

# Land South of Green Road, Wivelsfield Green

Health Impact Assessment



Prepared for: Taylor Wimpey Strategic Land 18 December 2024

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# Executive Summary

The importance of healthy communities is a theme running through national, regional and local planning policy. This Health Impact Assessment (HIA) has been prepared on behalf of Taylor Wimpey Strategic Land (the Applicant) to determine the potential health impacts of a residential-led development (the Proposed Development) on Green Road, Wivelsfield Green (the Site). The Site is located within the administrative area of Lewes District Council (LDC).

The Proposed Development will comprise of approximately 150 dwellings of which up to 40% are affordable, with a mix of affordable rented and intermediate (shared ownership). The Proposed Development will include associated works, parking, landscaping, publicly accessible open space and land for potential education or community use, with access from Green Road and Eastern Road. The Applicant is focused on facilitating healthy living and has made strong commitments in their Environmental, Social and Governance (ESG) Strategy, including achieving net zero carbon emissions by 2045, include priority wildlife enhancements in all developments, and reducing waste by 15% by 2025 in line with their Towards Zero Waste Strategy.

This HIA has applied a robust methodology by assessing the potential health impacts of the Proposed Development against the London Healthy Urban Development Unit (HUDU) Rapid HIA. The HIA provides recommendations to maximise health benefits and remove or mitigate potential adverse impacts on health. The assessment has used guidance which sets out key themes under which health impacts should be assessed. The health themes where mitigation has been proposed include access to health and social care services and other infrastructure; access to open space and nature; air quality, noise and neighbourhood amenity; accessibility and active travel; and minimising use of resources. Key mitigation measures this HIA has identified include the implementation of a Construction Environmental Management Plan; Landscape Management Plan; Travel Plan; consideration of lighting design; promoting the use of formal and informal open spaces; and financial contributions towards the provision of local services. The HIA concludes that the Proposed Development would have positive or neutral health effects in relation to the key health themes.



# 1 Introduction

## 1.1 Overview

- 1.1.1 This Health Impact Assessment (HIA) has been prepared on behalf of Taylor Wimpey Strategic Land (the 'Applicant') in support of an *"Outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road."* (the Proposed Development) on land south of Green Road, Wivelsfield Green (the Site).
- 1.1.2 This HIA seeks to identify and assess the potential health effects of the Proposed Development and provide Lewes District Council (LDC) with information on the health implications of the Proposed Development as part of the decision-making process.
- 1.1.3 The structure of the HIA is set out in **Table 1.1** below.

**Table 1.1: Contents of this HIA**

| Chapter           | Content                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Executive Summary | Summary of the HIA                                                                                             |
| Chapter 1         | Description of the Site and the Development, the requirement for HIA and a summary of relevant planning policy |
| Chapter 2         | A summary of the relevant planning policy context is provided                                                  |
| Chapter 3         | Outline of the assessment methodology                                                                          |
| Chapter 4         | Describes the baseline conditions of health                                                                    |
| Chapter 5         | HIA                                                                                                            |
| Chapter 6         | HIA conclusions                                                                                                |

## 1.2 Other Documents

- 1.2.1 Other reports and statements have been prepared to support the planning application, which relate to impacts on the wider determinants of health, including technical assessments on air quality, and transport. The HIA cross-references those documents as they provide greater detail on the assessment of impacts, clarification on the proposed development and proposed mitigation. Documents referred to include:
- Design and Access Statement: provides an explanation of how the Proposed Development's design responds to the Site and setting, and demonstrates that it can be adequately accessed by prospective users;
  - Statement of Community Involvement: details the engagement undertaken with stakeholders and the local community;
  - Transport Assessment and Travel Plan: details connectivity and measures for encouraging walking and cycling;
  - Air Quality Assessment: describes existing local air quality, considers the suitability of the Site for the proposed end-use and assesses the impact of the construction and operation of the Proposed Development on air quality in the local area;
  - Noise Assessment: sets out the existing sound climate, and assesses the suitability of the Site for residential development with respect to noise;

- Flood Risk Assessment and Sustainable Drainage Strategy: assesses the risk of flooding on-Site and sets out a strategy for surface water management;
- Preliminary Ecological Appraisal: assess the ecological conditions of the Site and impacts associated with the Proposed Development, together with biodiversity net gain;
- Energy and Sustainability Assessment;
- Landscape Strategy;
- Landscape and Visual impact Assessment;
- Biodiversity Impact Assessment Metric; and
- Social Value Statement.

### 1.3 Planning Context

- 1.3.1 The Site has been assessed in LDC's Land Availability Assessment (LAA) (published Nov 2023). The eastern parcels of the Site have been assessed under LAA Refs 03WV and 29WV. The north-western part of the Site has been positively assessed as a 'potentially deliverable or developable site' for approximately 47 dwellings under Site Ref: 29WV. The eastern and western parcels are jointly assessed under LAA Ref: 31WV. The principle of residential-led development is therefore deemed suitable on this Site, with dwellings situated in the north-west.

### 1.4 Site Context and Description

- 1.4.1 The Site (see **Appendix 1: Site Location Plan**) is located in Wivelsfield Green, bound by Green Lane to the north, Wivelsfield Primary School and Hundred Acre Lane to the east, West Wood to the south, and Eastern Road and the Westmeston 1 Public Right of Way (PRoW) to the west. The Site comprises approximately 21 hectares (ha) of agricultural land, bisected by the Wivelsfield 30 PRoW (bridleway). Residential properties can be located adjacent to the north-west of the Site, on both Eastern Road and Green Road. The existing war memorial on Green Lane will be excluded from the Site boundary. The centre of Wivelsfield Green is to the north-east, with a Londis, Post Office, restaurant, and village hall all situated within 400m of the Site. The closest medical facilities are situated in the towns of Burgess Hill and Haywards Heath, 3.3km and 3.6km away respectively. In both locations, a number of local shops and accessible facilities can be found.
- 1.4.5 There are multiple bus services that have stops in proximity to serve the Site and Wivelsfield Green. The nearest bus stop is situated on Green Road, 200m to the north-west of the site, which provides westerly travel towards Burgess Hill and Haywards Heath, and easterly towards Lewes and Plumpton via the 166, 167 Village Rider, and 168 Village Rider services. The same services can also be accessed opposite Wivelsfield Primary School, to the east of the Site. At the western end of Green Road, where it joins the B2112 Ditchling Road, approximately 800m away from the north-western edge of the Site, direct bus services 271 and 272 towards Royal Sussex Hospital (southbound) and Crawley Bus Station (northbound) can be found. The closest railway station is located 2.7km to the west of the Site in Wivelsfield village. This station is served by Southern Rail and Thameslink, providing southbound services towards Brighton, Ore, and Eastbourne, and northbound services into London Victoria and to Bedford via Gatwick Airport and London Terminals including London St Pancras International. The bus service to Lewes also provides good access to Lewes railway station, which offers services to the south coast and half hourly services into London Victoria through Southern Rail.
- 1.4.6 There are no statutory or non-statutory designated sites within the Site. The Closest Grade II\* Listed Buildings are Baldings (Ref: 1267439), Jenners (Ref: 1223059), and Botches (Ref: 1267496), all located less than 200m to the north of the Site and Jack of Clubs Cottage (Ref: 1216790), and Pepper Hall (Ref: 1223110) 300m and 400m to the west of the Site respectively. The nearest Grade II\* listed building is The Parish Church Of St Peter And St John The Baptist (Ref: 1222972) located 1.2km to the north-west, and the closest Grade I building is Great Ote Hall (Ref: 1223018) situated 1.5km to the west. The Site is entirely in Flood Zone 1, indicating there is a low probability of flooding from rivers.

The Site is not in an Air Quality Management Area (AQMA). The Site is not located within any DThe Proposed Development

- 1.4.7 The Proposed Development will comprise of up to 150 dwellings of which up to 40% are affordable, with a mix of affordable rented and intermediate (shared ownership). It will deliver 4ha of housing development and approximately 16.5ha dedicated to accessible open green space, including SuDS and publicly accessible open space. This will comprise a community orchard, green open space, formal and informal recreational areas, amenity spaces and tree planting. Landscape buffers will provide space between the ancient woodland and the Site, and 0.5ha of land will be safeguarded for potential education or community use. (see **Appendix 2: Development Framework Plan**).

- 1.4.8 The Proposed Development description is as follows:

*“Outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road.”*

### **Layout and massing**

- 1.4.9 The height and massing of the Proposed Development have been considered in order to reflect the village of Wivelsfield Green. The height of the Proposed Development will vary across the Site but will predominantly be 2 storeys, with up to 10% being 2.5 storeys for feature buildings. In addition, an average net density of 37 dwellings per ha (dph) is proposed to make appropriate use of the land.
- 1.4.10 Land will be made available within the redline boundary to the east of the Site for the potential future education or community use.

### **Open space and landscaping**

- 1.4.11 The Proposed Development will create flexible, multi-functional green spaces that support leisure, recreation, biodiversity, and sustainable drainage. Approximately 16.5ha of accessible open green spaces will be created within walking distance of all residential properties.
- 1.4.12 The Proposed Development is anticipated to have a biodiversity net gain (BNG) in excess of 10%, achieved through wildlife enhancements such as the creation of habitats (such as hedgerows and tree planting), the creation of open space to enable nature recovery and on-site habitat creation, and the protection of the Ancient Woodland. Further enhancements could be implemented subject to discussions with LDC, including the provision of bird and bat boxes, hedgehog highways, and the creation of habitat piles.
- 1.4.15 Buffers and green corridors will be implemented throughout the Site in order to minimise landscape and visual impacts in respect of local landscape. A 30m buffer will be provided to the Ancient Woodland, in excess of the 15m buffer zone referenced in Natural England's Standing Advice.
- 1.4.16 Open spaces will also be designed to encourage social interaction and active lifestyles. There will be a locally equipped area for play (LEAP) expanding up to 400sq.m within the Site, and a natural play trail, both of which will incorporate timber play equipment and natural play features, meeting the Proposed Development's children play space requirement of 900sq.m. The LEAP and nature trail will promote child's play, social interactions and active lifestyles, whilst incorporating the principles of inclusive design to ensure play areas and open spaces are gender inclusive and accessible to people of different physical capabilities.
- 1.4.17 A SuDS scheme will be provided at the Site using the underlying topography. Attenuation basins and swales will be incorporated into the Site, which will be landscaped to provide new wildlife habitats and enhance their ecological value.

### **Access and parking**

- 1.4.18 The Proposed Development will prioritise active travel, providing a hierarchical approach which prioritises active methods of movement. The Site will be integrated into the existing settlement and PRow network through the delivery of permeable and accessible active travel connections with direct links to Green Road which leads to key local amenities, education, and public transport services within Wivelsfield Green. The active travel connections will include a new footpath along the west of Eastern Road to enable residents to gain safe access to the Site and utilise the traffic-free active travel connections within the Site to better connect them with the existing Wivelsfield Green infrastructure and Wivelsfield Primary School.
- 1.4.19 The proposed vehicular access point will be from Green Road to the north, which will then connect to the western portion of the Site. The proposed pedestrian and cycle access points will also be from Green Road, as well as Eastern Road. Pedestrian and cycle access will link to a network which progresses throughout the Site (see **Appendix 2: Development Framework Plan**).
- 1.4.20 Parking provision will be generally on-plot, aided through frequent dropped kerbs in front of properties, which aids accessibility for wheelchair and mobility scooter users. Where off-street parking is not possible, provisions will be made for on-street parking within verges. Grass verges and tree planting will be implemented as part of distinct road/pathway surfacing to clearly distinguish the different movement routes available. Each home with off-street parking will be provided with electric car charging facilities.
- 1.4.21 Covered and secure cycling parking will be available based on the property type with 1 and 2 bed apartments sharing communal space equating to 0.5 spaces per home (1 space if individual parking provision provided per apartment), and 2 spaces per home for 3+ bedroom properties.

### **The Applicant's commitments to Sustainability and Environmental, Social and Governance (ESG)**

- 1.4.22 As set out in their Sustainability Supplement and ESG Addendum<sup>i</sup>, in 2022, the Applicant formally integrated sustainability into their corporate strategy. The Applicant's approach to site designs and layouts prioritises nature, health and wellbeing through the provision of green open spaces, affordable housing, active travel and sustainable transport options.
- 1.4.27 The Applicant creates spaces for nature within their sites by implementing green infrastructure, habitat improvements, and wildlife enhancements throughout, all securing a net gain in biodiversity. Furthermore, the Applicant is committed to long term management of habitats on Site to ensure the long-term viability of new habitat creation.
- 1.4.28 The Applicant has committed to the provision of affordable homes. To achieve this, the Applicant aims to make 40% of homes affordable to a wide range of people, through a mix of affordable rented and intermediate (shared ownership) properties, the split of which will be agreed with LDC.
- 1.4.29 Developments will also promote active travel by creating accessible neighbourhoods to provide connections for future residents to natural and local amenities to support physical and mental wellbeing. The Applicant's developments will incorporate paths and cycle routes that connect to existing networks, promote safety and attractiveness for all. By promoting active travel and sustainable transport options, the Applicant contributes towards improving the local air quality and the health of the local community.
- 1.4.30 The Applicant targets 2035 to achieve net zero in their operations and has committed to zero carbon ready homes from 2030 and will develop highly efficient homes through the integration of water, energy and resource efficiency features. During the construction of the Proposed Development, the Applicant's Health Safety and Environmental Management System will be incorporated to reduce noise, dust and disturbance during construction, prevent pollution incidents and protect biodiversity.
- 1.4.31 Throughout the noted approaches of prioritising nature, and health and wellbeing, the Applicant commits to engaging with the local community for sustainable developments. This includes a range of methods in communicating with local people and engaging with a wide range of stakeholders.

## **1.5 Requirement for HIA and Guidance Considerations**

- 1.5.1 The importance of healthy communities is a theme running through national, regional and local planning policy, and HIAs are increasingly recognised as having an important contribution towards establishing the potential impacts and benefits of schemes and policies. HIA is concerned with improving health and reducing health inequalities. HIA can be of different complexities and durations from desk-based (rapid) up to comprehensive (full), for which there are different accepted methodologies.
- 1.5.2 No requirements for HIA are specified in the Lewes Local Plan or Planning Local Validation List<sup>ii</sup>, so reference should be made to national policies to determine HIA requirements.

