

Appendix: Socio-Economics and Health

Annex 1: Planning Policy Context

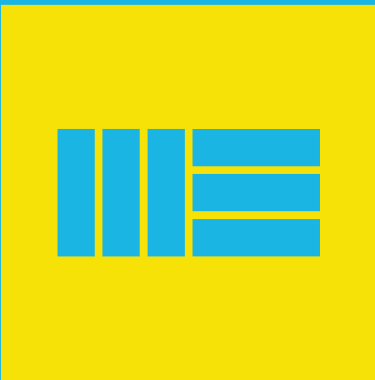
Annex 2: Rapid Health Impact Assessment

HEALTH IMPACT ASSESSMENT

NORTHFLEET

PREPARED ON BEHALF OF NORTHFLEET
CENTRAL 1 LIMITED

28 SEPTEMBER 2022



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1.0 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared by Montagu Evans on behalf of Northfleet Central 1 Limited ('the Applicant') in relation to the re-development at Northfleet, within Gravesham Borough Council ('the Council').
- 1.2 The Proposed Development is described as follows:
- "Outline planning application with all matters reserved, except for the primary means of access, for a mixed-use redevelopment involving the demolition of existing buildings and structures including site preparation / remediation works, and the development of residential units (Use Class C3), Use Class E floorspace including floorspace for retail, food and beverage, office floorspace and flexible Class E floorspace, floorspace for a new multi-use stadium with associated business and leisure facilities, floorspace for a hotel (Use Class C1), floorspace for community uses (Use Class F2) and other sui generis uses, delivery of open space and the realignment of the A226 Galley Hill Road / Stonebridge Road with hard / soft landscaping, car and cycle parking, highways works, infrastructure works, ancillary and associated works".*
- 1.3 The purpose of this HIA is to determine the extent to which the Proposed Development is expected to impact upon the health of those affected by the proposed demolition and construction works, and well as once the Proposed Development is complete and operational.
- 1.4 This HIA makes use of the NHS London Healthy Urban Development Unit (HUDU) Rapid HIA Toolkit¹. This toolkit provides the framework for a focused assessment of health impacts relevant to the built environment and issues directly or indirectly influenced by planning decisions.
- 1.5 The HUDU toolkit comprises of 51 assessment criteria, divided between the following themes:
1. Housing Design and Affordability
 2. Access to health and social care and other social infrastructure
 3. Access to open space and nature
 4. Air quality, noise and neighbourhood amenity
 5. Accessibility and active travel
 6. Crime reduction and community safety
 7. Access to healthy food
 8. Access to work and training
 9. Social cohesion and inclusive design
 10. Minimising the use of resources
 11. Climate change

¹ <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2019/10/HUDU-Rapid-HIA-Tool-October-2019.pdf>

2.0 POLICY CONTEXT

NATIONAL PLANNING POLICY

- 2.1 The National Planning Policy Framework (NPPF) was published in its current form in July 2021. The NPPF highlights the importance of sustainable development and identifies the ways in which the planning system is expected to support it. In addition to environmental sustainability, the NPPF also highlights the importance of the other two dimensions of sustainability – Economic and Social – the latter of which specifically refers to health and wellbeing:

*"Achieving sustainable development means that the planning system has **three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways** (so that opportunities can be taken to secure net gains across each of the different objectives):*

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

*b) a social objective – to support **strong, vibrant and healthy communities**, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering **well-designed, beautiful and safe places**, with accessible services and open spaces that reflect current and future needs and **support communities' health, social and cultural well-being**; and*

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy"² (Our Emphasis)

- 2.2 Paragraph 92 of the NPPF goes on to state that planning policies and decisions should aim to achieve healthy, inclusive and safe places, and more specifically that they should:

"enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – 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"³

LOCAL PLANNING POLICY

- 2.3 The Gravesham Local Plan (2014)⁴ acknowledges that there are wide variations in the level of deprivation in the borough. As such, addressing the health issues which many residents experience is recognised as an area of opportunity for the borough. Community well-being is one of the five strategic objectives which the Council carries out its activities against, which along with housing, a clean and green environment, economic development, and regeneration, and managing the Council's business responsibly, all contribute towards improving health outcomes in the community.

