with air quality and noise have been assessed in ES Chapters 7: Air Quality and 12: Noise of the ES Volume 1. Further health impacts have been assessed in this HIA which will be submitted with the HPA.

In addition to the above comment, the HIA has also been undertaken in accordance with guidance provided by the following documents:

- The Healthy Urban Development Unit(HUDU) publication '*Watch out for health – A checklist for assessing the health impact of planning proposals*'⁸; and
- The Department of Health (DoH) publication '*A Guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment Process*'.

This HIA has been prepared to provide evidence to HDC on how the Proposed Development has integrated health and wellbeing measures into the design, in accordance with Building for a Healthy Life⁹ considerations, and to provide recommendations for the Applicant regarding future stages of the Proposed Development.

⁸ London Healthy Urban Development Unit, 2019. Rapid Health Impact Assessment Tool, October 2019 [online]. Available at: <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2019/10/HUDU-Rapid-HIA-Tool-October-2019.pdf>

⁹ Homes England, NHS England, NHS Improvement. Building for a Healthy Life, A Design Toolkit for neighbourhoods, streets, homes and public spaces. Updated December 2024.

3.2 Approach

The NHS London Healthy Urban Development Unit (HUDU) has produced a HUDU Rapid HIA Tool which provides a 'rapid', standardised and transparent method for assessing potential contribution and health infrastructure requirements for new developments. The HUDU Tool helps to create healthy sustainable communities and to ensure that new developments are planned with human health in mind.

The use of the HUDU Rapid HIA assessment matrix aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. By bringing together planning policy requirements and standards that influence health and wellbeing, the checklist seeks to mainstream health into the planning system.

The assessment matrix does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant, and the user is encouraged to prioritise specific actions which focus on key impacts.

The scope of this rapid HIA included a desktop appraisal, a document analysis and an appraisal of the Proposed Development.

The desktop appraisal involves establishing the policy context and the current health baseline from a range of publicly available on-line resources. Baseline conditions have been established using published databases, maps, technical reports and assessments within the Environmental Statement and other planning submission documents.

The document analysis involved a review of topic specific planning application documents to understand how health and wellbeing have been considered and designed within the Proposed Development. The documents that informed the HIA are set out in the following section.

This was followed by an appraisal of the potential human health impacts likely to arise from the Proposed Development.

3.3 Technical Scope

The HIA has considered a range of lifestyle, social, community, environmental, economic, access and service determinants of health. An HIA scoping exercise was undertaken to identify the determinants of health that would have the potential for likely significant population health effects. The HIA scoping exercise was informed by the nature of the Proposed Development and what could realistically and reasonably be secured, delivered or influenced as part of the Proposed Development by the Applicant. The determinants of health were based upon the list of wider determinants of health set out in IEMA Guidance 2022¹⁰, which have been derived from and based upon the WHO definition of health. These are presented in Table 3.1.

Table 3.1: Scoping of Health Determinants

Categories	Determinants of health
Health related behaviours	Physical activity
	Risk taking behaviour
	Diet and nutrition
Social environment	Housing
	Relocation
	Open space, leisure and play
	Transport modes, access and connections

¹⁰ Institute of Environmental Management and Assessment, 2022. Guide to: Effective Scoping of Human Health in Environmental Impact Assessment.

Table 3.1: Scoping of Health Determinants	
	Community safety community identity, culture, resilience and influence
	Social participation, interaction and support
Economic Environment	Education and training
	Employment and income
Bio-physical environment	Climate change mitigation and adaptation
	Air quality
	Water quality
	Land quality
	Noise and vibration
	Radiation
Institutional and built environment	Health and social care services
	Built environment
	Wider societal infrastructure and resources

The following application documents were considered in the HIA:

- Environmental Statement (ES) Main Report (WOI-HPA-DOC-ESV1-01);
- Design and Access Statement (DAS) (WOI-HPA-DOC-DAS-01);
- Site-Wide Design Code (WOI-HPA-DOC-SWDC-01);
- Transport Assessment (WOI-HPA-DOC-TA-01);
- Framework Travel Plan (WOI-HPA-DOC-FTP-01);
- Sustainability Strategy (WOI-HPA-DOC-SUS-01);
- Energy Statement (WOI-HPA-DOC-ENE-01); and
- Biodiversity Net Gain Report (WOI-HPA-DOC-BNG-01).

3.4 Spatial Scope

Key demographic and health related statistics have been obtained at a ward or local authority level, depending on the availability of data.

The HIA draws upon and considers the impacts in relation to a range of environmental aspects including (but not limited to) socio-economics, air quality, noise, traffic and climate change. Accordingly, the HIA considers potential impacts across different spatial scales depending on the health determinant being assessed, from the Site level to a global level (in the case of climate change). The study areas are consistent with those adopted within the ES and respective supporting technical assessments.

3.5 Temporal Scope

The assessment has considered impacts arising during the demolition and construction stage which would be expected to be temporary (reversible or irreversible) in nature and long-term in duration, i.e. more than 10 years. However, the individual impacts and effects would occur over short-term (0-5 years) to medium-term (5-10 year), on the basis that the construction period is expected to last approximately 15 years (with completion in 2041). This is because works would vary in nature and duration, and Site conditions would continuously change as completed phases are delivered during the demolition and construction period.

The assessment has considered impacts arising during the completed development stage which would be permanent in nature and long-term in duration, i.e. more than 10 years.

3.6 Public Consultation

To date, the consultation programme has included three stages of pre-application engagement activities across 2020, 2021, and 2022, as noted in the Statement of Community Involvement (WOI-HPA-DOC-SOP-01). An additional public exhibition event (Stage 4) was held in April 2025.

The key feedback that was raised at the three pre-application consultations can be summarised as follows:

- The need for local housing;
- The local benefit: creating a community, providing infrastructure and the development timeline;
- High quality design and inclusion within the design code;
- Open space and stewardship, environment, energy and zero carbon;
- Sustainable transport, road infrastructure and parking provision; and
- Flooding and water neutrality.

These points are relevant to the HIA as they relate directly to the health and wellbeing of existing residents within the local community and of future residents.

3.7 Structure of Report

The report comprises the following key sections:

- Section 4: Site Description;
- Section 5: Proposed Development;
- Section 6: Baseline Key Health Statistics and Vulnerable Groups;
- Section 7: Impact Assessment; and
- Section 8: Conclusion.

3.8 Assumptions and Limitations

The assessment of health effects has been undertaken against the most recent, publicly available data; the progress of emerging data was tracked throughout to ensure an up-to-date assessment is presented.

The spatial levels have been assessed where data is available and/or where it is considered most informative based on professional judgement and worst case.

Where data has not been available at the identified levels, alternative spatial data deemed relevant and appropriate has been used.

Publicly available information has been relied upon in undertaking the assessment. It has been assumed that the information is up-to-date.

4. SITE DESCRIPTION

4.1 Site Description and Context

The Site is located on land to the west of Ifield near Crawley in West Sussex (see Figure 1.1), centred approximately at National Grid Reference TQ 23679 36673. The Site covers a total area of approximately 171 ha.

The Site is predominantly occupied by a mixture of arable and pastoral fields and includes the Ifield Golf Course and Country Club (hereafter referred to as the 'golf course') in the south. The River Mole is present across the northern part of the Site and flows from south-west to north-east.

Current access to the Site is via Charlwood Road in the north and Rusper Road to the south. The M23 motorway, which connects London with the south of England, is located approximately 3.7km to the south-east.

The surrounding area is occupied by agricultural land uses, light industrial, commercial and residential land-uses. Gatwick airport is located approximately 1km to the north-east, beyond which lies the town of Horley.

An extensive network of public footpaths provides pedestrian access and recreation across the rural area, both within and the outside the Site, and includes good connections with the urban area. The surrounding land supports a variety of individual residential houses and farmhouses.

The vast majority of the Site is within a fluvial Flood Zone 1 (< 0.1% annual chance of flooding), with areas of fluvial Flood Zone 2 (0.1% annual chance of flooding) and fluvial Flood Zone 3 (1% annual chance of flooding) associated with the Ifield Brook, which runs in a northerly direction within the east side of the Site, and the River Mole, which runs through the northern portion of the Site, running in a south-west to north-east direction. There is also a potential pluvial flow pathway associated with a surface water drain running through the centre of the Site, although Environment Agency (EA) mapping is considered to overestimate the risk in this area. This is further detailed in ES Volume 1 Chapter 14: Surface Water and ES Volume 2 Technical Appendix 14.1 Flood Risk Assessment (FRA).

An area to the east of the Site is occupied by Ifield Brook Wood and Meadows, which adjoins a wooded area and extends into an area of ancient woodland. Ifield Brook Wood and Meadows is designated as a Local Wildlife Site (LWS) and a Site of Nature Conservation Importance (SNCI). This area is outside of the Site, but within the ownership of the Applicant and will be retained as part of the proposals.

The Site topography is generally low-lying, with ridges to the south and west. The first of these ridges passes through the southern part of the Site in an approximate east-west alignment and this rises up from 76m above ordnance datum (AOD) in the south-west to approximately 85m AOD at Hyde Hill. The second ridge is located approximately 1km to the north-west at Russ Hill. It is orientated in an approximate south-west to north-east alignment which rises up from 68m AOD on Site and extends up to 100m AOD at Russ Hill. The low-lying land between these two ridges lies at approximately 60-70m AOD and is dissected by the narrow watercourses of Ifield Brook and the River Mole.

While there are no statutory ecological or landscape designations on the Site, it has biodiversity value due to the presence of notable habitats, including trees, tree groups, semi-natural grassland areas and hedgerow, as well as the potential to support protected and notable species. Ecological surveys have been undertaken at the Site to inform the assessment of impacts on biodiversity, with results recorded in ES Volume 1 Chapter 8 Biodiversity.