## 2 Policy Context

### 2.1 National Legislation and Regulation

#### **Health and Social Care Act<sup>iii</sup>**

- 2.1.1 The Health and Social Care Act (2012) introduced a duty upon local authorities to ‘take such steps as it considers appropriate for improving the health of the people in its area’. This was reaffirmed in The Health and Social Care Act (2022) and can include requiring Health Impact Assessment (HIA) for policies, plans and projects.

#### **National Planning Policy Framework (NPPF)<sup>iv</sup>**

- 2.1.2 The latest NPPF (December 2024) identifies the key principles in relation to health that local planning authorities should consider. In particular, Chapter 8 of the NPPF ‘Promoting healthy and safe communities’ states that decisions should aim to achieve the following key features to a healthy and safe community:

*‘promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*

*are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*

*enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.’*

- 2.1.3 To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

*‘plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*

*take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*

*guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*

*ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*

*ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.’*

## 2.2 Local Planning Policy and Guidance

### Lewes District Plan Part 1<sup>v</sup>

- 2.2.1 There is an emerging Lewes Local Plan for which consultation finished in February 2024. This emerging plan will cover the area for the period up to 2040.
- 2.2.2 The current Local Plan covers the period 2010-2030. Part 1 of the adopted Lewes District Local Plan sets out policies under a range of headings from the Vision for Lewes District to create an 'environment that offers a good quality of life' and 'affordable housing...will have enabled those who wish to live in the district to do so'. Particularly relevant to this HIA is the 'Creating Healthy, Sustainable Communities' section, which outlines policies to improve access to health and education facilities, promote healthier lifestyles, and improve the quality of health and social care.
- 2.2.3 Other policies which are not within the 'Creating Healthy Sustainable Communities' section, which relate to health and wellbeing include:
- **Core Policy 1 (Affordable housing):** Residential developments should deliver 40% affordable housing, with a tenure split of 75% affordable rented and 25% shared ownership.
  - **Core Policy 2 (Housing Type and Density):** A range of dwelling types and sizes to accommodate single person households, those with no dependents, and more must be provided.
  - **Core Policy 7 (Infrastructure):** Addresses that creating healthy, sustainable communities is a key challenge that developments will need to assess.
  - **Core Policy 8 (Green Infrastructure):** Advises that the adoption of green infrastructure within developments will help to promote healthy living and social inclusion by increasing opportunities for recreation, exercise and relaxation.
  - **Core Policy 9 (Air Quality):** Ensure that the developments will not have a negative impact on the surrounding area in terms of its effect on health, the natural environment or general amenity, considering cumulative impacts.
  - **Core Policy 10 (Natural Environment and Landscape):** Residential developments should provide suitable natural greenspaces at a ratio of 8 ha per 1,000 residents.
  - **Core Policy 11 (Built and Historic Environment & High-Quality Design):** Developments should be safe and accessible, as well as capable of adapting to changing lifestyles and needs. Developments should reduce crime and anti-social behaviour.
  - **Core Policy 13 (Sustainable Travel):** Requires transport provisions to be managed effectively and for major new developments to enhance travel choices and strategically place developments to be within a distance of amenities that promotes active travel and the uptake of public transport instead of private vehicle use.

### Lewes District Local Plan Part 2<sup>vi</sup>

- 2.2.4 Part 2 of the adopted local plan covers site allocations and development management policies. Those related to health and well-being include:
- **Policy DM14 (Multi-functional Green Infrastructure):** Developments should provide green infrastructure where viable, as well as address the need for outdoor playing space.
  - **Policy DM15 (Provision for Outdoor Playing Space):** For every 1,000 population, 1.6 ha should be provided for outdoor sports, 0.25 ha for children's play space and 0.3 ha for additional outdoor activities.

- **Policy DM16 (Children's Play Space in New Housing Development):** Developments of more than 20 dwellings must provide children's play space which is integral to the layout and located in a safe and welcoming location.
- **Policy DM20 (Pollution Management):** Developments will not be approved if they may have unacceptable impacts on health.

### **Draft Local Plan Update (Reg 18)<sup>vii</sup>**

- **Policy NE4 (Clean and Healthy Environment):** Avoid adverse impacts on health and environmental quality.
- **Policy H4 (Specialist Accommodation for Vulnerable People):** All developments should support independent living and care homes. Wheelchair access will need to be incorporated in order to accommodate older persons.
- **Policy IC6 (Outdoor Playing Space):** Play space standards of 0.25ha per 1,000 population should be adhered to. Developments should also incorporate 400m for children's play space and 1,200m for outdoor space.
- **Policy D5 (Public Realm):** Developments should provide high quality streets and incorporate local social infrastructure where possible.

### **Wivelsfield Parish Neighbourhood Plan<sup>viii</sup>**

2.2.5 The Neighbourhood Plan for Wivelsfield was published in September 2016 and sets the vision for 2015-2030. The aim of the plan is to ensure that the Wivelsfield Parish 'develops in the way the community wants in maintaining the rural environment, an attractive village centre, a viable community, housing for all and better facilities and services'. The majority of the Site falls within the Parish boundary, including the areas identified for dwellings, only the south-west corner is not included.

2.2.6 The key policies which are of relevance to this HIA include:

- **Policy 4 (Community Facilities):** Supports development proposals intended to secure the long-term benefit of a range of facilities that are important to the local community.
- **Policy 5 (Design):** New developments will be required to integrate with its surroundings and, where possible, should provide linkages to existing public access routes and nearby green spaces.
- **Policy 6 (Green Infrastructure & Biodiversity):** States that new development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets and the provision of additional habitat resources for wildlife and green spaces for the community. Bridleways should be maintained, and landowners and public use should be encouraged.
- **Policy 7 (Local Green Spaces):** Outlines that the green space to the east of the Site is an integral part of the Parish and provides an open space for recreational use with a sense of tranquillity and beauty that the community wants to preserve.

### **Ditchling Streat and Westmeston Neighbourhood Development Plan<sup>ix</sup>**

2.2.7 The Neighbourhood Development Plan was adopted by Lewes District Council on 2<sup>nd</sup> May 2018 and the South Downs National Park Authority on 10<sup>th</sup> May 2018. The plan was developed to support the sustainable development of the Ditchling, Streat and Westmeston parishes as well as supporting community services, both of which have a role in dictating the health of residents. The designated area which this plan covers accounts for the south-west of the Site, with the rest of the Site outside the plan's boundary.

2.2.8 The key policies which are of relevance to this HIA include:

- **Policy HSG 1 (Set Out and Apply Acceptance Criteria to Housing Applications):** Housing developments should offer a range of housing which supports an ageing population and is in close proximity to local village services. Affordable housing should also be made available in line with the Lewes District Local Plan.
- **Policy HSG 5 (Ensure Infrastructure Capacity):** Current infrastructure has little capacity to cope with new developments, therefore, new infrastructure, including transportation, telecommunications, electricity, water, drainage, flood alleviation and sewerage, will be supported. Only residential developments where sufficient infrastructure capacity has been identified will be permitted.
- **Policy TRANS 2 (Transport Infrastructure Improvements Associated with New Housing Development):** New developments should include appropriate transport infrastructure improvements, including footways, cycle routes and bus stop improvements.
- **Policy CONS 2 (Set Standards for Design of New Development):** New developments should be accessible with links established PRow networks and improve countryside access. Developments should also provide adequate flood protection. Measures to enhance energy efficiency and do not result in unacceptable levels of pollution.
- **Policy CONS 9 (Protect and Enhance Habitats and Biodiversity):** Proposals should protect habitats and biodiversity and provide enhancements where possible.
- **Policy CONS 12 (Safeguard and Enhance Green Infrastructure):** The existing green infrastructure network should be safeguarded from adverse effects associated with new developments, and opportunities should be taken to enhance the network and connectivity to it.
- **Policy CONS 13 (Protect and Enhance Links to the Countryside):** Development proposal which lie on or adjacent to a footpath or bridleway should not prejudice the retention and enhancement of these routes and should contribute to new routes as appropriate.
- **Policy CONS 15 (Enhance Ecological Networks):** Encouragement will be given to schemes that enhance the ecological network of wildlife through the creation and / or enhancement of habitats and connections between them.

### **National Health Service (NHS England Healthy New Towns)\***

2.2.9 NHS England launched the Healthy New Towns programme in 2015 to explore how the development of new places could provide an opportunity to create healthier and connected communities with integrated and high-quality services. This resulted in the adoption of the following 10 principles for healthy places:

1. Plan Ahead Collectively;
2. Assess Local Health and Care Needs and Assets;
3. Connect, Involve and Empower People and Communities;
4. Create Compact Neighbourhoods;
5. Maximise Active Travel;
6. Inspire and Enable Healthy Eating;
7. Foster Health in Homes and Buildings;
8. Enable Healthy Play and Leisure;
9. Develop Health Services That Help People Stay Well; and

## 10. Create Integrated Health.

- 2.2.10 These ten principles were developed and culminated in the publishing of four reports in 2019. The first, “Putting Health into Place Principles 1-3: Plan, Assess and Involve”<sup>xi</sup> is most appropriate to HIA. It advocates a thorough understanding of baseline health conditions and circumstances of an area so that design can incorporate and embed opportunities to improve health outcomes. It provides guidance for establishing the processes that lead to impact and how these can be measured.

### **National Design Guide<sup>xii</sup>**

- 2.2.11 The National Design Guide was first published in October 2019. It emphasises the importance of considering both physical and mental health to achieve well-designed developments. For example, the National Design Guide makes mention to ‘healthy, comfortable and safe internal and external environment’ in order to promote quality of life for a development’s occupants and users as well as to the beneficial impacts of compact and walkable neighbourhoods on health and wellbeing.

### **IEMA Competent Expert for Health Impact Assessment including Health in Environmental Assessments, September 2024<sup>xiii</sup>**

- 2.2.12 This is a statement with a framework for assessing competence and provides a criteria and guidance on the expertise professionals need when contributing towards a HIA. This document aims to further improve the standards in HIA and give professionals a criterion to progress towards being recognised as a competent expert.

### **IEMA Impact Assessment Outlook Journal: Health Impact Assessment in Planning, October 2020<sup>xiv</sup>**

- 2.2.13 This is a selection of thought pieces featuring case studies by practitioners working in health, planning and impact assessment. It includes ideas for best practice and shows the direction of travel for embedding health and wellbeing in placemaking and integrating health impact with other impact assessments including Environmental Impact Assessment. The discussions in this collection of papers have influenced the assessment within this report.

### **Public Health England, Health Impact Assessment in Spatial Planning, October 2020<sup>xv</sup>**

- 2.2.14 This guidance from Public Health England was created in collaboration with national, regional and local experts in planning, public and environmental health, and HIA. The guidance demonstrates HIAs as an essential tool to ‘health-proof’ spatial plans and to identify opportunities to deliver safer and healthier places and improve public health and wellbeing, and ultimately reduce inequalities.

### **Active Design Principles<sup>xvi</sup>**

- 2.2.15 Sport England recognise that the design and layout of where we live, work and play take a vital role in health and activity. As such the following principles for active design were developed to optimise opportunities for developments to accommodate active and healthy lifestyles:

- Activity for all;
- Walkable communities;
- Connected walking and cycling routes;
- Co-location of community facilities;
- Network of multifunctional open space;
- High quality streets and spaces;

- Appropriate infrastructure;
- Active buildings;
- Management, maintenance, monitoring and evaluation; and
- Activity promotion and local champions.

## 3 Assessment Methodology

### 3.1 Overview

3.1.1 The objectives of this HIA are as follows:

- To identify the potential positive and negative health impacts associated with the construction and operation of the Proposed Development;
- To identify opportunities for improving health and promoting health equality; and
- To identify opportunities to mitigate negative impacts on health and reduce health inequalities.

3.1.2 In the absence of any LDC specific HIA guidance the principles of the Health Urban Development Unit (HUDU) Rapid HIA<sup>xvii</sup> have formed the basis for the assessment. The HUDU method is nationally recognised as an appropriate assessment tool, which is regularly updated to reflect advances in how health and well-being are measured.

### 3.2 Health Impact Assessment

#### The HUDU Rapid Health Impact Assessment Tool

3.2.1 The latest version of the HUDU Rapid HIA Tool<sup>xvi</sup> was updated in October 2019. The rapid assessment tool is designed to assess the likely health impacts of development plans and proposals. The tool, set out in Chapter 4, identifies 11 topics of broad determinants. These are:

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

3.2.2 The Proposed Development has been assessed against the criteria set out in the Rapid HIA Tool to identify the impact it will have on health and wellbeing. For each theme, an assessment has been completed to establish the baseline of the existing situation, an evidence base around health impacts associated with a health priority, and identification of likely effects (adverse and beneficial). Recommendations for mitigation and monitoring have also been made. The assessment is found in Chapter 5 of this report.

## Scope

- 3.2.3 For the purposes of this HIA, all topics have been scoped into the assessment as they are deemed to be applicable to the Proposed Development, as set out in **Table 3.1**.

**Table 3.1: Proposed Scope of the HUDU Healthy Urban Planning Rapid HIA**

| Theme                                                                     | Scoped in (✓) / Scoped Out (X) of this HIA |
|---------------------------------------------------------------------------|--------------------------------------------|
| Housing Quality and Design                                                | ✓                                          |
| Access to Health and Social Care Services and Other Social Infrastructure | ✓                                          |
| Access to Open Space and Nature                                           | ✓                                          |
| Air Quality, Noise and Neighbourhood Amenity                              | ✓                                          |
| Accessibility and Active Travel                                           | ✓                                          |
| Crime Reduction and Community Safety                                      | ✓                                          |
| Access to Healthy Food                                                    | ✓                                          |
| Access to Work and Training                                               | ✓                                          |
| Social Cohesion and Inclusive Design                                      | ✓                                          |
| Minimising the Use of Resources                                           | ✓                                          |
| Climate Change                                                            | ✓                                          |

## 4 Baseline Conditions

### 4.1 Overview

- 4.1.1 This chapter summarises the baseline information collated regarding the local population and indicators of human health.
- 4.1.2 Utilising the information from Public Health England's (PHE) latest data for Lewes, this chapter provides a summary of the latest health profile at District level.