² MHCLG, National Planning Policy Framework, Paragraph 8

³ Ibid., Paragraph 92(c)

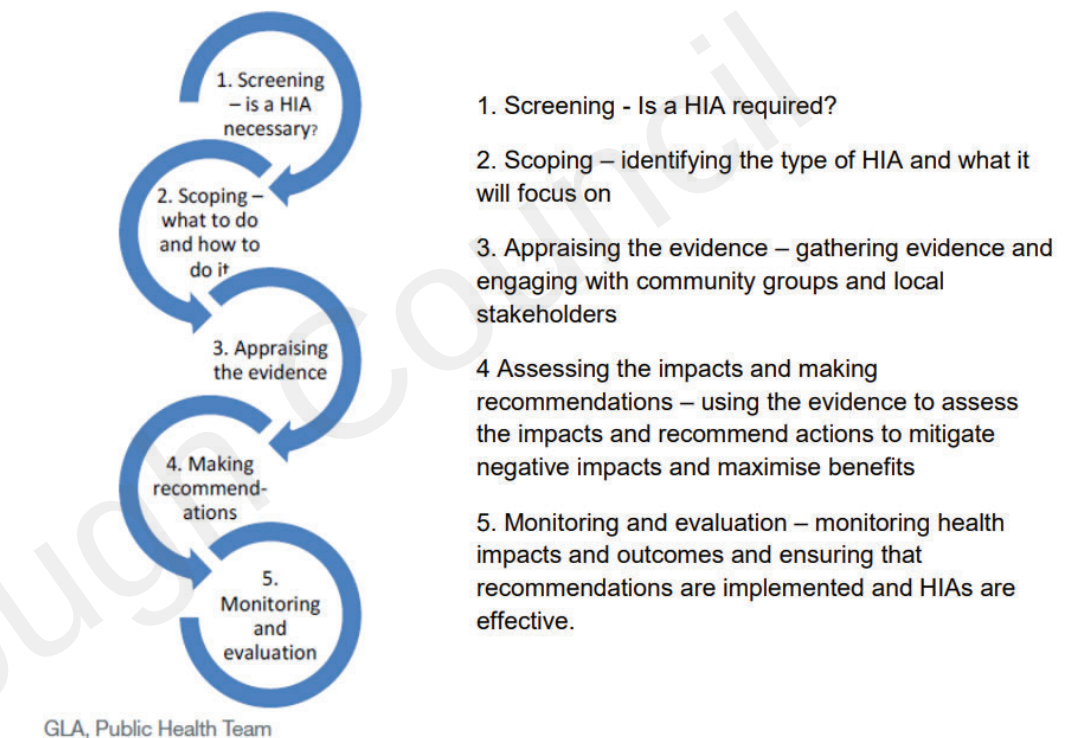
⁴ <https://www.gravesham.gov.uk/local-plan-policy/local-plan>

- 2.4 Policy CS10-Physical and Social Infrastructure, of the Gravesham Local Plan (2014)⁵ sets out the Council's aim to support proposals and activities that protect, retain, or enhance physical and social infrastructure, or lead to the provision of additional infrastructure that improves community well-being. With respect to transportation infrastructure, for example, it advocates that walking and cycling should serve as the first choice of transport for people for short journeys for functional (e.g., work, school) and leisure purposes. This is on the basis that increased travelling by way of sustainable transport modes helps to reduce congestion, improve air quality, and makes a significant contribution to the health and wellbeing of residents, workers, and visitors.
- 2.5 Policy CS19- Development and Design Principles outlines that new development will among other things, from a health and wellbeing perspective, meet anti-crime standards and be resilient to the effects of climate change. With respect to anti-crime, the policy further explains that the layout of the new development should create a safe and secure environment and provide surveillance to minimise opportunities for crime and vandalism. With respect to climate change, it is anticipated that the design and layout of any new development will take advantage of opportunities to build in resilience to the effects of climate change including protection against flood risk.