5. PROPOSED DEVELOPMENT

5.1 Proposed Development Description

The Applicant is seeking hybrid planning permission (part outline and part full planning permission) for a phased, mixed-use development comprising:

- A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside; and
- An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition.

Further details on the Proposed Development, the Description of Development and the proposed land uses are set out within the Development Specification and Parameter Plan Framework (WOI-HPA-DOC-DSPPF-01) and the Design and Access Statement (WOI-HPA-DOC-DAS-01).

As part of a package of off-Site sustainable and active travel measures, the Applicant proposes to deliver a sensitively designed east-west pedestrian / cycle connection, appropriate to the local context, including Ifield Brook Wood and Meadows. The proposed pedestrian / cycle link will be secured as a planning obligation pursuant to a specific Section 106 Legal Agreement.

As described in the Site Wide Design Code, all of the affordable residential homes would be designed to be M4(2) 'Accessible and Adaptable Dwellings' with 5 % of residential units provided to M4 (3). All units would meet Nationally Described Space Standards.

Character Areas, Landscape and Land Use

As set out in the Development Specification and Parameter Plan Framework (WOI-HPA-DOC-DSPPF-01), the Proposed Development would deliver the following four 'Character Areas':

- Neighbourhood Centre: Located in the western part of the Proposed Development, this Character Area would comprise a mixed use, residential, and educational uses;
- River Valley: Located in the central part of the Proposed Development, this Character Area allows for the delivery of a flexible employment and residential neighbourhood;
- The Meadows: Located in the eastern part of the Proposed Development, this Character Area would comprise a new residential neighbourhood and areas considered appropriate for gypsy and traveller pitches; and
- Hillside and Woodlands: Located in the southern part of the Proposed Development, this Character Area would be a residential neighbourhood.

North of the four Character Areas, the Proposed Development would retain a natural and semi-natural green space, with the River Mole flowing through the Proposed Development from west to east.

The Proposed Development would comprise the Crawley Western Multi-Modal Corridor (CWMMC) that would connect to Charlwood Road in the north-east of the Site and run on a south-west to north-east orientation to the western boundary. The route of the CWMMC would intersect the natural and semi-natural green space, divide the River Valley Character Area from the Meadows Character Area and intersect the Neighbourhood Centre Character Area North of the four Character Areas, the Proposed Development would retain a natural and semi-natural green space, with the River Mole flowing through the Proposed Development from west to east.

The Land Use Parameter Plan (Parameter Plan 3: Land Use. WOI-HPA-PLAN-PP03-01) illustrates the proposed distribution of land uses across the Site, as shown in Figure 5.1.

Additionally, the Landscape and Public Realm Parameter Plan (Parameter Plan 1: Landscape and Public Realm, WOI-HPA-PLAN-PP01-01) shown in Figure 5.2, illustrates that the Proposed Development would create green infrastructure features, including open land, formal and informal recreation, landscaping, surface water balancing and other water features, sustainable drainage systems, nature conservation, woodland, hedgerows, pedestrian and cycle routes within the green corridors, utility and maintenance corridors. Additionally, in order to create buffers between the Character Areas and the Site boundary, landscape ecological buffers have been incorporated into the Proposed Development's eastern, western, and southern boundaries.

Strategic level green infrastructure encompasses semi-natural green spaces in the northern part of the Proposed Development and parks and gardens in the southern part of the Proposed Development.

In addition to the strategic green infrastructure, additional green infrastructure has also been shown in Figure 5.2 (Parameter Plan 1) which includes indicative locations for allotments, Neighbourhood Equipped Area for Play (NEAP), Local Equipped Area for Play (LEAP), youth areas and facilities, sport pitches, tennis and multi-courts, and public squares. The exact locations and designs of the additional green infrastructure sites will be established during the detailed design at the reserved matters stage. These areas are to be delivered in areas of strategic infrastructure and on plot as appropriate.

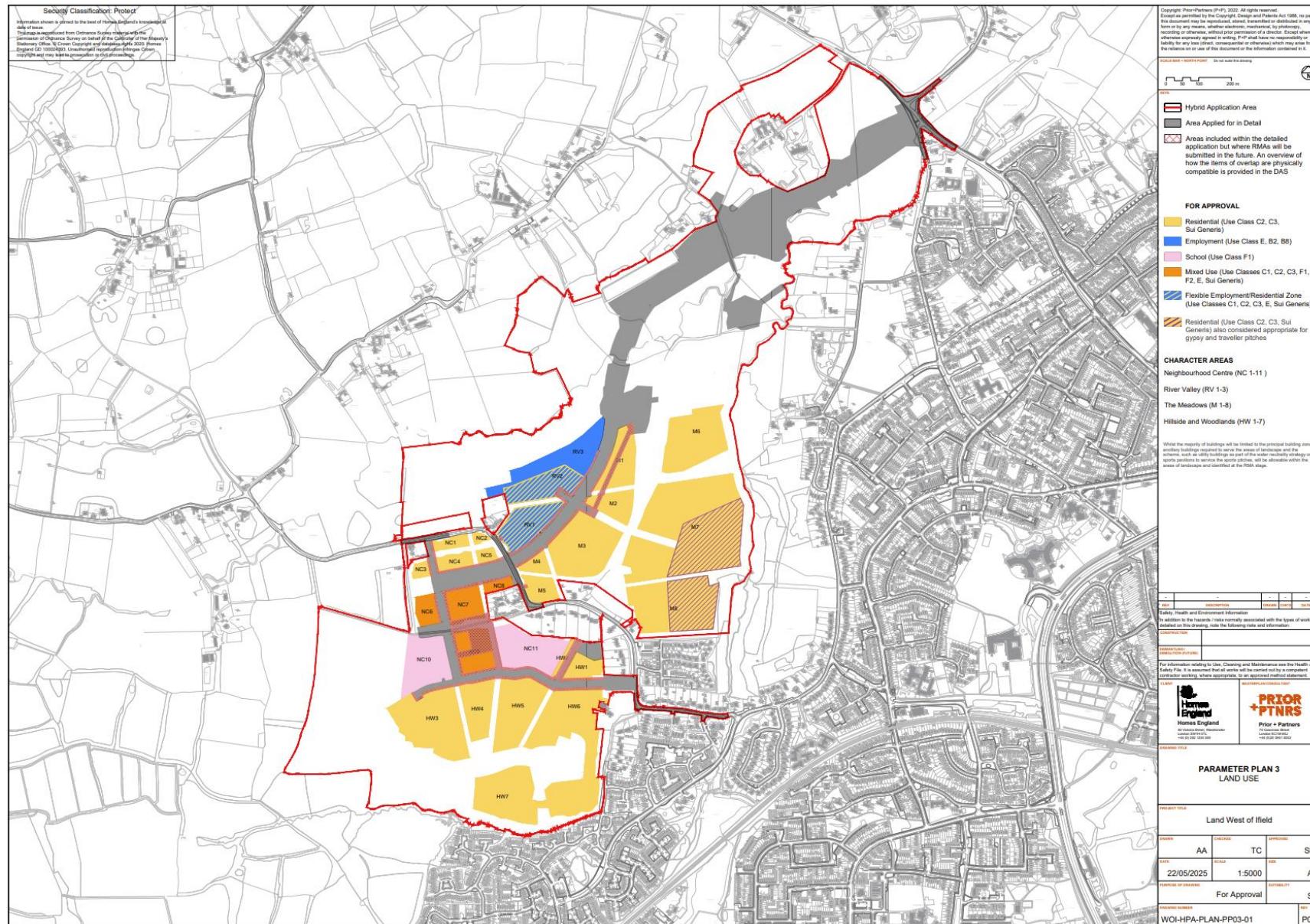


Figure 5.1: Land-Use Parameter Plan (Parameter Plan 3: Land Use. WOI-HPA-PLAN-PP03-01)