### 4.2 Local Health Baseline and Provisions

- 4.2.1 At the Local level, the baseline conditions of health are identified for the local area using the English Index of Multiple Deprivation<sup>xviii</sup> (IMD) at small areas (or neighbourhoods) which are also known as lower super output areas (LSOAs) which on average contain around 1,500 people. There are 32,844 of these neighbourhoods across England as a whole. The Site falls within two boundaries, Lewes 002A and Lewes 002B. **Figures 4.1 and 4.2** below show the location of the two associated LSOA's in relation to the Proposed Development (the pin marks the Site location). See Appendix 1 for the Site's red line boundary.

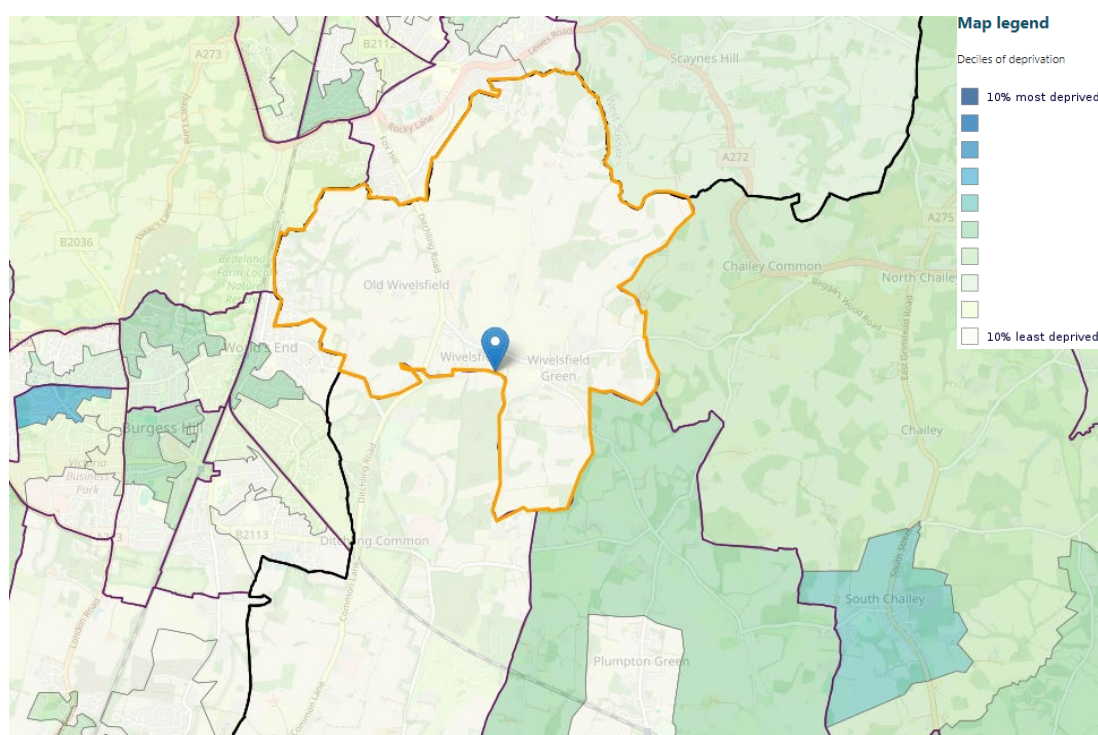


Figure 4.1: English Index of IMD Ranking for the Site Location (Lewes 002A)

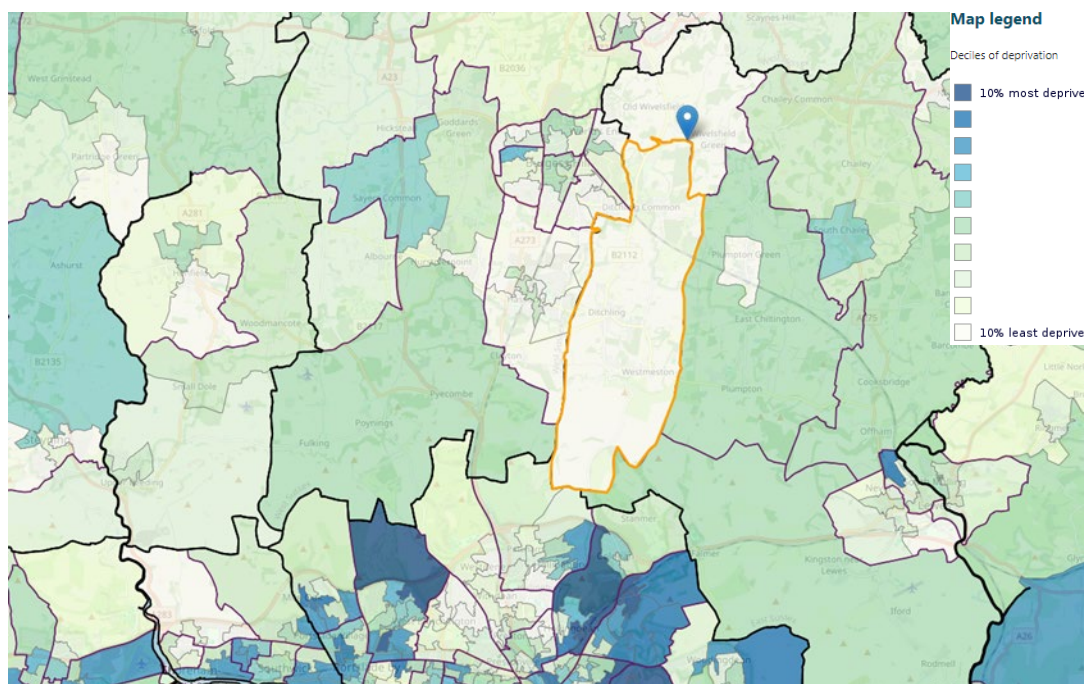


Figure 4.2: English Index of IMD Ranking for the Site Location (Lewes 002B)

### Primary Healthcare Infrastructure Audit

- 4.2.2 The GP practices within 2km of the Site and those closest which would require less than 2km walking distance when using public transport have been identified using the NHS Find a GP website<sup>xix</sup>. This distance is considered a reasonable walking distance, acknowledging that not all people have physical or financial access to private or public transport, and that some are less mobile than others. The levels of under- or over-provision of GPs have been determined through reference to the NHS General and Personal Medical Services statistics, which provide total patient list size for individual GP practices and the number of full time equivalent (FTE) GPs at each practice as of September 2024 (the latest information available). The assessment has been conducted by comparing the GP to patient ratios of local practices with the HUDU standard of 1 GP to 1,800 patients to determine whether these are under- or over-capacity.
- 4.2.3 The dental practices within proximity of the Site have also been considered, using the NHS Find a Dentist website<sup>xx</sup> which includes information on whether the dental practice is accepting new patients. It is not possible to determine the precise number of patient places available, as no central census of dentists is conducted and no definitive ratio of patients per dentist exists. These dental practices are all situated within 2km of the Site and thus considered to be within walking distance of the Site.
- 4.2.4 An outline of education and community facilities and open space provision within 2km of the Site has also been provided in Section 4.6.

## 4.3 Demographic Profile

- 4.3.1 The Site sits predominantly within the Wivelsfield Ward, with the south-west of the Site situated in the Ditchling & Westmeston Ward, all within the administrative boundary of LDC. According to the Office for National Statistics (ONS) mid-year population estimate (2021)<sup>xxi</sup> there are approximately 100,200 people living in Lewes. Of the District's population, 56.7% are of working age (16-64 years of age); this is slightly lower than the average for Great Britain for working age population which sits at 62.9%.

## Deprivation Levels

- 4.3.2 As outlined in the methodology, the Site is within two LSOA's Lewes 002A and Lewes 002B, which are ranked 29,809 and 29,868 out of 32,844 LSOAs in England respectively (where 1 is the most deprived LSOA). LSOA's Lewes 002A and 002B rank within the 10% least deprived in the country.
- 4.3.3 **Table 4.1** below details how both the LSOA's are ranked, both overall and by each deprivation domain, against all the LSOAs within England. **Figures 4.1** and **4.2** show the Site in relation to the local LSOAs.

**Table 4.1: English Index of Multiple Deprivation (IMD) ranking for the Site location**

| <b>Domain of Deprivation<br/>(Rank out of 32,844 where 1 is the<br/>most deprived)</b> | <b>Lewes 002A</b>  | <b>Lewes 002B</b>  |
|----------------------------------------------------------------------------------------|--------------------|--------------------|
| Overall IMD Rank                                                                       | 29,809             | 29,868             |
| IMD Percentage                                                                         | 10% least deprived | 10% least deprived |
| Income Rank                                                                            | 25,056             | 29,966             |
| Income Percentage                                                                      | 30% least deprived | 20% least deprived |
| Employment Rank                                                                        | 26,307             | 31,459             |
| Employment Percentage                                                                  | 20% least deprived | 10% least deprived |
| Education, Skills and Training Rank                                                    | 25,703             | 26,418             |
| Education Percentage                                                                   | 30% least deprived | 20% least deprived |
| Health Deprivation and Disability Rank                                                 | 29,481             | 31,025             |
| Health Percentage                                                                      | 20% least deprived | 10% least deprived |
| Crime Rank                                                                             | 26,457             | 29,434             |
| Crime Percentage                                                                       | 20% least deprived | 20% least deprived |
| Barriers to Housing and Services Rank                                                  | 17,809             | 9,737              |
| Barriers to Housing and Services Percentage                                            | 50% least deprived | 30% most deprived  |
| Living Environment Rank                                                                | 27,686             | 18,820             |
| Living Environment Rank Percentage                                                     | 20% least deprived | 50% least deprived |

- 4.3.4 As set out in **Table 4.1**, LSOA Lewes 002A ranks within the least deprived in England for all categories. Relatively, the LSOA ranks best for employment, health, crime, and living environment, for which it is in the 20% least deprived, and ranks worst for barriers to housing and services for which it is in the 50% least deprived. LSOA Lewes 002B ranks within the most deprived in England for barriers to housing and services but is within the least deprived in England for all other categories. The LSOA ranks best for health and employment, for which it is within the 10% least deprived in England.

## 4.4 Local Health Profile

- 4.4.1 This section is informed by the PHE Local Authority profile for Lewes (Appendix 3).

### Life Expectancy and Mortality

- 4.4.2 Life expectancy for males and females is better than the England average. Life expectancy at birth for males is 80.7 years in Lewes, whereas it is 80.1 years regionally in the South East of England and 78.9 nationally. For females in Lewes life expectancy is 84.8 years, compared to 83.8 regionally and 82.8 nationally.
- 4.4.3 The under 75 mortality rates from all causes, from cancer and from all cardiovascular diseases are all lower in Lewes compared to the national and regional rates.

4.4.4 **Table 4.2** sets out the physical health baseline standards.

**Table 4.2: Physical Health Baseline Conditions**

| Indicator                                                                                       | Year                    | Lewes   | South East of England           | England |
|-------------------------------------------------------------------------------------------------|-------------------------|---------|---------------------------------|---------|
| Life Expectancy                                                                                 |                         |         |                                 |         |
| Life expectancy at birth for males (years)                                                      | 2020-22                 | 80.7    | 80.1                            | 78.9    |
| Life expectancy at birth for females (years)                                                    | 2020-22                 | 84.8    | 83.8                            | 82.8    |
| Morbidity                                                                                       |                         |         |                                 |         |
| Hip fractures in people aged 65 and over (per 100,000 population aged 65 and over)              | 2022/23                 | 486.0   | 509                             | 558     |
| Mortality                                                                                       |                         |         |                                 |         |
| Under 75 mortality rate: all causes (per 100,000 population aged under 75)                      | 2022                    | 266.4   | 298.3                           | 342.3   |
| Under 75 mortality rate from all cardiovascular diseases (per 100,000 population aged under 75) | 2022                    | 59.5    | 63.1                            | 77.8    |
| Under 75 mortality rate from cancer (per 100,000 population aged under 75)                      | 2022                    | 100.9   | 114.3                           | 122.4   |
| Infant Mortality Rate (per 1,000 live births)                                                   | 2020-22                 | 2.2     | 3.3                             | 3.9     |
| Excess Winter Deaths Index (% per 1,000 households)                                             | August 2021 - July 2022 | 16.9    | 8.6                             | 8.1     |
| Killed and seriously injured (KSI) rate on England's roads                                      | 2022                    | No Data | 95.1                            | 94.5    |
| Key                                                                                             |                         |         |                                 |         |
|                                                                                                 |                         |         | Better than the England average |         |
|                                                                                                 |                         |         | Similar to the England average  |         |
|                                                                                                 |                         |         | Worse than the England average  |         |
|                                                                                                 |                         |         | Not Compared                    |         |

### Mental Health and Behavioural Risk Factors

4.4.5 As shown in **Table 4.3**, mental health factors in Lewes are varied compared to the national average, whereby the suicide and dementia diagnosis rates are similar to the England average, and the rate of emergency hospital admission rate for intentional self-harm is worse than the England average.

4.4.6 Lifestyle risk factors are better than or similar to the national and regional average. The hospital admission rates for alcohol-specific related conditions (under 18's) and smoking prevalence rates in adults are similar to the national average, whereas admission rates for alcohol-related conditions are better than the England average. A similar amount of adults in Lewes are physically active, but there is less adult and child obesity when compared to the regional and national rate.