THE HUDU RAPID HEALTH IMPACT ASSESSMENT TOOLKIT

- 2.6 The NHS London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment Tool used widely (including outside of London) to assess a development proposal's contribution to 'Lifetime Neighbourhoods' which provide safe, healthy, supportive and inclusive neighbourhoods for people at all stages of their lives. As noted in the HUDU tool's supporting guidance, there is no single definition of a HIA, and it is recommended that HIAs are localised to the context of the proposal being assessed.⁶
- 2.7 The HUDU Rapid HIA tool includes a five-stage methodology for undertaking a HIA, summarised by the diagram overleaf.

Figure 1 – NHS HUDU Rapid HIA Methodology



- 2.8 Baseline information on local health-related issues is summarised within Section 3.0 of this HIA.
- 2.9 Section 4.0 then provides the assessment, based on the HUDU toolkit approach. As noted in the Introduction section, the HIA rapid assessment tool includes 51 assessment criteria across 11 themes. The tool guidance, however, instructs users to focus on criteria which are most relevant to the proposal:
- “[The rapid HIA tool] helps identify those determinants of health which are likely to be influenced by a specific development proposal. It does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. Not all the issues or assessment criteria may be relevant, and the user is encouraged to prioritise specific actions which focus on key impacts.”*
- 2.10 This HIA has been prepared based on the HUDU rapid assessment toolkit, and where assessment criteria are not relevant or not applicable in the context of the Proposed Development this has been noted. For all relevant criteria, commentary has been provided to support the assessment made, alongside any details of mitigation or enhancement measures.
- 2.11 Section 5.0 of this HIA summarises the key positive and negative health impacts identified and recommends steps to be taken to monitor and evaluate health impacts over time.

⁵ Gravesham Local Plan, p.105

⁶ NHS HUDU, Rapid Health Impact Assessment Tool 2019, p.5

3.0 BASELINE INFORMATION

LOCAL HEALTH PROFILE

3.1 Table 1 below summarises the demographic profile of the local area (defined as Northfleet North), compared against Gravesham and England as a whole.

Table 1 - Basic Demographics

	Local Area	Gravesham	England
Total Population (2020)	8,810	106,890	53,107,169
% Male	48.0%	49.2%	49.5%
% Female	52.0%	50.8%	50.5%
Age Group (% of total population)			
Age 0-4	10.2%	6.5%	5.7%
Age 5-11	12.1%	9.7%	8.7%
Age 12-15	5.8%	5.3%	4.7%
Age 16-17	2.2%	2.4%	2.2%
Age 18-24	7.4%	7.0%	8.3%
Age 25-64	52.9%	51.7%	51.8%
Age 65-74	6.0%	9.1%	9.9%
Age 75+	3.5%	8.3%	8.6%

Source: ONS, Mid-year Population Estimates 2020

- 3.2 According to the 2011 Census, 15.6% of the Local Area population self-reported as having a disability or long-term health problem, compared with a Gravesham average of 17.1% and a national average of 17.6%.
- 3.3 Table 2 overleaf is an extract from the Public Health England Local Authority Health Profile dashboard, which summarises key health indicators at the District level and provides a comparison against higher levels of geography (i.e., regional – in this case South East, and national – England). For each measure, it has been noted whether Gravesham performs **Worse**, **Similar** or **Better** than the comparison area.
- 3.4 Compared against the South East Region, Gravesham has lower life expectancy at birth for males and females and higher under 75 mortality rates. Inequality in life expectancy (Males) is also below average, whilst many other indicators also outperform London and National averages. Overall, Gravesham presents an average public health profile.