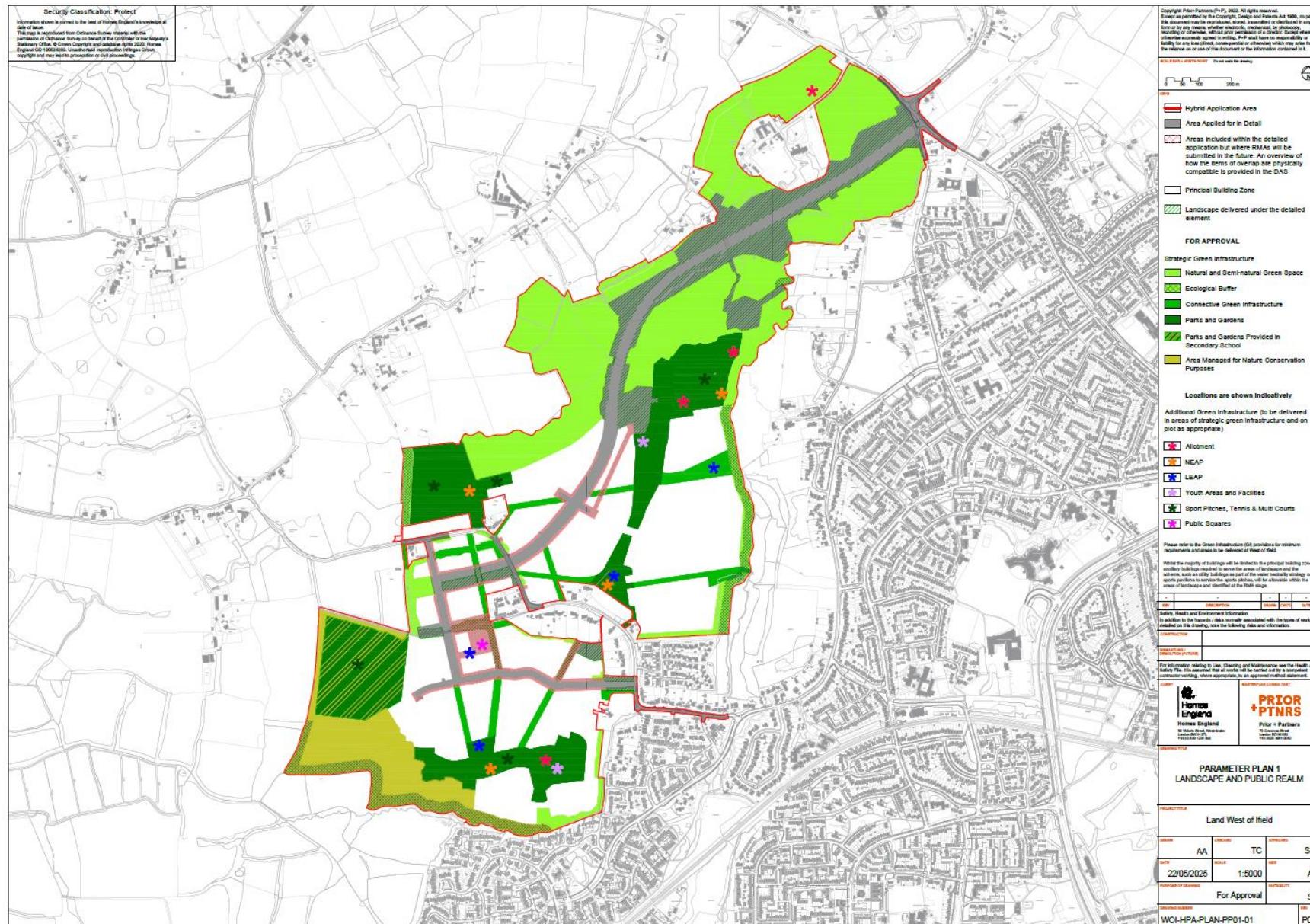


Figure 5.2: Landscape and Public Realm (Parameter Plan 1: Landscape and Public Realm, WOI-HPA-PLAN-PP01-01)

6. KEY HEALTH STATISTICS

This section provides a high-level summary of the key health statistics for the Site and study area. Although the Site sits within only one local authority boundary (HDC), given the consultation feedback to consider the impact of the Proposed Development on the health and wellbeing of both Horsham District and Crawley Borough, key health statistics have been obtained for both Horsham and Crawley, from the Horsham and Crawley Local Authority Health Profiles¹¹.

The health profiles indicate that the health of people living in Horsham is significantly better than those in Crawley and national average. The health of those in Crawley is broadly similar to the national average.

Life expectancy for men and women is significantly higher in Horsham (81.9 and 85.4 respectively) than the national average of 79.3 and 83.2 respectively. Life expectancy in Crawley is marginally lower than Horsham but not significantly different and also higher than the national average (79.38 and 83.6 respectively). Similarly, the mortality rate from all causes is significantly lower in Horsham (244.2) than the national average (341.6), but similar in Crawley (350.3).

Whilst for some key health indicators, there are similarities between Horsham and Crawley, there are some notable differences as follows¹²:

- The rate of homelessness in Horsham is low, at 5.3 (rate per 1,000), compared to a national average of 13.4 and a significantly higher rate of 18.3 in Crawley.
- Prevalence of adult obesity and adult physical activity in Horsham (56.5% and 72.8% respectively) is significantly better than Crawley (64.6% and 64.7%) and the national average (64.0% and 67.1%).
- The prevalence of smoking in adults is higher in Horsham (17.3%) than Crawley and the national average (14.5% and 11.6% respectively).
- Estimated diabetes diagnosis rate is 98.7% in Crawley, considerably higher than England national average of 78.0%, however only 68.9% in Horsham.
- The percentage of children living in relative low income families is significantly lower in Horsham than both Crawley and the national average (9.2% compared to 18.8% and 19.8%). Similarly, prevalence of child obesity is 14.0% in Horsham, compared to 21.8% in Crawley and a national average of 22.1%.
- Winter mortality index is 6.5% in Horsham, slightly lower than the national average of 8.1%. Crawley however has a significantly lower mortality index at -11.5% (i.e. fewer people died in winter than the rest of the year).
- The tuberculosis incidence rate in Crawley (16.3 people out of 100,000) is significantly higher than the national average of 7.6, but significantly lower in Horsham at 2.5.

According to the 2021 Census¹³, the population of the Crawley is 118,500, which translates to a population density of 2,635 persons per square kilometre (km²). This is significantly higher than the national level (434 per km²). The population of Horsham is 146,800, which translates to a population density of 277 persons per km², substantially lower than the national level.

In both districts, the existing housing stock comprises predominantly houses and bungalows, at 69% in Crawley and 80% in Horsham.

¹¹ Public Health England, 2024. Local Authority Health Profiles 2024. Available online: <https://fingertips.phe.org.uk/profile/health-profiles>

¹² London Healthy Urban Development Unit, 2019. Rapid Health Impact Assessment Tool, October 2019 [online]. Available at: <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2019/10/HUDU-Rapid-HIA-Tool-October-2019.pdf>

¹³ Office for National Statistics, 2023. Census 2021. ONS.

7. **HEALTHY URBAN DEVELOPMENT UNIT ASSESSMENT**

The HUDU Rapid HIA checklist/assessment matrix identifies 11 topics or broad determinants. Under each topic, the tool identifies examples of planning issues which are likely to influence health and wellbeing.

Health impacts may be short-term or temporary, related to demolition and construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

The HUDU checklist enables the proposals to be assessed against the following broad range of disciplines including:

- Housing quality and design;
- Access to healthcare 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 lifetime neighbourhoods;
- Minimising the use of resources; and
- Climate change.

The HUDU checklist has been completed for the Proposed Development and is presented in Section 8 of this report.

Where criteria are not considered relevant, the concluding potential health effect is stated as 'Neutral'.

The potential impact on health and wellbeing column is colour coded as follows:

- positive = green;
- negative = red;
- neutral = grey; and
- uncertain = white.

In addition, and subject to available information, commentary is made on cumulative development within the study area of the Site to provide the wider context of urban regeneration initiatives that could impact on community health and wellbeing.

The assessment draws information from various planning application documents. While relevant sections from these reports have been summarised within the assessment, further detailed information is provided within these accompanying reports and should be referred to where necessary.

8. HUDU RAPID HIA TOOL: PLANNING CHECKLIST

Table 8.1 presents the rapid HIA results for the Proposed Development.

Table 8.1: HUDU Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
1. Housing Quality and Design							
Issues considered within this topic comprise:							
<p>Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings'?</p>	Yes No N/A	The residential homes would be designed to meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings', as outlined in the Planning Statement (WOI-HPA-DOC-PS-01).	Positive Negative Neutral Uncertain	None required.			
<p>Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?</p>	Yes No N/A	<p>The Proposed Development would bring forward up to 3,000 residential units. Of these, a minimum of 35% will be affordable housing and all homes would meet Building Regulation M4(2) Accessible and Adaptable Dwellings. 5% of residential dwellings would also meet M4(3) Wheelchair User Dwellings.</p> <p>The Site Wide Design Code (WOI-HPA-DOC-SWDC-01) specifies that housing and apartment complexes will be accessible to people of all ages and abilities. A range of residential typologies will be provided to reflect a variety of sizes and changing societal needs.</p>	Positive Negative Neutral Uncertain	None required.			
<p>Does the proposal include homes that can be adapted to support independent living for older and disabled people?</p>	Yes No N/A	<p>At reserved matters stage, spaces will need to be adaptable to different lifestyles and changing needs should be considered, including designing flexible layouts that can be easily modified or re-purposed.</p> <p>As included in the Site Wide Design Code, inclusive design principles would be incorporated throughout the public realm and network of streets: streets would be designed inclusively to meet the needs of all user groups; paths would be of a suitable width to allow wheelchairs, prams and other users to pass; and regularly placed seating would be provided to allow users to rest, particularly in steep locations where gradients cannot be kept below 1:21.</p>	Positive Negative Neutral Uncertain	None required.			
<p>Does the proposal promote good design through layout and orientation, meeting internal space standards?</p>	Yes No N/A	<p>The residential element of the Proposed Development is at outline design stage and accordingly the internal design of dwellings or arrangement of dwellings within each plot has not yet been designed. The Site Wide Design Code however requires that during detailed design, the use of natural light and ventilation should be maximised to create a healthy and comfortable living environment, and incorporate large windows, balconies, and open spaces to enhance the connection with the outdoors. All homes would meet internal space standards, the requirement for which would be secured by an appropriately worded planning condition.</p> <p>The layout of the Proposed Development as a whole has also been carefully designed with large open spaces interconnected by a network of pedestrian friendly, attractive streets to support healthy and active lifestyles and encourage social cohesion and sense of community.</p>	Positive Negative Neutral Uncertain	None required.			
<p>Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?</p>	Yes No N/A	<p>The Proposed Development would bring forward a range of accommodation types with housing densities and building heights varying across the Site. It would provide a mix of housing sizes and tenures to reflect changing societal needs including space for home working, multi-family and multi-generational living.</p> <p>The Proposed Development would contribute to meeting local housing targets by providing up to 3,000 residential units and would help to encourage a mixed and balanced community through the development of market and affordable housing, as is encouraged by the NPPF and regional and local policy. 35% of units would be affordable and would comprise both rented affordable housing and shared ownership.</p>	Positive Negative Neutral Uncertain	None required.			
<p>Does the proposal contain homes that are highly energy efficient (e.g. a high Standard Assessment Procedure (SAP) rating)?</p>	Yes No N/A	<p>According to the Spatial Planning for Health Guidance¹⁴, the provision of energy efficient homes can improve general health, mental health, asthma outcomes and reduce rates of mortality. At this stage the residential (and commercial) elements of the Proposed Development are at outline design stage. Nevertheless, the Site Wide Design Code requires that buildings must be designed in alignment with the Energy Strategy, emphasizing efficiency and maximizing the use of low carbon and renewable energy sources. All homes would also meet the Future Homes Standard, which is anticipated to come into force in 2025. The requirement would be secured via an appropriately worded planning condition.</p>	Positive Negative Neutral Uncertain	None required.			