**Table 4.3: Mental Health and Lifestyle/Behavioural Baseline Conditions**

| Indicator                                                                            | Year    | Lewes | South East of England | England |
|--------------------------------------------------------------------------------------|---------|-------|-----------------------|---------|
| Mental health                                                                        |         |       |                       |         |
| Emergency hospital admission rate for intentional self-harm (per 100,000 population) | 2022/23 | 155.8 | 138.3                 | 126.3   |
| Suicide rate (per 100,000 population aged 10 and over)                               | 2020-22 | 9.1   | 10.4                  | 10.3    |
| Estimated dementia diagnosis rate (65+ years) (%)                                    | 2024    | 65.6  | 62.9                  | 64.8    |
| Lifestyle                                                                            |         |       |                       |         |
| Percentage of physically active adults                                               | 2022/23 | 70.8  | 70.2                  | 67.1    |

| Indicator                                                                                         | Year                            | Lewes | South East of England | England |
|---------------------------------------------------------------------------------------------------|---------------------------------|-------|-----------------------|---------|
| Percentage of overweight or obese adults                                                          | 2022/23                         | 58.3  | 62.8                  | 64.0    |
| Percentage of obesity in Year 6 children                                                          | 2022/23                         | 17.7  | 19.4                  | 22.7    |
| Smoking prevalence in adults (%)                                                                  | 2022                            | 10.5  | 11.5                  | 12.7    |
| Hospital admission rate for alcohol-related conditions (per 100,000 population)                   | 2022/23                         | 325   | 376                   | 475     |
| Hospital admission rate for alcohol-specific conditions(per 100,000 population aged 18 and under) | 2020/21 – 22/23                 | 26.4  | 28.6                  | 26      |
| Key                                                                                               |                                 |       |                       |         |
|                                                                                                   | Better than the England average |       |                       |         |
|                                                                                                   | Similar to the England average  |       |                       |         |
|                                                                                                   | Worse than the England average  |       |                       |         |
|                                                                                                   | Not Compared                    |       |                       |         |

## 4.5 Healthcare Infrastructure Audit

### Primary Healthcare Facilities

- 4.5.1 A review has been undertaken of the existing primary healthcare infrastructure in the area surrounding the Site. The review identified there are currently no GP Practices within 2km of the Site, however, public transport routes will enable residents to access GP facilities without walking further than approximately 2km. The HUDU sets a standard of 1 GP per 1,800 patients against which the existing GP to patient ratio (data acquired from the NHS General and Personal Medical Services Statistics for July 2024<sup>xxii</sup>) at this medical practice is assessed in **Table 4.4**.

**Table 4.4: GP Services**

| Practice (Bus Service & Approx Walking Distance)     | No. Patients | No. FTE GPs | Ratio   | Capacity       | Site Within Catchment? |
|------------------------------------------------------|--------------|-------------|---------|----------------|------------------------|
| Dolphin's Practice (166 & 1.3km)                     | 11,055       | 4.54        | 1:2,435 | Over capacity  | Yes                    |
| Vale Surgery (Cuckfield Medical Centre) (166 & 800m) | 13,057       | 7.52        | 1:1,736 | Under Capacity | No                     |
| Silverdale Practice (272 & 1.2km)                    | 13,543       | 7.85        | 1:1,725 | Under Capacity | No                     |

- 4.5.2 There are no dental practices within 2km of the Site, however, using public transport NHS dentists can be accessed whilst walking less than 2km and a total travel time of less than 60 minutes. The closest NHS dentists are Queens Crescent Dental Practice, (not accepting new NHS patients but may accept private patients) and Sachin (accepting new private patients only) and Gateway Dental Burgess Hill (accepting new private patients only). Dumbledore Dental Care is the nearest NHS dentist accepting new NHS patients of all ages, accessed by the 271 bus service and approximately 1.2km walking distance.

## 4.6 Social Infrastructure: Educational and Open Space Facilities

- 4.6.1 In addition, to the above physical and mental health baseline statistics, an audit of the current social infrastructure has been undertaken. A study area of 2km (i.e., within a 30-minute walking distance) was utilised to examine the current level of education facilities and community centres.
- 4.6.2 The following education facilities are available within a 2km radius of the Site:
- Wivelsfield Green Playgroup and Pre-School

- Wivelsfield Wrens Nursery
- Wivelsfield Primary School

The closest secondary school is Chailey School, which is approximately 5km south east of the Site, but can be accessed by either public transport or approximately a 15 minute cycle. A further three secondary schools can be found in Burgess Hill which can also be accessed using public transport infrastructure which would require walking a distance less than 2km.

4.6.3 The following are Open Space, Community Space and Children's Play Areas within a 2km radius of the Site:

- Wivelsfield Green Recreation Ground
- Ditchling Common Country Park
- The Croft Park

4.6.4 Both LSOAs fall within the most desirable classification for accessible natural greenspace standards (ANGSt)<sup>xxiii</sup>, with Lewes 002A and 002B having 86.87% and 99.91% coverage within a 2km buffer respectively. Using the ANGSt, the Site falls entirely within the neighbourhood standard, meaning an open space is available within 1km, and the north-west and west of the Site falls within the doorstep standard, which identifies there are open greenspaces and playing fields within 200m.

## 5 HIA Assessment Matrix

### 5.1 HIA Assessment Matrix

5.1.1 The tables below outline the potential health and wellbeing impacts associated with the Proposed Development during its construction and operational phases. As set out in the Assessment Methodology section in Chapter 3, the tables have been adapted from the HUDU Rapid Health Impact Assessment Tool.

### 5.2 Housing Quality and Design

5.2.1 The first theme assessed is Housing Quality and Design which can affect both the physical and mental health of residents (**Table 5.1**). The provision of a range of housing of high-quality design with sufficient space for future residents can have a positive health effect by reducing injuries in the home, premature deaths from damp/cold/overheating and mental illness from social isolation.

**Table 5.1: Housing Quality and Design**

| Assessment Criteria                                                                                                                                      | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                   | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?                     | Yes ✓<br>No<br>N/A | The Proposed Development will meet the requirements of the Building Regulations Requirement M4 (2) which ensures developments have <i>'reasonable provisions for most people to access the dwelling and will incorporate features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users'</i> . All residential dwellings will be designed to this standard. | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |
| Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes? | Yes ✓<br>No<br>N/A | As above, all residential dwellings will be compliant with the Building Regulation Requirement M4 (2), meaning housing will be adaptable in order to accommodate the needs of different family groups and will be accessible for people of all ages.                                                                                                                                                                                                 | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |
| Does the proposal include homes that can be adapted to support independent living for older and disabled people?                                         | Yes ✓<br>No<br>N/A | As above, M4 (2) compliant housing are accessible and adaptable to cater for the differing needs of the occupant/s.                                                                                                                                                                                                                                                                                                                                  | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |

| Assessment Criteria                                                                                                           | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal promote good design through layout and orientation, meeting internal space standards?                       | Yes ✓<br>No<br>N/A | As noted in the Design and Access Statement (DAS) and seen in <b>Appendix 2</b> , the Proposed Development layout has been designed to maximise integration with the existing infrastructure of Wivelsfield Green, by enhancing traffic-free pedestrian and cycle routes, providing space for education and community uses, and ensuring inclusive and accessible design throughout.<br><br>In terms of the internal space of the dwellings, all homes will be compliant with Building Regulations Requirements M4 (2). Further housing design details, such as the layout and orientation of the homes, will be determined in future Reserved Matters Applications. | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |
| Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs? | Yes ✓<br>No<br>N/A | The Proposed Development will deliver a mix of terraced, semi-detached and detached residential dwellings, which will include affordable houses in response to local housing needs. The Proposed Development will provide 40% affordable housing, in align with Core Policy 1 of the LDC Local Plan.                                                                                                                                                                                                                                                                                                                                                                 | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |
| Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?                                    | Yes ✓<br>No<br>N/A | The Proposed Development will exceed local policy, providing homes which are EPC 'B' rated. This will be achieved through multiple methods, including adopting a 'fabric first' approach to design to minimise energy demand, optimising passive design measures, and implementing energy efficient technologies such as wastewater heat recovery systems, thermally enhanced lintels, and ventilation control.                                                                                                                                                                                                                                                      | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |

### 5.3 Access to Health and Social Care Services and Other Infrastructure

5.3.1 Access to health and social care services and other social infrastructure is crucial to ensure every member of the public has equal access to healthcare services for treating illness and injuries as well as education opportunities (Table 5.2).

**Table 5.2: Access to Health and Social Care Services and Other Infrastructure**

| Assessment Criteria                                                                                                                                                        | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Does the proposal retain or re-provide existing social infrastructure?                                                                                                     | Yes ✓<br>No<br>N/A | The Proposed Development will retain and improve the connectivity of the existing PRoW which bisects the Site. This will be achieved by implementing recreational cycle / pedestrian routes within the Site, neighbouring the PRoW with areas of formal and informal recreation, introducing a green corridor along the PRoW and a proposed community orchard adjacent to the north. Where necessary, a financial contribution can be made towards the local public services, such as schools, retailers and utilities, which will be agreed in the form of Section 106 (S106) Agreements with LDC. | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | Financial contribution to local public services in the S106 Agreements to be confirmed with LDC. |
| Does the proposal assess the impact on health and social care services and have local NHS organisations been contacted regarding existing and planned healthcare capacity? | Yes ✓<br>No<br>N/A | Chapter 4 of this HIA sets out the existing social infrastructure surrounding the Site. GP practices and NHS dentists can be accessed using public transport and requiring less than 2km total walking distance. Of the three closest dentists, two are accepting new private patients and one may be. The closest dentist accepting new NHS patients is situated approximately 18km from the Site but can be accessed via public transport while requiring less than 2km total walking distance. Two GPs are also under capacity based on the latest NHS data from September 2024.                 | Positive<br>Negative<br>Neutral ✓<br>Uncertain                           | N/A                                                                                              |
| Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?                                              | Yes<br>No ✓<br>N/A | No healthcare is being provided within the Proposed Development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Positive<br>Negative<br>Neutral ✓<br>Uncertain                           | N/A                                                                                              |

| Assessment Criteria                                                                                                                                                             | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post-19 education needs and community facilities? | Yes ✓<br>No<br>N/A | Chapter 4 of the HIA sets out the current baseline of educational facilities in the local area. There are two nursery schools and one primary school within 2km of the Site. Three secondary schools can be accessed via public transport in Burgess Hill. The latest available data on school capacity from 2023 shows that there is approximately 8% capacity at Wivelsfield Primary School, 5% at Chailey School (Secondary) 11% at Burgess Hill Academy (Secondary School). In addition, there are three community facilities within 2km of the Site. The Proposed Development will provide a beneficial effect on the local housing needs, especially affordable housing in line with LDC Local Plan Core Policy 1, and therefore will increase the number of people in the local area. The Proposed Development will incorporate open spaces for community uses, including a proposed community orchard, area for children's play and formal and informal recreational spaces. | Positive<br>Negative<br>Neutral<br>Uncertain ✓                           | Potential for S106 agreements to be agreed with LDC at a future date if there is need to increase capacity of education facilities. |
| Does the proposal explore opportunities for shared community use and co-location of services?                                                                                   | Yes ✓<br>No<br>N/A | Shared community use areas will be provided through informal and formal open spaces within the Proposed Development to provide a mix of uses and activities for new and existing residents of Wivelsfield Green. This aligns with the Wivelsfield Neighbourhood Plan Policy 7 which aims to retain the area to the east of the Site as an open space for recreational use. These community spaces, including the proposed community orchard, children's play area and formal and informal recreational spaces will be designed to be accessible and inclusive for all, encouraging social interaction and active lifestyles.                                                                                                                                                                                                                                                                                                                                                         | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           |                                                                                                                                     |

## 5.4 Access to Open Space and Nature

- 5.4.1 The provision of attractive open space and natural areas within or in proximity to a development can promote mental and physical health, reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity and reducing exposure to poor air quality (**Table 5.3**).

**Table 5.3: Access to Open Space and Nature**

| Assessment Criteria                                                    | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal retain and enhance existing open and natural spaces? | Yes ✓<br>No<br>N/A | <p>The Site currently comprises arable fields bordered by hedgerows and trees. The Proposed Development will be dominated by open and natural spaces, with improved accessibility to these spaces made through enhanced connectivity to the existing PRoW, as per the Wivelsfield Neighbourhood Plan Policy 6.</p> <p>Existing vegetation across the Site will be retained where possible, along with new tree planting. A 30-metre buffer will be applied to the Ancient Woodland in and adjacent to the south of the Site to ensure it remains undisturbed and the buffer area will aim to deter unmanaged access.</p> <p>As noted in the Ecological Assessment, the Site primarily supports grassland fields in the west and intensively managed arable land in the east, which are bounded by hedgerows and treelines. Where losses are required to habitats which are of relatively greater interest, such as small areas of woodland, hedgerows and trees, these will be offset through the provision of extensive areas of new species-rich habitats and planting within areas of open space and provide an opportunity to deliver enhancements compared to the existing situation.</p> | <p>Positive ✓<br/>Negative<br/>Neutral<br/>Uncertain</p>                 | N/A                                           |
|                                                                        |                    | As described in the Biodiversity Net Gain Report, the Proposed Development is projected to enhance BNG by approximately 11.54% in habitat units. The landscape strategy includes a variety of species-rich habitats and will comprise semi-mature tree planting, native hedgerow planting, mixed scrub, suds features and wildflower grassland establishment throughout the site. The focus of the Proposed Development is to retain and enhance habitats of greatest diversity whilst providing species-rich habitats within landscaped areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                          |                                               |

| Assessment Criteria                                                                                                | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions                                                                                                                        |
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| In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces? | Yes ✓<br>No<br>N/A | There will be new tree planting south of Green Road, as well as improving access to the area for open and play spaces. The PRoW will be retained with green corridors introduced, and access to the PRoW will be improved through the introduction of new recreational routes and a proposed pedestrian and cycle access point from Green Road. In total, the Proposed Development will create approximately 16.5ha of new accessible open green space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                                                                                                                                                  |
| Does the proposal provide a range of play spaces for children and young people?                                    | Yes ✓<br>No<br>N/A | The Proposed Development will deliver a LEAP for children's play, as well as providing approximately 16.5ha open space for formal and informal areas for recreation. These spaces will be accessible for all ages and abilities and will promote healthy play and leisure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                                                                                                                                                  |
| Does the proposal provide links between open and natural spaces and the public realm?                              | Yes ✓<br>No<br>N/A | As stated above, approximately 16.5ha of open spaces will be incorporated into the Proposed Development and accessibility to these will be enhanced by the retention of the existing PRoW within a green corridor. New recreational routes for pedestrians and cyclists will provide strong connections between residential areas in the west and natural spaces in the east and the south of the Site. By providing open spaces in the east and an access point from the east of Green Lane, this open space is easily accessible both to new residents of the Proposed Development and the majority of residents of Wivelsfield Green village, which is primarily situated to the east of the Site.                                                                                                                                                                                                                                                                                       | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                                                                                                                                                  |
| Are the open and natural spaces welcoming and safe and accessible for all?                                         | Yes ✓<br>No<br>N/A | <p>The DAS states that the Proposed Development will provide approximately 16.5ha of accessible and open green spaces for the new and existing community, therefore enhancing access to open and natural space for community use. The DAS also states the existing PRoW running through the Proposed Development will be retained within a green corridor, ensuring it remains accessible for all mobilities.</p> <p>Furthermore, the DAS states that the Proposed Development will include a LEAP and natural play trail for children's play, which will be designed to ensure they are gender inclusive and accessible. The Proposed Development will also incorporate open spaces for people of all ages and abilities to enable healthy play and leisure. The DAS further explains the Proposed Development will feature high-quality public realm treatment, including tree retention, planting and natural surveillance to create a safe and attractive experience for all users.</p> | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | Consideration of lighting design and landscaping at Reserved Matters to ensure spaces are safe to all and mitigate the perception of crime or Anti-Social behaviour. |

| Assessment Criteria                                                          | Relevant?                 | Details / Evidence                                                                                                                                   | Potential health impact?<br><b>Positive</b><br><b>Negative</b><br><b>Neutral</b><br><b>Uncertain</b> | Recommended mitigation or enhancement actions    |
|------------------------------------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| Does the proposal set out how new open space will be managed and maintained? | <b>Yes</b> ✓<br>No<br>N/A | A Landscape Management Plan will be implemented to ensure longevity of existing and new features in open spaces throughout the Proposed Development. | <b>Positive</b> ✓<br>Negative<br>Neutral<br>Uncertain                                                | Implementation of the Landscape Management Plan. |

5.5 Air Quality, Noise and Neighbourhood Amenity

5.5.1 The next theme assessed is the Development’s effect upon air quality, noise and neighbourhood amenity. ‘Poor’ air quality is defined by high concentrations of Nitrogen Dioxide and Particulate Matter, which can cause lung and heart disease thereby negatively impacting the health of future residents and users of the site. Noisy activities and uses can cause disturbance, sleep deprivation and direct annoyance which may result in effects on mental health (Table 5.4).