Table 2 – Public Health England – Local Authority Health Profile

	Male, Female, Persons	Gravesham	Measure	vs.	
				South East Region	England
Life expectancy at birth	Male	79.2	Years	Worse	Similar
Life expectancy at birth	Female	83.2	Years	Worse	Similar
Under 75 mortality rate from all causes	Persons	347.8	per 100,000	Worse	Similar
Under 75 mortality rate from all cardiovascular diseases	Persons	68.1	per 100,000	Worse	Similar
Under 75 mortality rate from cancer	Persons	135.3	per 100,000	Similar	Similar
Suicide rate	Persons	12.4	per 100,000	Similar	Similar
Emergency Hospital Admissions for Intentional Self-Harm	Persons	151.8	per 100,000	Better	Better
Hip fractures in people aged 65 and over	Persons	559.3	per 100,000	Similar	Similar
Estimated diabetes diagnosis rate	Persons	82.0	%	Better	Similar
Estimated dementia diagnosis rate (aged 65 and over)	Persons	55.5	%	Not compared	Worse
Admission episodes for alcohol-specific conditions - Under 18s	Persons	26.3	per 100,000	Similar	Similar
Admission episodes for alcohol-related conditions (Narrow): Old Method	Persons	510.5	per 100,000	Worse	Worse
Smoking Prevalence in adults (18+) - current smokers (APS)	Persons	10.7	%	Similar	Similar
Percentage of physically active adults	Persons	68.7	%	Similar	Similar
Percentage of adults (aged 18+) classified as overweight or obese	Persons	65.2	%	Similar	Similar
Under 18s conception rate / 1,000	Female	17.8	per 1,000	Worse	Similar
Smoking status at time of delivery	Female	13.4	%	Worse	Worse
Infant mortality rate	Persons	2.5	per 1,000	Similar	Similar
Deprivation score (IMD 2019)	Persons	21.4	/100	Highest quintile	2nd highest quintile
Smoking Prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	Persons	12.4	%	Similar	Similar
Inequality in life expectancy at birth	Male	9.1	Years	Highest quintile	2nd highest quintile
Inequality in life expectancy at birth	Female	4.6	Years	Middle quintile	2nd lowest quintile
Children in relative low income families (under 16s)	Persons	20.6	%	Worse	Worse
Children in absolute low income families (under 16s)	Persons	17.1	%	Worse	Worse
Average Attainment 8 score	Persons	49.7	Mean-Score	Worse	Worse
Percentage of people in employment	Persons	76.6	%	Similar	Similar
Homelessness - households owed a duty under the Homelessness Reduction Act	Not Applicable	14.6	per 1,000	Worse	Worse
Violent crime - hospital admissions for violence (including sexual violence)	Persons	45.4	per 100,000	Worse	Similar
Excess winter deaths index	Persons	39.4	%	Worse	Worse
New STI diagnoses (exc chlamydia aged <25) / 100,000	Persons	484.6	per 100,000	Similar	Better
TB incidence (three year average)	Persons	11.0	per 100,000	Worse	Similar

Source: Public Health England

- 3.5 Figure 2 overleaf shows the locations of GP Practices based within a 2km radius of the site. Table 3 below summarises the number of patients registered at each practice, and the extent of any spare capacity to register new patients.