¹⁴ Public Health England, 2017. Spatial Planning for Health. An evidence resource for planning and designing healthier places. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf

Table 8.2: HUDU Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
2. Access to Healthcare Services and Other Social Infrastructure							
The issues considered within this topic comprise:							
<ul style="list-style-type: none"> capacity of the existing health and social infrastructure; increased demand for services produced by the new introduced residential population; and accessibility and use of buildings by disabled and older people. 							
Does the proposal retain or re-provide existing social infrastructure?	Yes No N/A	<p>With the exception of Ifield golf club, there is no existing social infrastructure on the Site. The Ifield golf club would be permanently lost as part of the Proposed Development and would not be re-provided.</p> <p>A Golf Course Assessment (WOI-HPA-DOC-GOL-01) has been prepared for the Proposed Development and submitted alongside the HPA. The assessment reports that displaced golfers could travel to other courses, with good levels of provision remaining and which appear to be accessible and available, based on consultation feedback. The existing supply could accommodate the loss of the golf club, given 5 courses within a 15 minute drive of the Site have availability and are looking to increase membership and usage, plus predicted growth.</p> <p>The Proposed Development would also deliver new social infrastructure, not currently present within the Site. This would include retail, commercial, community and health facilities, and a sports hub. A minimum of 600 m² of community use and 3,400 m² of indoor sports facilities (as a Local Leisure Centre) would be delivered (secured through the S106 Agreement). These facilities would be accessible and engaging for all new residents, visitors and the general public.</p>	Positive Negative Neutral Uncertain	None required.			
Does the proposal assess the impact on healthcare services?	Yes No N/A	<p>The assessment of the effect of the Proposed Development on healthcare infrastructure is presented within the ES Volume 1 Chapter 13: Socio-Economics and Health.</p> <p>The Proposed Development (outline and detailed components combined) is anticipated to give rise to an additional population of 6,725 people within the area (comprising adults and children) who would require access to health care. Based on the HUDU recommended standard of 1,800 patients per GP, the Proposed Development would generate a need for an additional 3.7 GPs. There are currently 62 FTE GPs within 5 km of the Site, however over half of the medical practices are oversubscribed.</p> <p>The Proposed Development would deliver a health centre on Site. The Applicant has undertaken regular engagement and positive dialogue with the NHS Sussex Integrated Care Board (ICB) to determine the future impacts on health provision and opportunities to accommodate new provision as part of the Proposed Development. During engagement, a series of options were formulated to provide adequate mitigation for the size of the Proposed Development to ensure no further strain was placed on existing healthcare services.</p> <p>As such, the Proposed Development has been designed with sufficient flexibility to provide a health facility, including minimum commitments to a potential on-Site facility. The floorspace, in excess of the needs generated by the Proposed Development itself, is intended to allow the ICB to have the option to commission a bigger facility to meet needs of the new occupants and existing residents, as is most appropriate. The Applicant's commitments in this regard would be secured through the S106 Agreement. It should be noted that there is intentional flexibility to allow for multiple forms of primary healthcare to come forward, both ancillary to existing facilities or a standalone new facility. The Applicant has committed to working with the ICB as any healthcare provision would need to be suitable to the wider context and subject to the ICB's preferred strategic solution. The Applicant is therefore committed to working with the ICB but are dependent on their preferred solution for healthcare (to serve both the Proposed Development and existing provision) but cannot guarantee the final form at this stage.</p> <p>The ES Chapter concludes that the effect on the local network of GP surgeries is expected to be minor neutral and not significant.</p>	Positive Negative Neutral Uncertain	None required.			
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes No N/A	The Proposed Development would deliver a health centre on Site. The Applicant would continue ongoing liaison with the local planning authority and NHS West Sussex Integrated Care Board (or successor body) to determine the required capacity and ensure that the new facility would, as a minimum, meet the needs of the new occupants of the Proposed Development. The delivery of the health centre would be secured through the S106 Agreement.	Positive Negative Neutral Uncertain	None required.			
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Yes No N/A	<p>The assessment of the effect of the Proposed Development on social infrastructure such as education and healthcare facilities is presented within ES Volume 1 Chapter 13: Socio-Economics and Health and discussed elsewhere within this table.</p> <p>With regard to other community facilities, the Proposed Development would deliver a range of community facilities and leisure uses, which would be accessible to the new and existing residents and the general public. These uses include retail, commercial, community and health facilities, and the Grove Sports Hub. A minimum of 600 m² of local community use and 3,400 m² of indoor recreation (as a Local Leisure Centre) would be delivered (secured through the S106 Agreement). These facilities would be accessible and engaging for all residents and visitors, encouraging social cohesion and a sense of community, as well as active lifestyles.</p>	Positive Negative Neutral Uncertain	None required.			

Table 8.2: HUDU Planning Checklist					
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions	
Does the proposal explore opportunities for shared community use and co-location of services?	Yes No N/A	The Proposed Development would bring forward a Neighbourhood Centre which would play an important role in establishing the identity of the new community as a whole. It is envisaged to be a mixed-use urban area with the local centre based around a market square and activated by non-residential uses including a local leisure centre, community uses, education facilities (primary and secondary school and early years nursery), retail and medical services. It would act as a community hub and focal point for the neighbourhood and provide a range of essential local facilities positioned alongside each-other, not only for convenience but also to create a sense of community and enable residents to connect. The Neighbourhood Centre would be designed to be attractive and accessible for all existing and future communities.	Positive Negative Neutral Uncertain	None required.	
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	Yes No N/A	Once operational, the Proposed Development is expected to create a new demand of 550 primary school places and 478 secondary school places (including sixth form). However, the Proposed Development would deliver a 3 form entry (FE) Primary School, which would also include an Early Years Nursery and student support centre, and a 6-8 FE Secondary School including sixth form. These schools would meet the needs of the Proposed Development and provide additional schools choice for the existing residents of Ifield. The delivery of these education facilities would be secured through the S106 Agreement.	Positive Negative Neutral Uncertain	None required.	

Table 8.3: HUDU Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
3. Access to Open Space and Nature							
Issues considered within this topic include:							
		<ul style="list-style-type: none"> Access to open and natural spaces; Opportunities for physical activity; Other outdoor uses; Maintenance of the open spaces; and Play space provision. 					
Does the proposal retain and enhance existing open and natural spaces?	Yes No N/A	<p>The existing Site is predominantly occupied by a mixture of arable and pastoral fields and accordingly would result in the loss of open and natural space, albeit it is utilised for agricultural purposes and the majority of the Site is not currently publicly accessible.</p> <p>The Proposed Development would retain and enhance the existing green space, particularly in the north and south-west of the Site, in and around the valley of the River Mole and Ifield Brook. The Proposed Development comprises parameters which require natural and semi natural green space to be delivered in excess of the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy and Open Space, Sport & Recreation Review 2021. The HPA also includes a Sports and Recreation Strategy as part of the suite of application documents, which has undertaken an assessment of existing provision and identified where additional facilities could be delivered as part of the masterplan.</p> <p>As included in the Site Wide Design Code, mature landscape features (trees, hedgerows etc.) would be retained and enhanced through complementary planting. The River Valley landscape would be enhanced through the introduction of a management regime to create a more biodiverse and naturalistic character. The landscape surrounding Ifield Court will also preserve and enhance the existing open parkland character. This will be achieved through new feature mature tree planting and enhanced grassland. Existing PRoWs would be enhanced and new pedestrian and cycle connections provided across the Site and through the open spaces to ensure that all residents have easy access to natural spaces, encouraging outdoor activity.</p> <p>Three Neighbourhood Parks are proposed in strategic locations across the Site, providing recreational uses and facilities to all residents and acting as focal point for the neighbourhood. The Ridgeway Park is a traditional park, while The Grove and The Meadows parks combine parkland with sports facilities, creating active hubs for the neighbourhoods. As described in the Site Wide Design Code, these parks would connect to the larger natural spaces through green corridors / connective green infrastructure (which would serve as both public open space and walking/cycling connections), as illustrated in the Landscape and Public Realm Parameter Plan (Figure 5.2).</p>	Positive Negative Neutral Uncertain	None required.			
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes No N/A	The Site is not located in an area of open space deficiency.	Positive Negative Neutral Uncertain	None required.			
Does the proposal provide a range of play spaces for children and young people?	Yes No N/A	The Proposed Development would provide new multifunctional green space and play space that meet the needs of the new community in accordance with the standards and recommendations included in HDC's Playing Pitch Strategy and Open Space, Sport & Recreation Review 2021. This includes a minimum requirement per resident for outdoor sports areas (e.g. grass pitches, tennis courts), Neighbourhood Equipped Areas of Play (NEAPs), Local Equipped Areas of Play (LEAPs) and youth facilities, which would be secured via planning condition.	Positive Negative Neutral Uncertain	None required.			
Does the proposal provide links between open and natural spaces and the public realm?	Yes No N/A	<p>The Proposed Development has been designed as a landscape-led scheme, where the existing mature landscape of woodlands, hedgerow and tree belts define the built form, open spaces and connecting infrastructure. New Natural and Semi-natural Green Space will act as key pieces of green infrastructure for the Proposed Development, connecting local green spaces to the wider nature recovery network and giving residents access to the countryside, as illustrated in the Landscape and Public Realm Parameter Plan (Figure 5.2).</p> <p>As described in the Site Wide Design Code, open space within the development is categorised into a series of landscape typologies. These would help to ensure that the recreation and amenity needs of residents are met at all scales; giving access to local community greenspaces, neighbourhood parks and district level open spaces. Within these spaces play and activity spaces are provided for all ages.</p> <p>The Proposed Development provides a range of recreation walking and cycling routes, including existing Public Rights of Way which would be retained, with surfacing improved where required. Whilst not part of the Proposed Development, the Applicant proposes to deliver a sensitively designed east-west pedestrian / cycle connection, appropriate to the local context, across the off-Site Ifield Brook Wood and Meadows. The proposed pedestrian / cycle link will be secured pursuant to a specific Section 106 obligation.</p> <p>The masterplan and Site Wide Design Code integrates green corridors through the Site to connect into the wider nature recovery network through retention of existing linear landscape features and new biodiverse planting to enhance ecological connectivity between adjacent open spaces.</p>	Positive Negative Neutral Uncertain	None required.			