Table 5.4: Air Quality, Noise and Neighbourhood Amenity

| Assessment Criteria                                                                        | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|--------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal minimise construction impacts such as dust, noise, vibration and odours? | Yes ✓<br>No<br>N/A | A Construction Environmental Management Plan (CEMP) will be developed prior to the commencement of Site works. The CEMP will include measures on how to minimise construction impacts such as dust, noise, vibration and odours in order to minimise potential adverse effects. Measures for dust emissions will include screening, locating dust causing activities away from sensitive receptors, covering/enclosing fine powder materials, minimising drop heights and using fine water sprays, where appropriate. Measures for noise mitigation include Site hoarding, use of quiet, modern and well-maintained machinery and limited working hours. | Positive<br>Negative<br>Neutral ✓<br>Uncertain                           | Implementation of the CEMP.                   |

| Assessment Criteria                                                               | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions                                                                                          |
|-----------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Does the proposal minimise air pollution caused by traffic and energy facilities? | Yes ✓<br>No<br>N/A | <p>The Proposed Development will provide a hierarchical approach which prioritises active methods of movement such as walking and cycling routes throughout the Site. The Travel Plan that will be prepared for the Proposed Development and submitted in support of the planning application will promote sustainability by encouraging the use of new traffic-free pedestrian and cycle paths and providing accessible green space within walking distance of all dwellings, whilst also ensuring the Site is well connected to the village amenities in Wivelsfield Green.</p> <p>Overall, the Air Quality Assessment found that, for the construction phase, the most important consideration is dust. Without appropriate mitigation, dust could cause temporary soiling of surfaces, particularly windows, cars and laundry. A Dust Management Plan should ensure that the risk of adverse dust effects is reduced to a level categorised as 'not significant'.</p> <p>At the operational phase, pollutant concentrations are predicted to be well within the relevant health-based air quality objectives at the façades of both existing and proposed receptors. Therefore, air quality is deemed acceptable at the Site, making it suitable for its proposed uses. The operational impact of the Proposed Development on existing receptors is predicted to be 'negligible' taking into account the changes in pollutant concentrations and absolute levels, therefore the operational air quality effects are considered to be 'not significant' overall.</p> | Positive<br>Negative<br><b>Neutral ✓</b><br>Uncertain                    | Implementation of the Dust Management Plan, Travel Plan, electric vehicle charging infrastructure and air or ground source heat pumps. |

| Assessment Criteria                                                               | Relevant?                 | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Potential health impact?<br><b>Positive</b><br><b>Negative</b><br><b>Neutral</b><br><b>Uncertain</b> | Recommended mitigation or enhancement actions |
|-----------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal minimise noise pollution caused by traffic and commercial uses? | <b>Yes ✓</b><br>No<br>N/A | <p>A baseline Noise Survey was undertaken in July 2024 to assess the noise environment of the Site. The dominant noise source was transportation specifically around South Road to the east and Green Road to the north. The Noise Impact Assessment concluded that noise levels will be below the guideline levels for all the proposed residential dwellings with open windows and a standard façade treatment. Sound levels in external amenity areas will also be below the upper and lower guideline levels.</p> <p>As noted above, the Travel Plan will promote sustainability by encouraging the use of new traffic-free pedestrian and cycle paths and providing accessible green space within walking distance of all dwellings, whilst also ensuring the Site is well connected to the village amenities in Wivelsfield Green.</p> <p>The Transport Assessment concludes that the Proposed Development is sustainable with good accessibility to local facilities, offers a good choice of sustainable transport modes, and has no significant impact on the highway network. As such there are no transport reasons why the development should not be permitted.</p> | <b>Positive ✓</b><br>Negative<br>Neutral<br>Uncertain                                                | Implementation of the Travel Plan.            |

## 5.6 Accessibility and Active Travel

- 5.6.1 Physical activity through active travel measures, such as walking and cycling, can encourage healthy growth and development, maintain a healthy weight, and reduce anxiety and stress. Measures to promote active travel are also important to discourage the use of private cars which also eases traffic pressures on local highway networks (**Table 5.5**).

**Table 5.5: Accessibility and Active Travel**

| Assessment Criteria                                          | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|--------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal address the ten Healthy Street indicators? | Yes ✓<br>No<br>N/A | <p>The Healthy Street Indicators are as follows:</p> <ol style="list-style-type: none"> <li>1) Pedestrians from all walks of life</li> <li>2) Easy to cross</li> <li>3) Shade and shelter</li> <li>4) Places to stop and rest</li> <li>5) Not too noisy</li> <li>6) People choose to walk, cycle and use public transport</li> <li>7) People feel safe</li> <li>8) Things to do and see</li> <li>9) People feel relaxed</li> <li>10) Clean air</li> </ol> <p>The Proposed Development will meet the Healthy Street Indicators by providing high quality and good standard walking, cycling, and traveling routes. Routes as well as spaces to stop and rest will be accessible, gender inclusive, and appropriate areas for all ages. These routes will feature high-quality public realm treatment, tree planting, landscape and defined boundary treatments to create a safe and attractive experience. The safety of these areas will also be enforced from the natural surveillance of the surrounding dwellings. By prioritising cycling and walking routes, as well as designing them to be inclusive and safe, per LDC Local Plan Policies DM16 and Core Policy 11, the Proposed Development will encourage residents to take up sustainable and active methods of travel and mitigate a potential increase in air pollution from an increase in operational traffic.</p> | <p>Positive ✓<br/>Negative<br/>Neutral<br/>Uncertain</p>                 | N/A                                           |

| Assessment Criteria                                                                                                          | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
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| Does the proposal prioritise and encourage walking, for example, through the use of shared spaces?                           | Yes ✓<br>No<br>N/A | <p>The Proposed Development will be a walkable neighbourhood based on 20-minute principles by providing a well-connected and integrated network of walking and cycling routes throughout the Site. All routes will feature public realm treatment, tree planting, landscape and defined boundary treatments to create a safe and attractive experience for all users. As mentioned, a hierarchical approach will be adopted to favour active modes of transport including cycling and walking.</p> <p>There are multiple PRoWs near the Site, including a bridleway that bisects the Site from north to south. The Proposed Development will improve the accessibility from residential areas to open spaces by implementing new pedestrian and cycle routes which connect to the existing PRoW, hence encouraging active travel methods.</p> | <p>Positive ✓<br/>Negative<br/>Neutral<br/>Uncertain</p>                 | N/A                                           |
| Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)? | Yes ✓<br>No<br>N/A | As mentioned, there will be provisions for cycling that will be prioritised as an active mode of transport, in line with LDC Local Plan Core Policy 13. Such routes will be for pedestrians and cyclists, away from roads, improving the safety and attractiveness due to the public realm treatment, tree planting, landscape and defined boundary treatments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Positive ✓<br/>Negative<br/>Neutral<br/>Uncertain</p>                 | N/A                                           |
| Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?                | Yes ✓<br>No<br>N/A | The Proposed Development seeks to increase and retain existing pedestrian footways across the Site, providing enhanced connections to the improved PRoW bisecting the Site. The Proposed Development promotes active travel methods for residents to both nearby open spaces and the amenities in Wivelsfield Green.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Positive ✓<br/>Negative<br/>Neutral<br/>Uncertain</p>                 | N/A                                           |
| Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?                 | Yes ✓<br>No<br>N/A | The Transport Assessment details that the impact of the new housing on the local road network has been assessed and shows that it will not cause any safety issues or have any significant impact on highway capacity. It also states that the location of the site is conducive to providing future residents with a realistic alternative to the private car for many day-to-day journeys. Therefore, traffic management and calming measures are not widely needed as a result of the Proposed Development. The Travel Plan states that if predicted traffic generation rates are not being achieved, it will be reviewed and revised measures will be implemented once agreed with LDC and East Sussex County Council.                                                                                                                    | <p>Positive<br/>Negative<br/>Neutral ✓<br/>Uncertain</p>                 | Implementation of the Travel Plan.            |

| Assessment Criteria                                                                                                                                         | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions                                                              |
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| Is the proposal well connected to public transport, local services, and facilities?                                                                         | Yes ✓<br>No<br>N/A | <p>The Proposed Development is well located to allow access via active travel modes to local facilities in Wivelsfield Green, including local nurseries, a primary school, post office and Londis. The residential area of the Proposed Development is approximately a 9-minute walk from the centre of Wivelsfield Green.</p> <p>There are multiple bus stops near the Site, as outlined in Section 1.4. This section also outlines nearby rail stations, with frequent services available into London terminals, including St Pancras International, Gatwick Airport, and the south coast.</p>                                                                                                                                                                                                                                                                      | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                                                                                        |
| Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures? | Yes ✓<br>No<br>N/A | <p>The Travel Plan for the Proposed Development aims to reduce single occupancy car trips to and from the Site. This will likely be achieved by promoting car sharing and encouraging the reduction of single occupancy journeys to work. It will likely be achieved by highlighting all sustainable travel options available to residents along with the provision of attractive and safe pedestrian and cycle routes, incentives such as sustainable travel vouchers for households, cycle purchase vouchers, and parking (for cars and cycles) in line with local standards.</p> <p>The Transport Assessment describes that, to reflect the limitations of the existing bus services that operate in the vicinity of the Site, S106 contributions towards sustainable transport improvements will be made to help reduce single occupancy private vehicle use.</p> | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | Implementation of the Travel Plan and S106 contributions towards local sustainable transport improvements. |
| Does the proposal allow people with mobility problems or a disability to access buildings and places?                                                       | Yes ✓<br>No<br>N/A | As noted above, all residential dwellings within the Proposed Development will be compliant with Buildings Regulations M4 (2) to ensure accessibility and adaptability needs of occupants. In addition to dwellings, open spaces and new pedestrian routes will be designed to be accessible for all ages and abilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                                                                                        |

## 5.7 Crime Reduction and Community Safety

5.7.1 Community safety is concerned with achieving a positive state of well-being among people within social and physical environments. Not only is it about reducing and preventing injury and crime, but it is also about building a strong, cohesive, vibrant, participatory community (**Table 5.6**).

**Table 5.6: Crime Reduction and Community Safety**

| Assessment Criteria                                                                                                | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
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| Does the proposal incorporate elements to help design out crime?                                                   | Yes ✓<br>No<br>N/A | The Proposed Development has incorporated several measures into the design to create an environment that will encourage people to feel safe whilst also discouraging crime. This includes natural surveillance of footpaths and parking, as well as clearly defined public and private spaces to minimise anti-social behaviour. Dwellings will front the streets and overlook open green spaces where feasible, improving natural surveillance. Safety in the open space will benefit from remaining largely open to maintain long views, as per the Wivelsfield Neighbourhood Plan, from the adjacent school and roads. | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |
| Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'? | Yes ✓<br>No<br>N/A | As above, the Proposed Development will include the use of natural surveillance from dwellings through fronting streets and open spaces. Footpaths will also be designed for safe experience by featuring public realm treatment including tree planting and retention. By enhancing connectivity between Eastern Road and Green Road and promoting its use by offering a traffic-free route for pedestrians and cyclists, the Proposed Development will avoid creating a 'gated community'.                                                                                                                              | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |
| Does the proposal include attractive, multi-use public spaces and buildings?                                       | Yes ✓<br>No<br>N/A | The local character will guide the detailed design and appearance of dwellings within the Site. Multi-use spaces will be incorporated throughout the Site in a variety of formal, informal, and play spaces for people of all ages and abilities to encourage healthy play, social interaction, and leisure.                                                                                                                                                                                                                                                                                                              | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |

|                                                                            |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                 |     |
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| Has engagement and consultation been carried out with the local community? | <p><b>Yes ✓</b><br/>No<br/>N/A</p> | <p>The Statement of Community Involvement outlines the detailed programme of community consultation which was undertaken prior to submitting the planning application. Engagement and consultation were carried out with the local community through a variety of channels, including an online public consultation from 21<sup>st</sup> October – 10<sup>th</sup> November 2024, a dedicated project website and webinar, a freephone number and email address for local residents to raise questions / provide feedback, a newsletter mailing to the local area and social media advertisement.</p> <p>A mixed response was received from the public consultation, with 21% in support and 63% in opposition of the Proposed Development. The community raised concern during the consultation process regarding the provision of local services alongside the Proposed Development; whether there is the need for further housing in the village; local traffic increases; the potential for a negative impact on the character of the local area; and the exacerbation of existing flooding concerns. The Applicant considered this feedback during the evolution of plans and made the following responses to the community's concerns:</p> <ul style="list-style-type: none"> <li>▪ Section 106 legal agreements will be made between the Applicant and LDC to ensure a financial contribution proportionate to the size of the Proposed Development is made to improve public services. Furthermore, the Applicant is proposing to safeguard land in the east of the Site for education or community use;</li> <li>▪ There is an identified need for new homes in Lewes District, with the current Local Plan allocating only about 60% of the housing needed in the district every year. There is also a critical need for affordable homes, with affordability significantly worse in Lewes District than the national average. The delivery of affordable housing has fallen well behind demand, with over 1,000 households on the Council's social housing register in 2022;</li> <li>▪ As part of the planning application, a Transport Assessment will be submitted, which analyses existing vehicular, cycling and walking accessibility on the surrounding network, as well access to existing public transport. It also assesses the potential impact of the Proposed Development, using industry standard modelling to ensure that predictions are as comprehensive as possible;</li> <li>▪ The overall character of the Proposed Development has been carefully considered and is detailed in the DAS submitted as part of the planning application. Specific details such as the design and materials of the Proposed Development would be determined as</li> </ul> | <p>Positive<br/>Negative<br/><b>Neutral ✓</b><br/>Uncertain</p> | N/A |
|----------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----|

| Assessment Criteria | Relevant? | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|---------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
|                     |           | <p>part of a subsequent reserved matters application, should Outline planning permission be granted; and</p> <ul style="list-style-type: none"> <li>A drainage strategy will be agreed with the Local Lead Flood Authority, which will ensure that at the very least, drainage measures being installed on Site can make no greater impact on adjoining neighbours as the existing condition, and at best, could potentially improve the situation for neighbouring properties.</li> </ul> |                                                                          |                                               |

## 5.8 Access to Healthy Food

5.8.1 Access to healthy food is associated with a good diet, lower risk of obesity and other diet-related chronic diseases. In addition, without access to healthy food such as local grocery stores and other food retailers, communities are missing the commercial viability that makes neighbourhoods liveable and helps local economies thrive (Table 5.7).

**Table 5.7: Access to Healthy Food**

| Assessment Criteria                                                                                           | Relevant?          | Details / Evidence                                                                                                   | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|---------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets? | Yes ✓<br>No<br>N/A | The Proposed Development will facilitate the supply of local food through the implementation of a community orchard. | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |

| Assessment Criteria                                                                                         | Relevant?                 | Details / Evidence                                                                                                                                                                                                                                                          | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|-------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises? | Yes<br>No<br><b>N/A ✓</b> | The Proposed Development does not provide retail uses; however, the Site is located within a short distance of amenities in Wivelsfield Green, including a post office and Londis approximately a 9-minute walk away from the residential area of the Proposed Development. | Positive<br>Negative<br><b>Neutral ✓</b><br>Uncertain                    | N/A                                           |
| Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area? | Yes<br>No<br><b>N/A ✓</b> | The Proposed Development does not contribute towards hot food takeaway over-concentration as it does not provide premises that sell food.                                                                                                                                   | Positive<br>Negative<br><b>Neutral ✓</b><br>Uncertain                    | N/A                                           |

## 5.9 Access to Work and Training

- 5.9.1 The opportunity for employment has a positive health effect, as work contributes to happiness, helps build confidence and self-esteem and provides financial rewards, allowing individuals to explore other interests. Both physical and mental health are generally improved through work, where there are opportunities to be challenged, socialise, build contacts and find support in the local community (**Table 5.8**).

**Table 5.8: Access to Work and Training**

| Assessment Criteria                                                                                                                             | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs? | Yes ✓<br>No<br>N/A | <p>According to the Social Value Statement, the construction phase of the Proposed Development will create 121 Full Time Equivalent construction jobs within the construction period (October 2027 – September 2029). This will include 19 roles involved in construction design, 36 within management, and 67 construction operatives. A further 48 Indirect jobs will be supported through the supply chain, meaning that the Proposed Development will support 169 gross jobs. Overall, 83 of the jobs are anticipated to provide employment to the residents of Lewes.</p> <p>Furthermore, the Social Value Statement explains that 29 individuals should be offered the opportunity to gain qualifications at NVQ Level 2 or above, or industry certifications. 16 jobs will be specifically targeted for new local entrants to the construction industry, in the form of apprenticeships, work experience and / or work placements. The Applicant will endeavour to engage with local schools and job centres to create these opportunities.</p> <p>During the operational phase, the only employment that will be supported will be maintenance jobs associated with the day-to-day upkeep of the proposed public open space. However, there is potential for further employment to be supported, from the flexible education or community uses proposed, but until a specific use is known, the number of jobs cannot be quantified.</p> <p>The Social Value Statement concludes that in total £36.2 million in Gross Value Added will be delivered during the construction period across the local supply chain. A further £6.4 million GVA per annum could be created by the new residents of the Proposed Development gaining employment in the operational phase.</p> | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |

| Assessment Criteria                                                                                   | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|-------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal provide childcare facilities?                                                       | Yes<br>No ✓<br>N/A | The Proposed Development does not provide childcare facilities but does safeguard an area south of Wivelsfield Primary School for potential education or community use.                                                                                                                                                                                                                                                                                                                                                         | Positive<br>Negative<br>Neutral ✓<br>Uncertain                           | N/A                                           |
| Does the proposal include managed and affordable workspace for local businesses?                      | Yes<br>No ✓<br>N/A | The Proposed Development does not provide workspaces for local businesses.                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Positive<br>Negative<br>Neutral ✓<br>Uncertain                           | N/A                                           |
| Does the proposal include opportunities for work for local people via local procurement arrangements? | Yes ✓<br>No<br>N/A | The Social Value Statement outlines that 83 construction phase roles are anticipated to be filled by residents of Lewes. This will be achieved by the Applicant reaching out to local schools and job centres and providing schemes such as mentoring and work experience to attract young people to the construction sector. Whilst the number of jobs from the operation phase cannot be quantified at this stage, there is potential for local employment to be supported through the proposed education or community space. | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |

## 5.10 Social Cohesion and Inclusive Design

5.10.1 Relationships are important for both physical health and psychological well-being. High levels of social support can positively influence health outcomes through behavioural and psychological pathways and prevent social isolation (**Table 5.9**).

**Table 5.9: Social Cohesion and Inclusive Design**

| Assessment Criteria                                                                                                                                                                     | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Does the proposal consider health inequalities by addressing local needs through community engagement?                                                                                  | Yes ✓<br>No<br>N/A | <p>The community engagement undertaken is detailed in the SCI. A key theme identified in the consultation process was concerns regarding the strain the Proposed Development will place on local infrastructure. The Applicant responded to concerns regarding the provision of local services and infrastructure (including health facilities) raised during the public consultation. The SCI confirmed that financial contributions proportionate to the magnitude of the Proposed Development towards local services, including the provision of healthcare facilities will be made in the form of S106 legal agreements.</p> <p>The Proposed Development received largely positive feedback regarding the provision of public open space, which would have a positive impact on the health of future residents and the wider Wivelsfield Green community.</p> | Positive<br>Negative<br>Neutral ✓<br>Uncertain                           | Financial contribution to local services in the S106 Agreements to be confirmed with LDC. |
| 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 ✓<br>No<br>N/A | <p>The Proposed Development will connect with the existing community of Wivelsfield Green via the main vehicle, pedestrian and cycle access routes from Green Lane. This main road will act as a spine road for the Site will then connect to secondary routes to residential dwellings which encourages easy navigation throughout the Site. Further pedestrian and cycle routes will improve connections to the existing PRoW which will enhance connectivity to the wider area including the amenities in Wivelsfield Green.</p> <p>The Proposed Development will incorporate accessible open spaces that will promote social interaction. These spaces will be inclusively designed for gender, age, and those with mobility issues to ensure social interaction is available for all residents of the Proposed Development and the wider village.</p>        | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                                                                       |

| Assessment Criteria                                                                             | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|-------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal include a mix of uses and a range of community facilities?                    | Yes ✓<br>No<br>N/A | The Proposed Development will include a mix of uses within open spaces for formal and informal recreational activities, creating opportunities for socialisation. In addition, there will be an area of children's play and a proposed community orchard.                                                                                                                                                                                                                                                                                                                   | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |
| Does the proposal provide opportunities for the voluntary and community sectors?                | Yes ✓<br>No<br>N/A | The Proposed Development includes a proposed community orchard, which will enable voluntary and community works to grow and supply locally grown foods.                                                                                                                                                                                                                                                                                                                                                                                                                     | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |
| Does the proposal take into account issues and principles of inclusive and age-friendly design? | Yes ✓<br>No<br>N/A | As noted above, the Proposed Development will comply with Building Regulations M4 (2) which will be suitable for a wide range of occupants, including older people and those with reduced mobility. The Proposed Development will also incorporate children's play and open space that will consider the needs of different age groups and residents with mobility needs. Inclusivity will be further enhanced by the implementation of pedestrian and cycle routes throughout the Site improving connectivity to the existing PRow and Wivelsfield Green amenities beyond. | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |

5.11 Minimising the Use of Resources

5.11.1 The extraction and consumption of natural resources disrupts the environment and creates pollution. Reducing the use of natural resources, such as fossil fuels and wood products, will protect human and environmental health (Table 5.10).

Table 5.10: Minimising Use of Resources

| Assessment Criteria                               | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|---------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal make best use of existing land? | Yes ✓<br>No<br>N/A | <p>As noted in the DAS, the Proposed Development has been designed to make the best use of existing natural landscapes, trees, hedgerows, and the bridleway crossing the Site from north to south.</p> <p>The existing bridleway will be retained, connectivity to it will be enhanced, integrating it into the Proposed Development. As noted in the Ecological Assessment, the Site primarily supports grassland fields in the west and intensively managed arable land in the east, which are bounded by hedgerows and treelines. Where losses are required to habitats which are of relatively greater interest, such as small areas of woodland, hedgerows and trees, these will be offset through the provision of extensive areas of new species-rich habitats and planting within areas of open space and provide an opportunity to deliver enhancements compared to the existing situation.</p> <p>The Proposed Development itself will provide support to the community through the provision of new, high-quality housing, as well as up to 40% affordable housing. Dwellings will be built inclusive and accessible in accordance with Building Regulations M4 (2). The Proposed Development will support the health of current and future residents of Wivelsfield Green and through the provision of open spaces and improvements to the connectivity between Eastern Road and Green Road for pedestrians and cyclists and provides approximately 16.5ha of accessible open green space for local residents to utilise.</p> | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |

| Assessment Criteria                                                           | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|-------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal encourage recycling (including building materials)?         | Yes ✓<br>No<br>N/A | <p>As specified in the Energy and Sustainability Statement, the waste hierarchy approach will be taken to minimise waste and encourage reusing and recycling. Construction waste will also be addressed in the CEMP. The Applicant has committed to targeting recycling 99% of construction waste and to integrating recycling bins in all new standard homes.</p> <p>The Proposed Development will follow the corporate commitments of the Applicant by ensuring new homes are built with sustainable and recycled materials such as recycled glass mineral wool insulation, FSC and PEFC certified timber, recycled board and chipboard in kitchens and recycled plastic in window frames. Using these building materials is a part of the Applicant's strategy to cover waste streams including soils, demolition waste, embodied waste in materials, packaging waste and construction waste.</p> | <p>Positive ✓<br/>Negative<br/>Neutral<br/>Uncertain</p>                 | Implementation of the CEMP.                   |
| Does the proposal incorporate sustainable design and construction techniques? | Yes ✓<br>No<br>N/A | <p>As noted above, the Proposed Development will incorporate sustainability into construction by using sustainable resources. Further sustainable construction methods will be detailed in the CEMP.</p> <p>In dwellings with off-street parking, electric vehicle chargers will be fitted to enable residents to charge and operate electric vehicles, encouraging more sustainable living of the residents. Sustainable living will also be encouraged for residents through the promotion of a low traffic neighbourhood which provides an efficient network of pedestrian and cycle networks and gives them priority over vehicle use.</p>                                                                                                                                                                                                                                                       | <p>Positive ✓<br/>Negative<br/>Neutral<br/>Uncertain</p>                 | Implementation of the CEMP.                   |

## 5.12 Climate Change

5.12.1 Climate change can affect human health directly through death or injury in floods and heatwaves, and indirectly through changes in the ranges of disease vectors, water-borne diseases, water quality, air quality and food availability (**Table 5.11**).