Table 8.3: HUDU Planning Checklist					
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions	
Are the open and natural spaces welcoming and safe and accessible for all?	Yes No N/A	New natural and semi-natural open space would be provided in the north of the Site (River Valley Park) and connect with smaller local green spaces throughout the Proposed Development, giving residents easy access to the countryside. The natural spaces would be publicly accessible areas which would also serve to alleviate recreational pressure on adjacent sites. Table 8.6 provides further information on safety and the design measure incorporated to design out crime from open spaces.	Positive Negative Neutral Uncertain	None required.	
Does the proposal set out how new open space would be managed and maintained?	Yes No N/A	Details of the management and maintenance of the proposed open spaces are not known at this stage and would be considered during the Reserved Matter Application (RMA) stage. However, given how central they are to the success of the Proposed Development and to the community, the Applicant would adopt a Stewardship Model for the appropriate management and maintenance of open spaces to ensure their longevity and will liaise with HDC and other consultees as required to prepare appropriate management and maintenance strategies, as noted in the Framework Stewardship Strategy (WOI-HPA-DOC-STEW-01) which is submitted with the HPA. The specific stewardship strategies chosen for the Proposed Development would be secured by a planning condition at a later planning stage. Additionally, the requirement for an Open Space Management and Maintenance Plan would be secured by planning condition and require approval prior to occupation of the first dwelling of the Proposed Development.	Positive Negative Neutral Uncertain	None required.	

Table 8.4: HUDU Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
4. Air Quality, Noise and Neighbourhood Amenity							
Issues considered within this topic comprise:							
<ul style="list-style-type: none"> Demolition and construction impacts; Nuisances from poor air quality, noise, vibration and odour; and The provision of open space and trees. 							
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes No N/A	<p>A description of the demolition and construction works is provided within ES Volume 1 Chapter 5: Demolition and Construction Description. Construction of the Proposed Development is anticipated to take approximately 15 years and would give rise to noise and dust emissions from both demolition and construction activities on-Site and construction vehicles accessing the Site.</p> <p>An Outline Construction Environmental Management Plan (CEMP) has been prepared by Arcadis specifically for the detailed element (Phase 1) of the Proposed Development (the "Phase 1 OCEMP") The Phase 1 OCEMP accompanies the Planning Application as a standalone report. Additionally, an Outline CEMP (the "OCEMP") has been prepared for the outline components, by Ramboll. This forms part of the ES (ES Volume 2 ES Appendix 5.1). The OCEMP has included measures to be implemented to control emissions from dust, noise and vibration and odours during the demolition and construction stage.</p> <p>A Detailed CEMP for each phase of the Proposed Development would be secured by means of an appropriately worded planning condition and would be prepared by the Principal Contractor in advance of the demolition and construction works and following the appointment of sub-contractors (or equivalent). The Detailed CEMP for Phase 1 would be based upon and comply with requirements in the Phase 1 OCEMP. Similarly, a Detailed CEMP would be prepared for each phase of the outline elements of the Proposed Development based upon the OCEMP (ES Appendix 5.1) and this would be updated as required during the course of the development works, concurrent with the reserved matters applications and delivery of respective phases.</p> <p>Additionally, demolition and construction dust would be controlled by the implementation of a dust management plan (DMP) and dust suppression techniques, such as damping down, use of temporary screens, covering of stockpiles etc. Mitigation measures adopted would be those recommended by the Institute of Air Quality Management (IAQM) guidance for high-risk sites. A DMP will be included within the Detailed CEMP, to be approved by HDC.</p> <p>Contractors would be required to ensure that works are carried out in accordance with best practicable means as stipulated in the Control of Pollution Act 1974. A full explanation of measures to control construction noise would be incorporated within the Detailed CEMP and detailed in all construction method statements. These would include measures such as a minimum of 2.4 m hoarding around the Site, appropriate siting and regular maintenance of plant and the use of temporary acoustic barriers around specific noise generating activities. An assessment of construction noise effects has been undertaken in ES Volume 1 Chapter 12: Noise and Vibration. The assessment concludes that, even with mitigation, during the demolition and construction stage there would be significant temporary adverse noise effects on some residential receptors, which has the potential to negatively impact upon health. The adverse effects would primarily relate only to the nearest off-Site existing residential receptors and are typical, and to a degree unavoidable, for demolition and construction stage works of this scale, which would be short-term and temporary in nature for the receptors in question.</p> <p>Impacts on the health of local residents are likely to occur during construction activities, however the implementation of a Detailed CEMP, DMP and best practice would keep these impacts to a minimum.</p>	Positive Negative Neutral Uncertain	Implementation of a Detailed CEMP, DMP and best practice during the demolition and construction stage.			
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes No N/A	<p>An assessment of air pollution effects has been undertaken in ES Volume 1 Chapter 7: Air Quality.</p> <p><i>Demolition and Construction Stage</i></p> <p>An assessment of demolition and construction traffic dust emissions generated by Heavy Duty Vehicles (HDVs) during the demolition and construction stage has been undertaken. The risk of dust impacts on human health associated with the track out of vehicles was considered to be minor (not significant). A Detailed CEMP would be implemented throughout the construction to control and minimise dust emissions from both traffic as well as other sources, including excavation and construction activities.</p> <p><i>Completed Development Stage</i></p> <p>The predicted NO₂, PM₁₀ and PM_{2.5} concentrations without and with the Proposed Development in place would be well below the relevant national air quality objectives at all assessed existing human health receptor locations. The results demonstrate that even if the model verification factor was doubled, the impacts would remain negligible. No combustion-based centralised heat and energy plant are planned for the Proposed Development, therefore an assessment of combustion plant emissions has not been undertaken. Domestic heating provision would be electric and therefore there would be no emissions.</p>	Positive Negative Neutral Uncertain	None required.			

Table 8.4: HUDU Planning Checklist					
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes No N/A	<p>An assessment of noise pollution effects has been undertaken in ES Volume 1 Chapter 12: Noise and Vibration.</p> <p>During the demolition and construction stage, there would be noise impacts associated with construction traffic and operational road traffic noise with likely effects predicted to be adverse temporary, short-term and negligible.</p> <p>As included in the Outline Construction Environmental Management Plan (OCEMP) (ES Volume 2 Technical Appendix 5.1) an outline Construction Traffic Management Plan (Phase 1 CTMP) has been prepared for the Phase 1 infrastructure which accompanies the planning application. A separate Outline CEMP (10051123-ARC-XXX-ZZ-TR-CM-00001) has also been produced by Arcadis specifically for Phase 1 (the detailed element). Additionally, a detailed Construction Logistics Plan (CLP) and Detailed CEMP will be secured by condition as part of the s106. The measures included within each document will be of an appropriate level to mitigate the temporary impact of the demolition and construction traffic, and help minimise any noise pollution.</p> <p>Upon completion of the Proposed Development, road traffic noise is expected to reduce along several roads around the Site due to the redistribution of traffic resulting from the Proposed Development. Three receptors however would experience an increase, one of which would be greater than 5dB. The noise assessment undertaken therefore concludes that the effects of the Proposed Development would range from Major Beneficial (significant) to Major Adverse (not significant), depending on the receptor in question.</p> <p>Subject to the use of future noise surveys and assessments to inform reserved matters planning applications and suitably worded planning conditions, it is expected that significant effects in respect of noise from fixed plant installations can be avoided.</p>	Positive Negative Neutral Uncertain	Noise mitigation will be required to reduce the impacts from road traffic. This may comprise a noise barrier and additional mitigation such as earth bunds. Such mitigation will be incorporated at the detailed design stage.	