**Table 5.11: Climate Change**

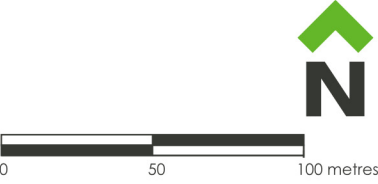
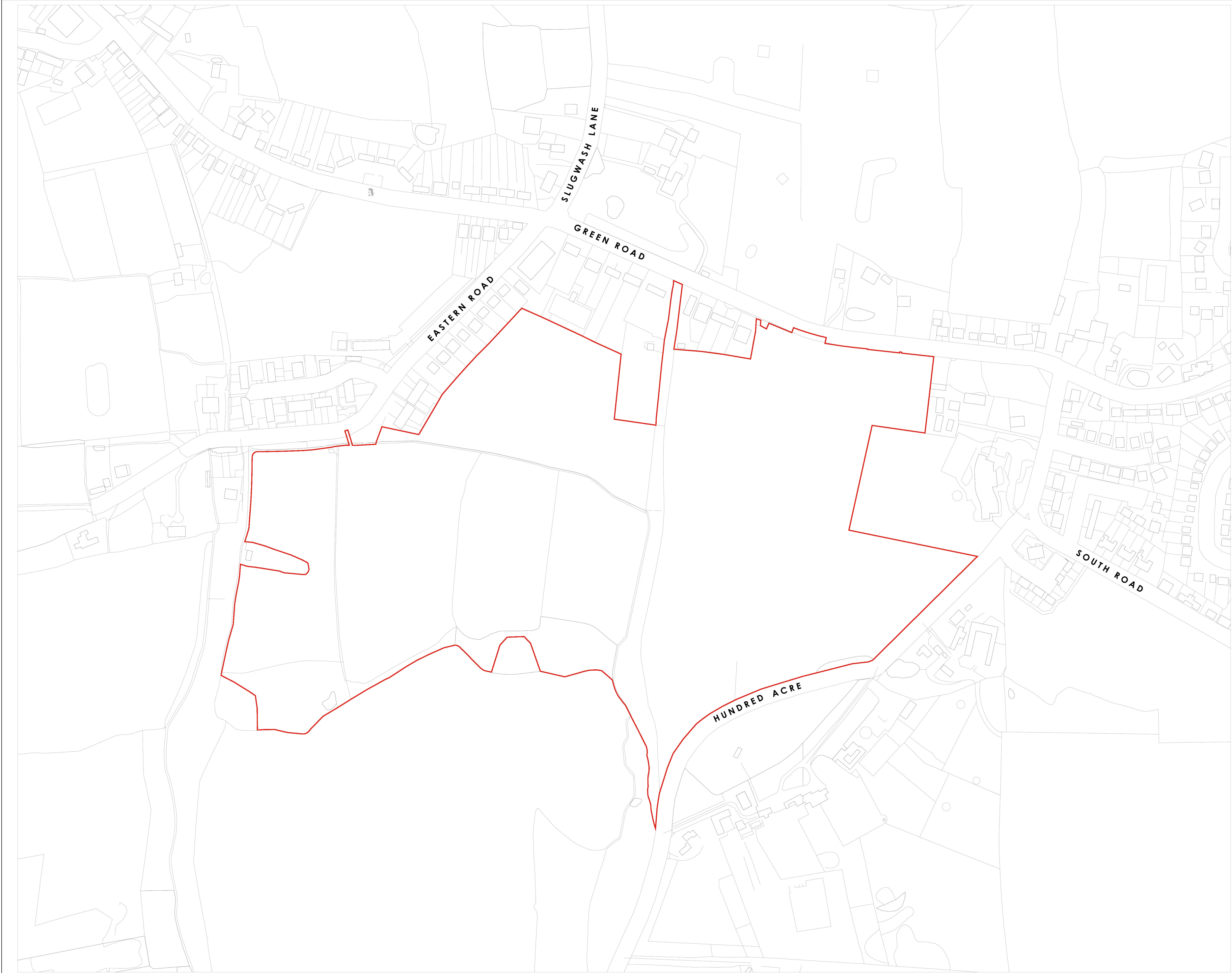
| Assessment Criteria                                                                                                                                             | Relevant?          | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Potential health impact?<br>Positive<br>Negative<br>Neutral<br>Uncertain | Recommended mitigation or enhancement actions |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal incorporate renewable energy?                                                                                                                 | Yes ✓<br>No<br>N/A | The Energy and Sustainability Statement found that roof mounted photovoltaic panels, heat recovery technology and heat pumps are appropriate for the Proposed Development as there is acceptable roof space and new builds provide the opportunity to accommodate such systems. Renewable energy sources are expected to be specified to the dwellings as part of the future Reserved Matters Applications.<br><br>The assessment further found there is a potential for battery storage at a building level although further investigation at the design stage is required to confirm feasibility. In addition, solar thermal has potential as there is expected roof space available, although solar PV would be more beneficial to meet electricity demand. | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |
| 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 ✓<br>No<br>N/A | The dwellings of the Proposed Development will respond to changes in seasons due to the efficiency of the buildings. Dwellings will be highly insulated and use centralised mechanical ventilation with heat recovery, as well as being designed to allow for natural ventilation to reduce the risk of overheating and help dwellings stay cool in warmer conditions.                                                                                                                                                                                                                                                                                                                                                                                         | Positive ✓<br>Negative<br>Neutral<br>Uncertain                           | N/A                                           |

| Assessment Criteria                                                  | Relevant?                 | Details / Evidence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Potential health impact?<br><b>Positive</b><br><b>Negative</b><br><b>Neutral</b><br><b>Uncertain</b> | Recommended mitigation or enhancement actions |
|----------------------------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Does the proposal maintain or enhance biodiversity?                  | <b>Yes ✓</b><br>No<br>N/A | <p>As described in the Biodiversity Net Gain Report, the Proposed Development is projected to enhance BNG by approximately 11.54% in habitat units. The landscape strategy includes a variety of species-rich habitats and will comprise semi-mature tree planting, native hedgerow planting, mixed scrub, suds features and wildflower grassland establishment throughout the site. The focus of the Proposed Development is to retain and enhance habitats of greatest diversity whilst providing species-rich habitats within landscaped areas.</p> <p>As noted in the Ecological Assessment, the Site primarily supports grassland fields in the west and intensively managed arable land in the east, which are bounded by hedgerows and treelines. Where losses are required to habitats which are of relatively greater interest, such as small areas of woodland, hedgerows and trees, these will be offset through the provision of extensive areas of new species-rich habitats and planting within areas of open space and provide an opportunity to deliver enhancements compared to the existing situation.</p> | <b>Positive ✓</b><br>Negative<br>Neutral<br>Uncertain                                                | N/A                                           |
| Does the proposal incorporate sustainable urban drainage techniques? | <b>Yes ✓</b><br>No<br>N/A | <p>SuDS will form a key part of the green infrastructure, delivering both landscape and ecological benefits. The Flood Risk Assessment and Sustainable Drainage Strategy outlines the design of the SuDS. In the Proposed Development SuDS features will include attenuation basins, swales, and water butts in rear gardens.</p> <p>In compliance with Core Policy 12 of the LDC Local Plan, the drainage system will be designed sustainably, hence accounting for climate change allowances. Therefore, SuDS has been designed to receive, hold, and discharge flows for storms with a 40% uplift to account for the uplift associated with climate change.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Positive ✓</b><br>Negative<br>Neutral<br>Uncertain                                                | N/A                                           |

## 6 Conclusion

- 6.1.1 An assessment of the potential health effects of the Proposed Development has been undertaken using best practice guidance. Relevant local and national policy, and baseline conditions have been identified which has helped focus the assessment of effects undertaken using the HUDU rapid Health Impact Assessment Tool.
- 6.1.2 The performance of the Proposed Development has been assessed against the following key health themes:
- Housing quality and design;
  - Access to healthcare services and social care services and other social infrastructure;
  - Access to open space and nature;
  - Air quality, noise and neighbourhood amenity;
  - Accessibility and active travel;
  - Crime reduction and community safety;
  - Access to healthy food;
  - Access to work and training;
  - Social cohesion and inclusive design;
  - Minimising the use of resources; and
  - Climate change.
- 6.1.3 As shown in the assessment in Chapter 5, the Proposed Development is considered to have a neutral to positive health effect in relation to the key health themes.
- 6.1.4 The following mitigation measures have been proposed in this HIA to further reduce the potential effects arising from the Proposed Development, and are as follows:
- Financial contribution to local public services in the s106 Agreements;
  - Promotion of the use of formal and informal open and green spaces;
  - Consideration of lighting design and landscaping at Reserved Matters Application (RMA) stage to ensure spaces are safe to all and mitigate the perception of crime or Anti-Social behaviour;
  - Implementation of the Travel Plan, electric vehicle charging infrastructure, and air or ground source heat pumps at RMA stage;
  - Implementation of the Landscape Management Plan; and
  - Implementation of the CEMP.

**Appendix 1 Site Location Plan**



Site Boundary: **20.89ha**

**CSA**

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**Project** Land south of Green Road,  
Wivelsfield Green

**Title** Red Line Site Location Plan

**Client** Taylor Wimpey UK Ltd

**Scale** 1:2500 @ A2 **Drawn** KP

**Date** October 2024 **Checked** RR

**Drawing No.** CSA/6467/107 **Rev** -

# Appendix 2 Development Framework Plan



- 0 50 100 metres
- Site Boundary: 20.89ha**
- Proposed housing area: 4.06ha**  
**Approx. 150 homes @ 37dph**
- Additional land for Wivelsfield primary school or for community open space: 0.5ha
- Proposed vehicular access point
- Indicative tree-lined primary street alignment
- Indicative secondary streets
- Listed Buildings
- Existing bus route and bus stops
- Existing public footpath
- Existing bridleway
- Existing permissive footpath
- Ancient Woodland
- 30m buffer from Ancient Woodland
- 15m buffer from Ancient Woodland
- Existing vegetation
- Proposed formal and informal recreation areas and amenity spaces (to include new landscaping and tree planting)
- Proposed community orchard
- Potential pedestrian and cycle paths
- Potential pedestrian paths
- Potential mown paths
- Proposed pedestrian/cycle access point
- Proposed pedestrian/cycle link
- Proposed children's play area
- Proposed Sustainable Drainage (SuDS) features
- Proposed ecological ponds
- War memorial (to be excluded from the red line)
- Existing watercourse

|     |          |    |                                                                         |
|-----|----------|----|-------------------------------------------------------------------------|
| F   | 11.12.24 | KP | Updated to reflect the latest Illustrative Landscape Masterplan         |
| E   | 06.12.24 | KP | Updated to reflect Proving Layout and Illustrative Landscape Masterplan |
| Rev | Date     | By | Description                                                             |

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|             |                                             |         |    |
|-------------|---------------------------------------------|---------|----|
| Project     | Land south of Green Road, Wivelsfield Green |         |    |
| Title       | Development Framework Plan                  |         |    |
| Client      | Taylor Wimpey UK Ltd                        |         |    |
| Scale       | 1:2500 @ A2                                 | Drawn   | KP |
| Date        | October 2024                                | Checked | RR |
| Drawing No. | CSA/6467/104                                | Rev     | F  |

**Appendix 3 Public Health England Report for Lewes**



# Lewes

District

This profile was published on 3 July 2018

## Local Authority Health Profile 2018

This profile gives a picture of people's health in Lewes. It is designed to help local government and health services understand their community's needs, so that they can work together to improve people's health and reduce health inequalities.

### Health in summary

The health of people in Lewes is generally better than the England average. About 13% (2,100) of children live in low income families. Life expectancy for both men and women is higher than the England average.

### Health inequalities

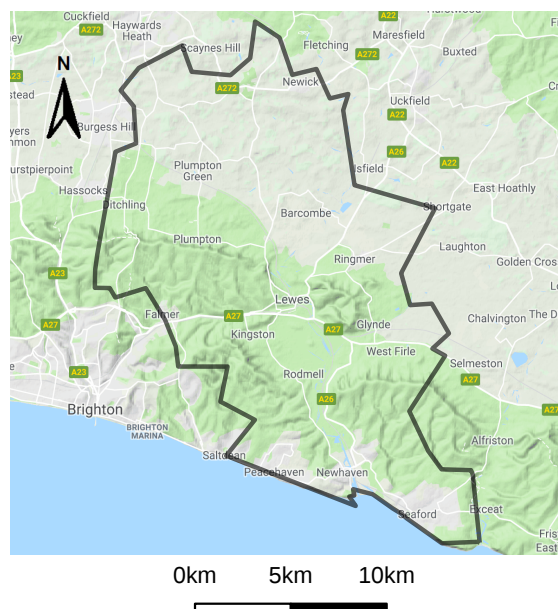
Life expectancy is 5.1 years lower for men in the most deprived areas of Lewes than in the least deprived areas.\*\*

### Child health

In Year 6, 12.6% (117) of children are classified as obese, better than the average for England. The rate of alcohol-specific hospital stays among those under 18 is 54\*, worse than the average for England. This represents 11 stays per year. Levels of breastfeeding initiation are better than the England average.

### Adult health

The rate of alcohol-related harm hospital stays is 528\*, better than the average for England. This represents 561 stays per year. The rate of self-harm hospital stays is 295\*, worse than the average for England. This represents 271 stays per year. Estimated levels of adult excess weight and physical activity are better than the England average. The rate of people killed and seriously injured on roads is worse than average. Rates of sexually transmitted infections and TB are better than average. Rates of statutory homelessness, violent crime, early deaths from cardiovascular diseases, early deaths from cancer and the percentage of people in employment are better than average.



Contains National Statistics data © Crown copyright and database right 2018  
Contains OS data © Crown copyright and database right 2018  
Map data © 2018 Google  
Local authority displayed with ultra-generalised clipped boundary

For more information on priorities in this area, see:

- [www.eastsussexjsna.org.uk](http://www.eastsussexjsna.org.uk)
- [www.essp.org.uk](http://www.essp.org.uk)

Visit [www.healthprofiles.info](http://www.healthprofiles.info) for more area profiles, more information and interactive maps and tools.

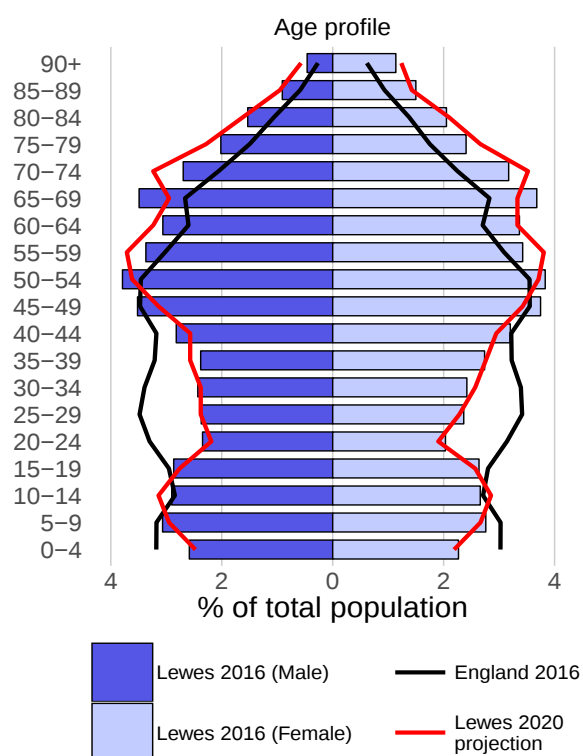
Local Authority Health Profiles are Official Statistics and are produced based on the three pillars of the [Code of Practice for Statistics](#): Trustworthiness, Quality and Value.

Follow [@PHE\\_uk](#) on Twitter

\* rate per 100,000 population

\*\* see [page 3](#)

# Population



Understanding the sociodemographic profile of an area is important when planning services. Different population groups may have different health and social care needs and are likely to interact with services in different ways.

|                                        | Lewes (persons) | England (persons) |
|----------------------------------------|-----------------|-------------------|
| Population (2016)*                     | 102             | 55,268            |
| Projected population (2020)*           | 105             | 56,705            |
| % population aged under 18             | 19.6%           | 21.3%             |
| % population aged 65+                  | 25.0%           | 17.9%             |
| % people from an ethnic minority group | 3.2%            | 13.6%             |

\* thousands

Source:  
Populations: Office for National Statistics licensed under the Open Government Licence  
Ethnic minority groups: Annual Population Survey, October 2015 to September 2016

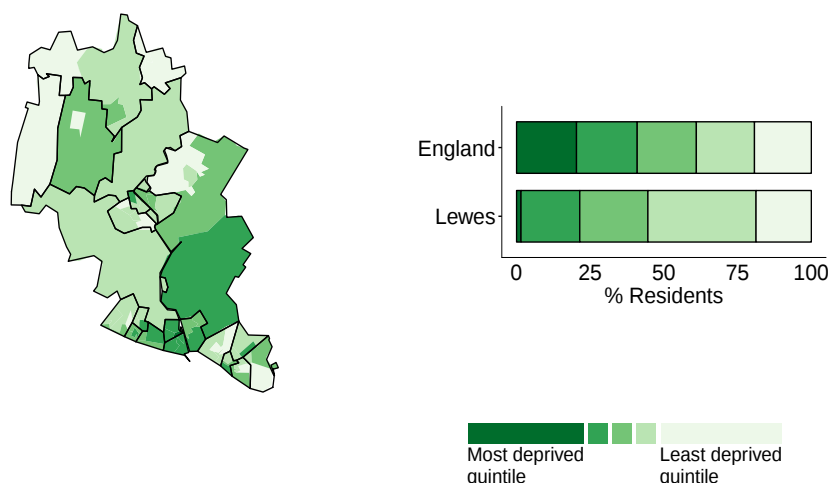
# Deprivation

The level of deprivation in an area can be used to identify those communities who may be in the greatest need of services. These maps and charts show the Index of Multiple Deprivation 2015 (IMD 2015).

## National

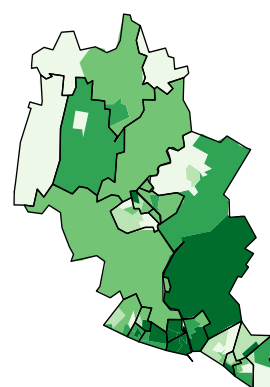
The first of the two maps shows differences in deprivation in this area based on national comparisons, using national quintiles (fifths) of IMD 2015, shown by lower super output area. The darkest coloured areas are some of the most deprived neighbourhoods in England.

The chart shows the percentage of the population who live in areas at each level of deprivation.



## Local

The second map shows the differences in deprivation based on local quintiles (fifths) of IMD 2015 for this area.



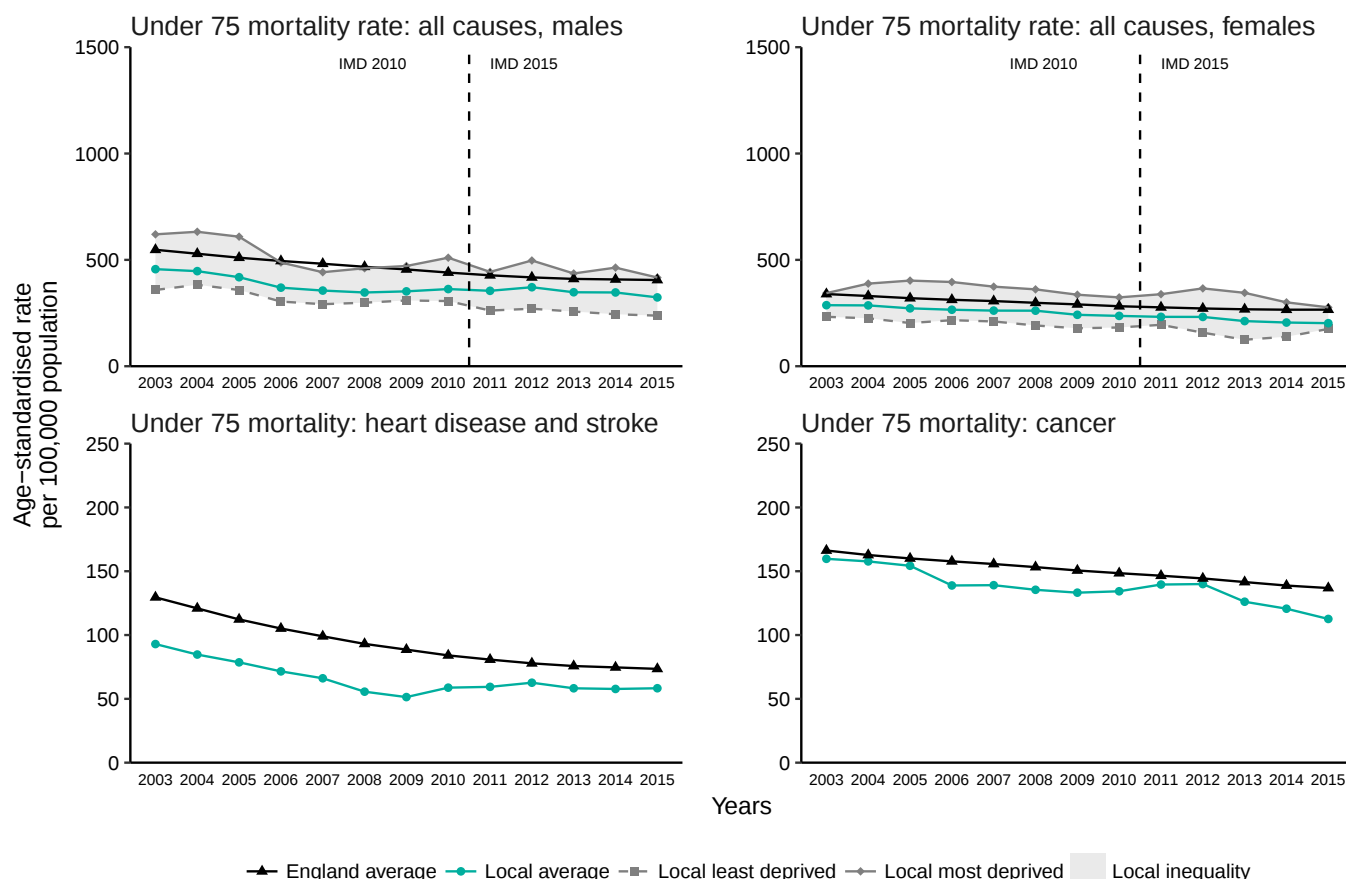
# Health inequalities: life expectancy

The charts show life expectancy for males and females within this local authority for 2014-16. The local authority is divided into local deciles (tenths) by deprivation (IMD 2015). The life expectancy gap is the difference between the top and bottom of the inequality slope. This represents the range in years of life expectancy from most to least deprived within this area. If there was no inequality in life expectancy the line would be horizontal.



## Trends over time: under 75 mortality

These charts provide a comparison of the trends in death rates in people under 75 between this area and England. For deaths from all causes, they also show the trends in the most deprived and least deprived local quintiles (fifths) of this area.



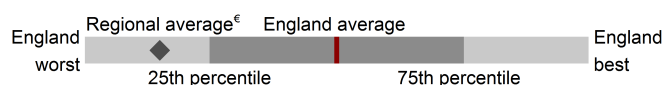
Data from 2010-12 onwards have been revised to use IMD 2015 to define local deprivation quintiles (fifths), all prior time points use IMD 2010. In doing this, areas are grouped into deprivation quintiles using the Index of Multiple Deprivation which most closely aligns with the time period of the data. This provides a more accurate way of examining changes over time by deprivation.

Data points are the midpoints of three year averages of annual rates, for example 2005 represents the period 2004 to 2006. Where data are missing for local least or most deprived, the value could not be calculated as the number of cases is too small.

# Health summary for Lewes

The chart below shows how the health of people in this area compares with the rest of England. This area's value for each indicator is shown as a circle. The England average is shown by the red line, which is always at the centre of the chart. The range of results for all local areas in England is shown as a grey bar. A red circle means that this area is significantly worse than England for that indicator. However, a green circle may still indicate an important public health problem.

- Significantly worse than England average
- Not significantly different from England average
- Significantly better than England average
- Not compared



|                                     | Indicator names                                       | Period              | Local count | Local value | Eng value | Eng worst |  | Eng best |
|-------------------------------------|-------------------------------------------------------|---------------------|-------------|-------------|-----------|-----------|--|----------|
| Life expectancy and causes of death | 1 Life expectancy at birth (Male)                     | 2014 – 16           | n/a         | 81.5        | 79.5      | 74.2      |  | 83.7     |
|                                     | 2 Life expectancy at birth (Female)                   | 2014 – 16           | n/a         | 85.3        | 83.1      | 79.4      |  | 86.8     |
|                                     | 3 Under 75 mortality rate: all causes                 | 2014 – 16           | 786         | 259.9       | 333.8     | 545.7     |  | 215.2    |
|                                     | 4 Under 75 mortality rate: cardiovascular             | 2014 – 16           | 177         | 58.3        | 73.5      | 141.3     |  | 42.3     |
|                                     | 5 Under 75 mortality rate: cancer                     | 2014 – 16           | 349         | 112.6       | 136.8     | 195.3     |  | 99.1     |
|                                     | 6 Suicide rate                                        | 2014 – 16           | 27          | 10.2        | 9.9       | 18.3      |  | 4.6      |
| Injuries and ill health             | 7 Killed and seriously injured on roads               | 2014 – 16           | 202         | 66.9        | 39.7      | 110.4     |  | 13.5     |
|                                     | 8 Hospital stays for self-harm                        | 2016/17             | 271         | 295.5       | 185.3     | 578.9     |  | 50.6     |
|                                     | 9 Hip fractures in older people (aged 65+)            | 2016/17             | 140         | 501.9       | 575.0     | 854.2     |  | 364.7    |
|                                     | 10 Cancer diagnosed at early stage                    | 2016                | 263         | 53.0        | 52.6      | 39.3      |  | 61.9     |
|                                     | 11 Diabetes diagnoses (aged 17+)                      | 2017                | n/a         | 67.2        | 77.1      | 54.3      |  | 96.3     |
|                                     | 12 Dementia diagnoses (aged 65+)                      | 2017                | 1,066       | 64.4        | 67.9      | 45.1      |  | 90.8     |
| Behavioural risk factors            | 13 Alcohol-specific hospital stays (under 18s)        | 2014/15 – 16/17     | 32          | 53.9        | 34.2      | 100.0     |  | 6.5      |
|                                     | 14 Alcohol-related harm hospital stays                | 2016/17             | 561         | 528.0       | 636.4     | 1,151.1   |  | 388.2    |
|                                     | 15 Smoking prevalence in adults (aged 18+)            | 2017                | 10,843      | 13.3        | 14.9      | 24.8      |  | 4.6      |
|                                     | 16 Physically active adults (aged 19+)                | 2016/17             | n/a         | 70.6        | 66.0      | 53.3      |  | 78.8     |
|                                     | 17 Excess weight in adults (aged 18+)                 | 2016/17             | n/a         | 49.7        | 61.3      | 74.9      |  | 40.5     |
| Child health                        | 18 Under 18 conceptions                               | 2016                | 26          | 15.7        | 18.8      | 36.7      |  | 3.3      |
|                                     | 19 Smoking status at time of delivery                 | 2016/17             | 73          | 8.7         | 10.7      | 28.1      |  | 2.3      |
|                                     | 20 Breastfeeding initiation                           | 2016/17             | 681         | 81.9        | 74.5      | 37.9      |  | 96.7     |
|                                     | 21 Infant mortality rate                              | 2014 – 16           | 6           | 2.2         | 3.9       | 7.9       |  | 0.0      |
|                                     | 22 Obese children (aged 10–11)                        | 2016/17             | 117         | 12.6        | 20.0      | 29.2      |  | 8.8      |
| Inequalities                        | 23 Deprivation score (IMD 2015)                       | 2015                | n/a         | 15.1        | 21.8      | 42.0      |  | 5.0      |
|                                     | 24 Smoking prevalence: routine and manual occupations | 2017                | n/a         | 29.9        | 25.7      | 48.7      |  | 5.1      |
| Wider determinants of health        | 25 Children in low income families (under 16s)        | 2015                | 2,120       | 13.0        | 16.8      | 30.5      |  | 5.7      |
|                                     | 26 GCSEs achieved                                     | 2015/16             | 580         | 60.0        | 57.8      | 44.8      |  | 78.7     |
|                                     | 27 Employment rate (aged 16–64)                       | 2016/17             | 47,600      | 82.0        | 74.4      | 59.8      |  | 88.5     |
|                                     | 28 Statutory homelessness                             | 2016/17             | 13          | 0.3         | 0.8       |           |  |          |
|                                     | 29 Violent crime (violence offences)                  | 2016/17             | 1,531       | 15.2        | 20.0      | 42.2      |  | 5.7      |
| Health protection                   | 30 Excess winter deaths                               | Aug 2013 – Jul 2016 | 211         | 21.2        | 17.9      | 30.3      |  | 6.3      |
|                                     | 31 New sexually transmitted infections                | 2017                | 383         | 640.8       | 793.8     | 3,215.3   |  | 266.6    |
|                                     | 32 New cases of tuberculosis                          | 2014 – 16           | 9           | 3.0         | 10.9      | 69.0      |  | 0.0      |

For full details on each indicator, see the definitions tab of the Health Profiles online tool: [www.healthprofiles.info](http://www.healthprofiles.info)

## Indicator value types

1, 2 Life expectancy - Years 3, 4, 5 Directly age-standardised rate per 100,000 population aged under 75 6 Directly age-standardised rate per 100,000 population aged 10 and over 7 Crude rate per 100,000 population 8 Directly age-standardised rate per 100,000 population 9 Directly age-standardised rate per 100,000 population aged 65 and over 10 Proportion - % of cancers diagnosed at stage 1 or 2 11 Proportion - % recorded diagnosis of diabetes as a proportion of the estimated number with diabetes 12 Proportion - % recorded diagnosis of dementia as a proportion of the estimated number with dementia 13 Crude rate per 100,000 population aged under 18 14 Directly age-standardised rate per 100,000 population 15, 16, 17 Proportion - % 18 Crude rate per 1,000 females aged 15 to 17 19, 20 Proportion - % 21 Crude rate per 1,000 live births 22 Proportion - % 23 Index of Multiple Deprivation (IMD) 2015 score 24, 25 Proportion - % 26 Proportion - % 5 A\*-C including English & Maths 27 Proportion - % 28 Crude rate per 1,000 households 29 Crude rate per 1,000 population 30 Ratio of excess winter deaths to average of non-winter deaths (%) 31 Crude rate per 100,000 population aged 15 to 64 (excluding Chlamydia) 32 Crude rate per 100,000 population

€"Regional" refers to the former government regions.

If 25% or more of areas have no data then the England range is not displayed.

Please send any enquiries to [healthprofiles@phe.gov.uk](mailto:healthprofiles@phe.gov.uk)

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