Table 8.5: HUDU Planning Checklist					
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions	
5. Accessibility and Active Travel					
Issues considered within this topic comprise:					
	<ul style="list-style-type: none"> Walking and cycling opportunities within the Site; Access to existing public transport connections; Discouraging the use of cars; Proposed streetscape; and Connection to the wider transport network. 				
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes No N/A	<p>The Site Wide Design Code requires that transport and street networks reflect the modal hierarchy, which is based on maximising active travel and prioritising walking, and minimising the need for day-to-day car use. All residents must be within easy access to a traffic-free route. Additionally, dedicated routes (physically separated from motor vehicle or pedestrians) must be provided on all primary streets.</p> <p>A Framework Travel Plan (WOI-HPA-DOC-FTP-01) accompanies the planning application which aims to influence residents and staff to travel by active modes (walking and cycling) and public transport, wherever possible, in order to maximise benefits to public health. Successful implementation of measures recommended in the Framework Travel Plan is anticipated to improve accessibility of the Proposed Development for all users, increase travel options to and from the Proposed Development and encourage the use of non-car modes such as walking, cycling and public transport, and improve the health and wellbeing of users through encouraging active travel and reducing air and noise pollution.</p> <p>As part of the S106 Agreement, off-Site improvements would also be delivered, supporting the delivery of three cycle routes of the Crawley Borough Council LCWIP (Local Cycling and Walking Infrastructure Plan).</p>	Positive Negative Neutral Uncertain	None required.	
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes No N/A	<p>The Vision for the Proposed Development as included in the Site Wide Design Code, describes West of Ifield as a place where active and sustainable travel is the natural choice, establishing walking, cycling and micro-mobility routes which are more direct, quicker and cheaper for local trips than using a car.</p> <p>The Design Code requires that transport and street networks reflect the modal hierarchy, which is based on maximising active travel, prioritising walking and cycling and minimising the need for day to-day car use. Dedicated routes (physically separated from motor vehicle or pedestrians) must be provided on all primary streets. Cycle routes must be a minimum of 1.5m (one-way width), or latest approved design standards. All residents would also be within easy access of a traffic-free route and within 10 minutes walking distance from active travel provision.</p> <p>All homes would be provided with cycle parking, with shared visitor parking provided within the Neighbourhood Centre and throughout residential areas. Parking and storage facilities would be provided at all key public spaces and transport interchanges. Additional shared cycle storage would be provided across commercial, business and residential areas. Cycle parking provision would accommodate various types of bicycles and cater to the needs of all cyclists.</p> <p>Measures to further encourage walking and cycling are outlined in the Framework Travel Plan and include the provision of local walking maps, cycle to work schemes, cycle hire schemes and cycle training courses and three mobility hubs. These measures would be secured by appropriately worded planning conditions and/or the S106 agreement.</p>	Positive Negative Neutral Uncertain	None required.	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes No N/A	<p>A network of green corridors would be provided throughout the Site that connect to the strategic mobility corridors within Ridgeway Park, Meadows Park and River Valley Park, as shown in Parameter Plan 2: Movement and Access (WOI-HPA-PLAN-PP02-01).</p> <p>New streets and pedestrian/cycle routes would directly connect with off-Site routes, including PRoWs, which would traverse the Proposed Development, from Ifield Wood to the west and into Ifield to the east. The Applicant proposes to deliver a sensitively designed east-west pedestrian / cycle connection, appropriate to the local context, across land they own in Ifield Brook Wood and Meadows. The proposed pedestrian / cycle link will be secured pursuant to a specific Section 106 obligation. This would enable existing surrounding residents to easily access and benefit from the new public realm delivered by the Proposed Development. Existing PRoW within the Site would be improved and integrated into the Proposed Development.</p>	Positive Negative Neutral Uncertain	None required.	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes No N/A	<p>The Design Code requires that transport and street networks reflect the modal hierarchy, which is based on maximising active travel, prioritising walking and cycling and minimising the need for day to-day car use. Zones must be provided to separate pedestrian and cycle routes from the carriageway for the CWMMC, primary and secondary streets. They must comply with LTN 1/20 or latest guidance, and they could include Sustainable Drainage Systems (SuDs).</p> <p>Pedestrian and cycle crossings would be provided on all streets as defined within Parameter Plan 2: Movement and Access (WOI-HPA-PLAN-PP02-01). At junctions and crossings along primary and secondary streets, priority would be given to pedestrian and cycle users through clear markings and raised table areas. Crossings will be a mixture of controlled and uncontrolled, with localised narrowing of the carriageway recommended where appropriate.</p>	Positive Negative Neutral Uncertain	None required.	

Table 8.5: HUDU Planning Checklist					
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions	
Is the proposal well connected to public transport, local services and facilities?	Yes No N/A	<p>As part of the Proposed Development, a local bus network and service would be established that links to the wider area and offers routes to key destinations, notably employment areas in Manor Royal, Gatwick and Crawley Town Centre as well as the railway station at Ifield. The service would operate with a minimum frequency of one bus every 15 minutes from the first occupation of the Proposed Development. Bus stops would be located at key points of activity within the land use plan, such as the employment area, Neighbourhood Centre and school, to encourage public transport use over private car use. All residents would be no more than 10 minutes of walking distances from public transport access.</p> <p>The Proposed Development would include a Neighbourhood Centre such that all residents have access to necessary local services and facilities in close proximity to their homes. Mobility Hubs would be located across the Proposed Development, including in the Neighbourhood Centre, to enable transfers between different modes of transport, where public, shared and active travel modes are co-located.</p> <p>In addition, as part of the S106 Agreement, a financial contribution would be made to support improvements at Ifield Station, including the potential for additional cycle parking, lighting, enhanced station entrance and enhanced waiting areas to facilitate modal change.</p>	Positive Negative Neutral Uncertain	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 plans measures?	Yes No N/A	<p>The Proposed Development would have two vehicular access points, and numerous pedestrian and cycle links throughout the Site, and has been designed to encourage the use of sustainable transport. The Design Code requires that transport and street networks reflect the modal hierarchy, which is based on maximising active travel and minimising the need for day to-day car use.</p> <p>Mobility hubs will be a key resource for the Proposed Development, allowing residents to make smooth and safe transfers between different modes, enabling use of shared vehicles instead of private cars, bikes, buses, scooters or walking. The facilities provided within the mobility hub will compliment active and sustainable travel.</p> <p>As included in the Framework Travel Plan, sustainability vouchers would be issued to the first occupier of each unit (providing subsidised bus based public transport for 3 months) and it is proposed that the first occupation of the initial 500 residential dwellings constructed will have access to subsidised bus travel for one year (subject to agreement with local bus operators) to reduce the number of private car trips made by residents whilst the wider development and neighbourhood centre is being constructed.</p> <p>The Framework Travel Plan which accompanies the planning application also includes a range of recommendations that if implemented successfully would greatly encourage the use of non-car modes such as walking, cycling and public transport, including car clubs. Car clubs would be provided across the Proposed Development such that every resident will have access to car club parking bays within 10 minutes walking distance from their homes, reducing the need to own a car. Each Mobility Hub would have at least four car club spaces.</p> <p>The measures set out in the Framework Travel Plan would be secured by appropriately worded planning conditions and/or the S106 agreement.</p>	Positive Negative Neutral Uncertain	None required.	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes No N/A	<p>All streets and public realm will be designed inclusively to meet the needs of all population groups, as set out in the Site Wide Design Code. Paths would be of a suitable width to allow wheelchairs, prams and other users to pass. Regularly placed seating would also be provided to allow users to rest, particularly in steep locations where gradients cannot be kept below 1:21, as well as at significant landmarks, bus stops, or locations with high pedestrian activity.</p> <p>All play spaces would be designed to be accessible to people with disabilities by delivering minimum 1.5 m width hard surfaced paths and maximum 1:21 gradients.</p>	Positive Negative Neutral Uncertain	None required.	

Table 8.6: HUDU Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
6. Crime Reduction and Community Safety							
Issues considered within this topic comprise:							
<ul style="list-style-type: none"> The safety of future residents and users of the Proposed Development; and The inclusivity of the Site for all, preventing gated communities. 							
Does the proposal incorporate elements to help design out crime?	Yes No N/A	<p>The Site Wide Design Code requires that the Neighbourhood Centre be designed with an inviting public realm with landscaping, street furniture and other distinctive features that help to create a sense of place and minimise the opportunities for crime and antisocial behaviour by ensuring good natural surveillance. CCTV would also be installed in the Market Square, if considered necessary.</p> <p>Opportunities to increase natural surveillance would be designed into the Proposed Development at the Reserved Matters stage. For example, the co-location of uses which are used at different times of day would promote public realm viability throughout the day and evening, improving natural surveillance in a place. Youth areas and play spaces would also be designed appropriately and planting would be strategically positioned so as to not obstruct surveillance opportunities. Semi-natural green spaces and buffer adjacent to housing and footpaths would also be more open to allow natural surveillance into the areas.</p> <p>At a wider level, it is considered that the overall economic benefits brought by the Proposed Development would boost the local economy and therefore contribute to addressing levels of income and employment deprivation in this area. New market and affordable housing would provide people with high quality places to live and in turn, these residents would spend money in the local area further boosting the local economy. Improvements to the local housing market and economy, as well as increased local opportunities for training and employment, inherently help to reduce crime.</p>	Positive Negative Neutral Uncertain	None required.			
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes No N/A	<p>Refer to above response to "Does the proposal incorporate elements to help design out crime?"</p> <p>The Proposed Development has been designed to link closely and cohesively with the existing Ifield neighbourhood, and not to stand as a separate, disconnected development. New streets and pedestrian/cycle routes would look to directly connect with off-Site routes, including PRoWs to allow for continuation from existing routes through the Site (this includes the pedestrian / cycle connection, appropriate to the local context, proposed across the southern part of the off-Site Ifield Brook Wood and Meadows, to be secured pursuant to a specific Section 106 obligation).</p> <p>The proposed public realm delivered across the Site has been designed to be inviting and accessible to all, to encourage footfall from both new residents and users of the Proposed Development itself, but also the wider Ifield community, by creating new attractive streets and paths that traverse the Site and encourage permeability. The public realm has been designed with a focus on people and their health, encouraging active travel through walking and cycling, engagement and social cohesion.</p>	Positive Negative Neutral Uncertain	None required.			
Does the proposal include attractive, multi-use public spaces and buildings?	Yes No N/A	<p>The Proposed Development would bring forward a range of public open spaces include neighbourhood parks and amenity spaces. Each space would be attractive and inviting with ample planting, a variety of seating options, play and activity spaces for all ages, and would be accessible to all. The resulting public realm would be a vibrant and engaging network of places that provide space for gathering, walking, shopping, dining, sitting, and travelling through the Proposed Development.</p> <p>The Neighbourhood Centre would provide a range of essential local facilities to meet the needs of residents in the neighbourhood, including retail, commercial, community and health facilities. A Market Square will also be delivered, providing a large flexible open space that can accommodate multiple uses. Additionally, the Sports Hub would be an accessible hub for sport provided facilities for both sports and social activities.</p>	Positive Negative Neutral Uncertain	None required.			
Has engagement and consultation been carried out with the local community?	Yes No N/A	The design of the Proposed Development has evolved over a number of years in response to consultations with statutory and non-statutory consultees; key stakeholders; technical and environmental studies; and planning policies and strategies. The final scheme has been informed through numerous stakeholder consultation events and a comprehensive consultation programme which is set out in Section 3.5 and the accompanying Statement of Community Involvement.	Positive Negative Neutral Uncertain	None required.			

Table 8.7: HUDU Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
7. Access to Healthy Food							
Issues considered within this topic comprise:							
<ul style="list-style-type: none"> • Provision of hot food takeaways; and • Availability of allotments and community food growing spaces. 							
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes No N/A	Allotments would be delivered across the Proposed Development such that each residential area would have access to an allotment. The Proposed Development would look to deliver a minimum of allotment space in line with the HDC's Open Space, Sport and Recreation Review ¹⁵ , which would be secured by planning condition. These will encourage participation in food production, enhance education around food production and help create a sense of wellbeing and social cohesion. Furthermore, a Market Square would be delivered as the focal point of the Neighbourhood Centre which would be a flexible space for community events, pop-up shops, food stores and farmer's markets. Additional space for event opportunities would be provided separately within the Proposed Development. The Proposed Development therefore provides substantial opportunities to encourage resident growers and local food suppliers to participate in farmers markets and other events.	Positive Negative Neutral Uncertain	None required.			
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes No N/A	The Proposed Development seeks to provide up to 40,130 m ² of Class E floor space across the Neighbourhood Centre and River Valley Area. These areas would provide opportunities for the provision of small shops and social enterprises. These would be used by both new residents of the Proposed Development but also the existing wider community in Ifield and the surrounding area.	Positive Negative Neutral Uncertain	None required.			
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes No N/A	No hot food takeaways are explicitly proposed; however, the Proposed Development does include for the provision of food and drink premises (Class E (b)) which could ultimately be occupied by hot food takeaway providers.	Positive Negative Neutral Uncertain	None required.			

¹⁵ Horsham District Council, Open Space, Sport and Recreation Review, June 2021.

Table 8.8: HUDU Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
8. Access to Work and Training							
Issues considered within this topic comprise:							
<ul style="list-style-type: none"> The potential generation of employment during the demolition and construction stage as well as the completed development stage. 							
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes No N/A	<p>The demolition and construction works would generate employment opportunities; the amount of employment generated is a function of the scale and type of demolition and construction expenditure. The development programme is multi-phased and is expected to last approximately 15 years. Taking into account the nature of the construction industry, leakage, displacement and indirect effects, the Proposed Development is estimated to create a total of 1,014-1,428 direct jobs during construction within a singular year, and an additional 608-857 jobs through indirect and induced employment.</p> <p>Local training and apprenticeship opportunities would be offered as part of the demolition and construction stage S106 with skills and training obligations.</p> <p>Following construction, the proposed non-residential uses on-Site would support jobs and local communities, as well as promote a mixed-use development to connect local residents with new employment opportunities. The Proposed Development would provide a range of non-residential employment generating floorspace. The likely jobs that would be generated have been estimated using employment densities published by the Homes and Communities Agency (HCA) and assuming the lowest employment yielding use where flexibility of a range of uses are provided for, the Proposed Development is estimated to generate up to 1,396 direct jobs during its operational phase, with an addition 507 jobs through indirect and induced employment. This would have a positive impact on employment at the local level.</p>	Positive Negative Neutral Uncertain	None required.			
Does the proposal provide childcare facilities?	Yes No N/A	The Proposed Development would provide a minimum of 1,100 m ² GEA of Class E(f) use within the Neighbourhood Centre, which would provide for a private early years facility. Further education space (Use Class F1) would be delivered which would provide an additional nursery and student support centre.	Positive Negative Neutral Uncertain	None required.			
Does the proposal include managed and affordable workspace for local businesses?	Yes No N/A	<p>The Proposed Development would provide up to 5,200 m² GEA of B2 General Industrial uses within the River Valley area, and further commercial and business space (Class E (g)(i): Offices to carry out any operational or administrative functions) within the River Valley and Neighbourhood Centres which may take the form of offices, hybrid workspaces and/or smaller workspaces. As described in the DAS (WOI-HPA-DOC-DAS-01), the proposals also include an accompanying innovation centre within the northern employment-focused cluster.</p> <p>A Market Square would also be delivered as the focal point of the Neighbourhood Centre which would be a flexible space for community events, pop-up shops, food stores and farmer's markets.</p> <p>Together these provide ample area and a variety of different spaces to be used by local business which would be beneficial to the local community. Furthermore, employment uses would be located within 10 minutes walking distance from public transport access and will have easy vehicular access from the CWMMC, as set out in the Design Code.</p>	Positive Negative Neutral Uncertain	None required.			
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes No N/A	<p>The jobs created during demolition and construction of the Proposed Development would be varied, from low-skilled labouring through a range of skilled construction trades to technical and professional work. It is likely that the sub-contracts would be put out to tender on a regional or national basis although there may be opportunities for local firms and skills.</p> <p>Opportunities for local people to access jobs will depend on both successful bidding for contracts by local contractors and local people with appropriate skills and experience applying for the small proportion of jobs that may be advertised locally. The Applicant (or relevant development party) would nevertheless commit to maximising local recruitment through enhancement measures which would include commitment to advertise job vacancies in local job agencies and newspapers in accordance with 'local and relevant postcodes' to maximise those employed locally.</p> <p>As included in the Economic Development Strategy (WOI-HPA-DOC-EDS-01), a Local Employment Strategy (to be secured by an appropriately worded planning condition) will be developed for the Proposed Development which would ensure that local people are able to participate fully in employment opportunities both during construction and as employment provision comes forward.</p> <p>Specifically, the measures contained within the Local Employment Strategy will seek to mitigate the impacts of development, principally by ensuring that local people can easily access job opportunities.</p>	Positive Negative Neutral Uncertain	None required.			

Table 8.9: HUDU Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
9. Social Cohesion and Lifetime Neighbourhoods							
Issues considered within this topic comprise:							
<ul style="list-style-type: none"> • Social interaction; • Mixed communities; • Access to community facilities; and • Community severance. 							
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?	Yes No N/A	<p>The Proposed Development would create new public realm and improve permeability across the Site. The area provides a range of recreation walking and cycling routes. Investment in numerous LCWIPs routes is proposed as a series of measures to improve sustainable and active travel for both existing and new residents.</p> <p>The Applicant proposes to deliver a sensitively designed east-west pedestrian / cycle connection, appropriate to the local context, across Ifield Brook Wood and Meadows. The proposed pedestrian / cycle link will be secured pursuant to a specific Section 106 obligation. This would enable existing surrounding residents to easily access and benefit from the new public realm delivered by the Proposed Development.</p> <p>Existing PRoW within the Site would be improved and integrated into the Proposed Development; as included in the Site Wide Design Code, existing PRoW would be retained, in their current alignment or minor diversion if required. Surfacing would be improved, where required, so as to be passable in winter. Safe crossings must be provided for the PRoW across the CWMMC.</p>	Positive Negative Neutral Uncertain	None required.			
Does the proposal include a mix of uses and a range of community facilities?	Yes No N/A	The Proposed Development would deliver a minimum of 600 m ² of Class F2 to be provided for community uses within the Neighbourhood Centre. In addition, 40,130 m ² GEA of Class E floorspace would be delivered including retail, leisure, food and beverage. The Neighbourhood Centre has been designed to create a sense of community within the Proposed Development by providing a range of non-residential uses together with a Market Square, a large flexible open space which acts as a focal point, anchoring retail and community uses as well as comprising a Mobility Hub.	Positive Negative Neutral Uncertain	None required.			
Does the proposal provide opportunities for the voluntary and community sectors?	Yes No N/A	The Proposed Development would deliver a minimum of 600 m ² of Class F2 to be provided for community uses within the Neighbourhood Centre. The Market Square, a large flexible open space, will also provide opportunities for community events, pop-up shops, food stores and farmer's markets. In addition, 40,130 m ² GEA of Class E floorspace would be delivered, including leisure, flexible workspace and education uses, each of which could provide additional spaces and opportunities for use by the voluntary and community sectors. A Community Engagement Officer would be appointed to support early-stage community building activities. This would be secured through the S106 agreement.	Positive Negative Neutral Uncertain	None required.			
Does the proposal address the six key components of Lifetime Neighbourhoods?	Yes No N/A	<p>Lifetime neighbourhoods are places where people are able to live and work in safe, healthy, supportive and inclusive environments with which they are proud to identify. The Proposed Development addresses the following six key components of Lifetime Neighbourhoods¹⁶:</p> <ul style="list-style-type: none"> • Supporting residents to develop lifetime neighbourhoods – especially resident empowerment; • Access; • Services and amenities; • Built and natural environments; • Social networks/well-being; and • Housing. <p>The Proposed Development would deliver the comprehensive masterplanning of the Site, delivering new homes, amenities, services and open spaces, whilst delivering wider benefits to the neighbouring communities. Furthermore, the Proposed Development would generate employment at the demolition and construction stage, as well as the completed development stage.</p>	Positive Negative Neutral Uncertain	None required.			

¹⁶ Department for Communities and Local Government. Lifetime Neighbourhoods. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6248/2044122.pdf.

Table 8.10: Hudu Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
10. Minimising the Use of Resources							
Issues to consider comprise:							
	<ul style="list-style-type: none"> Existing use of the land; Opportunities for recycling and reuse; Sustainable construction; and Waste management. 						
Does the proposal make best use of existing land?	Yes No N/A	<p>The Site predominantly comprises agricultural fields and is currently located outside of defined settlement boundaries. A large portion of the Site has been owned by the Applicant and predecessor bodies, since the Commission for New Towns was established and Crawley was built.</p> <p>The scale, function and land uses of the Proposed Development has been discussed extensively with HDC, CBC and West Sussex County Council (WSCC) officers and has been subject to extensive public consultation. The Site will provide strategic-scale development in a sustainable location that is appropriate for the settlement type and purpose.</p> <p>The Site does not comprise any protected areas or assets of particular importance, and the Proposed Development will provide significant public benefits (for example affordable housing, education provision and public open space) in a sustainable location, making an effective use of land and securing well-designed places.</p>	Positive Negative Neutral Uncertain	None required.			
Does the proposal encourage recycling (including building materials)?	Yes No N/A	An outline Operational Waste Management Strategy (OWMS) (WOI-HPA-DOC-OWMS-01) and outline construction Site Waste Management Plan (SWMP) (WOI-HPA-SWMP-01) has been prepared for the planning application. These set out how the proposal seeks to manage waste arising during the demolition and construction, and completed development stage.	Positive Negative Neutral Uncertain	None required.			
Does the proposal incorporate sustainable design and construction techniques?	Yes No N/A	<p>The Applicant's ambition is for the Proposed Development to be a highly sustainable development that encourages active travel and sustainable transport modes. As noted in the Site Wide Design Code (WOI-HPA-DOC-SWDC-01), buildings must be designed in alignment with the Sustainable/Energy Strategy, emphasizing efficiency and maximizing the use of low carbon and renewable energy sources. At reserved matters stage, a whole life value approach should be adopted to ensure long-term sustainability, and if necessary, contribute to carbon offsets. All new homes will meet Future Homes Standards.</p> <p>In addition, as detailed in the Site-Wide Design Code, the Proposed Development would be designed to emphasise efficiency and maximise the use of low carbon and renewable energy sources, supported by a whole Site net zero carbon trajectory to 2050. The design would be based on a whole life value approach and contribute to carbon offsets if needed.</p>	Positive Negative Neutral Uncertain	None required.			

Table 8.11: Hudu Planning Checklist							
Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions			
11. Climate Change							
Issues to consider for the topic comprise:							
<ul style="list-style-type: none"> the comfort of future residents within the Proposed Development with reference to future changes to winter and summer temperatures; and the accessibility of biodiverse areas for the future users of the Proposed Development. 							
Does the proposal incorporate renewable energy?	Yes No N/A	<p>As detailed in the Energy Strategy (WOI-HPA-DOC-ENE-01) that accompanies the planning application, four energy generation scenarios have been considered:</p> <ul style="list-style-type: none"> • District Electric Heating and 10% solar PV on-Site generation; • Centralised District Heating 10% and 10% solar PV on-Site generation; • Ambient Temperature Loop system and 10% solar PV on-Site generation; and • Individual air source heat pumps on a building level and 10% solar PV on-Site generation. <p>The choice of scenario would be determined as the design progresses and following detailed technical feasibility studies and economical and financial modelling.</p>	Positive Negative Neutral Uncertain	None required.			
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes No N/A	Overheating assessments would be run for all plots at the detailed design stage. It is expected that all retail and office buildings would be assessed against and pass TM52 (or relevant applicable standard at the time) and all residential dwellings would be assessed against and pass TM59 (or relevant applicable standard at the time), which are the standard requirement to demonstrate that Building Regulations (Part O) are met. The Site Wide Design Code for the Proposed Development requires that shading and structure should be provided with tree planting and woody plants. This should be achieved primarily through the retention of existing trees and plants where possible, followed by new planting. At reserved matters stage, the use of natural light and ventilation should be maximised to create a healthy and comfortable living environment.	Positive Negative Neutral Uncertain	None required.			
Does the proposal maintain or enhance biodiversity?	Yes No N/A	<p>The Proposed Development would achieve at least a 10 % biodiversity net gain across the Site. Compensation measures for any loss of habitat have been proposed with like for like or like for better habitat wherever possible, and suitable buffers around more important habitat features. The Proposed Development would include (but not be limited to) the following key measures to enhance biodiversity:</p> <ul style="list-style-type: none"> • Landscape-led design to ensure ecologically valuable habitats are retained, protected, enhanced and created as a component of the Proposed Development (e.g. woodlands, hedgerows, ecological corridors and aquatic features). • Appropriate management of new habitats, undertaken in accordance with a Habitat Management and Monitoring Plan (HMMP) to be secured via planning condition. • Provision of strategic open space to alleviate recreational pressure on designated sites and habitats of ecological value, with more vulnerable areas protected from recreational pressure. • Creation of new ecologically rich habitat in the northern part of the Site. • Retention and enhancement of key ecological corridors through the Proposed Development Site to retain and improve connectivity for wildlife, including commuting routes for bats. • Maintenance of the integrity of the Site's existing wetland habitats wherever possible, including the Ifield Brook and River Mole and where possible the ponds present within Ifield Golf Course and elsewhere on Site. • Creation of new valuable wildlife areas, suitable for use by protected/notable species (e.g. great crested newt, reptiles, bats, breeding birds and invertebrates) in the north of the Site and in targeted areas around the southern parts of the Site. This would include creation of Lowland Meadow areas, other grassland areas, new woodland, hedgerows, ponds and ditches. • Retention and enhancement of key ecological corridors through the Proposed Development Site to retain and improve connectivity for wildlife, including commuting routes for bats. These have been designed with north-south and east-west corridors, to connect to valuable habitats adjacent to the study area such as local wildlife sites (LWS) and Ancient Woodlands. • Statutory buffer zones for Ancient Woodland sites will be set to 15m to avoid root damage, and in line with guidance. All areas of Ancient Woodland will be protected by buffers, with no work to remove habitats in these buffers proposed. Overall buffer zones (comprising both mitigation buffers and set-back areas) for Hyde Hill Woods LWS and Ifield Brook Woods LWS have been set to 35 m and 25 m, respectively. 	Positive Negative Neutral Uncertain	None required.			
Does the proposal incorporate sustainable urban drainage techniques?	Yes No N/A	The use of Sustainable Drainage Systems (SuDS) is mandatory for most new surface water drainage systems within the UK. SuDS can be used as source, conveyance, storage/attenuation, and discharge dependent on various site conditions using vortex flow control devices. As discussed in the Drainage Strategy Report (1620007949-RAM-ZZ-XX-RP-D-0001), SuDS techniques such as detention ponds, swales, filter trenches and below ground tanks would be incorporated into the Proposed Development. All SuDS features will be designed in accordance with industry standard guidance and include for climate change allowances.	Positive Negative Neutral Uncertain	None required.			

9. CONCLUSION

The assessment of the Proposed Development against the HUDU Rapid HIA Tool Planning checklist in Table 8.1 demonstrates the positive impacts and effects that would be delivered in respect of health.

Through the development of the Site, the Proposed Development would:

- provide new public realm for the benefit of all existing and future residents and visitors;
- provide access to new high quality housing, with a minimum of 35% affordable housing, and employment opportunities;
- deliver a biodiversity net gain;
- deliver new education and childcare facilities;
- deliver new community facilities including a health centre and local leisure centre;
- promote the use of more sustainable modes of transport; and
- promote active lifestyles through active street design, inviting public realm and enhanced natural and semi-natural open spaces.

All residents and on-Site and off-Site users of the Proposed Development, including all vulnerable groups, will benefit from improved open space and play space, prioritised walking and cycling space, safe and secure public realm, as well as access to commercial and employment opportunities. The Proposed Development would optimise opportunities for active and healthy lifestyles and deliver beneficial effects in respect of key health determinants, including physical activity, housing, education, employment, open space, transport and health care services.

Key health statistics within the district and local area identified several key concerns, particularly in the neighbouring borough of Crawley. How the Proposed Development would contribute towards reducing these concerns are as follows:

- Delivery of up to 3,000 new residential units including 35% affordable homes;
- Introduction of new high quality, attractive and inviting public realm in the form of key open spaces, neighbourhood parks and amenity spaces and a network of pedestrian and cyclist friendly streets, together with new play spaces for children of all ages. Together these reduce reliance of the use of the private vehicles and encourage active lifestyles, walking and time spent outdoors for both adults and children;
- Provision of a minimum of 1,500 m² for healthcare-related uses which as a minimum, will meet the needs of the new occupants of the Proposed Development;
- The opportunity to provide additional capacity for local schools (primary and secondary) and primary health care facilities, as well as the provision of new retail, community and sports facilities for local communities;
- Improved links to natural and semi-natural spaces allowing existing residents of Ifield as well as future users of the Site to access and benefit from open natural spaces; and
- Provision of new workspaces and offices and other flexible commercial floorspace which would increase employment opportunities on-Site during both the construction and operational stages.

It can be concluded that the Proposed Development has taken health and wellbeing into consideration in its design and would positively contribute towards the creation of healthy and sustainable communities.