Figure 2 - GP Practices within 2km Radius

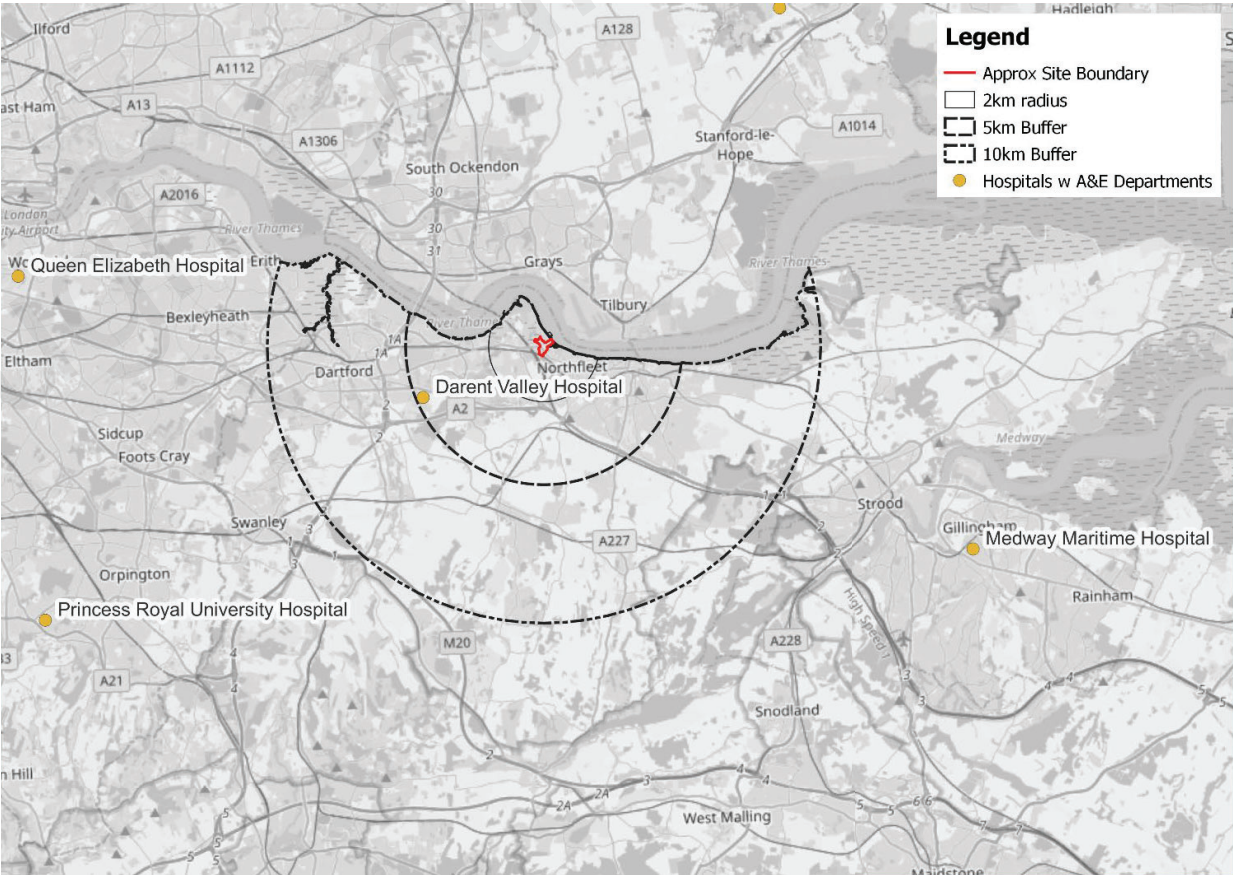


Source: NHS Digital; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors

Number (1-Closest to Site, 11-Furthest from Site)	Practice Name	Patients	GP FTE	Patients per FTE	Capacity	Unused Capacity	Walk Time from Site
1	Swanscombe Health Centre	31524	15.4	2042	27792	-3732	19 mins
2	Springhead Health	22546	6.0	3766	10776	-11770	29 mins
3	Greenhithe Surgery	*part of Swanscombe Health Centre (1)					29 mins
4	Beaumont Drive Surgery	*part of Rochester Road Surgery (11)					37 mins
5	The Shrubbery Surgery	16449	5.3	3090	9581	-6868	38 mins
6	Ivy Bower Surgery	*part of Swanscombe Health Centre (1)					41 mins
7	Pelham Medical Practice	13677	5.3	2584	9528	-4149	44 mins
8	Gravesend Medical Centre	16051	7.0	2297	12576	-3475	49 mins
9	Parrock Street Surgery	2315	1.6	1447	2880	565	52 mins
10	Old Road West Surgery	9168	2.2	4093	4032	-5136	49 mins
11	Rochester Road Surgery	3835	1.0	3887	1776	-2059	1h 8 mins
	TOTAL	115,565	43.8	2,638	78,840	-36,725	

3.6 As noted above, there is no spare aggregate capacity across the GP Practices above, with the vast majority operating above the Royal College of GPs benchmark of 1,800 patients per Full Time Equivalent (FTE) GP. The Proposed Development includes provision for healthcare uses on-site, which will help to meet the healthcare needs of the new resident population of the site, as well as potentially providing additional capacity to alleviate some of the pressure noted above.

Figure 3 – A&E Departments within 10km Radius



3.7 The nearest major hospital to the site is Darent Valley Hospital, located approximately 3.7 miles to the southwest of the site (around 24 minutes by public transport or 12 minutes' drive). The second closest major hospital is the Medway Maritime Hospital (around 54 minutes by public transport or 26 minutes' drive). Both hospitals include an A&E department, which operates 24/7. Darent Valley Hospital is operated by the Dartford and Gravesham NHS Trust, while the Medway Maritime Hospital is operated by the Medway NHS Foundation Trust. With respect to emergency admissions, Dartford and Gravesham NHS Trust outperformed the national average with respect to the % of patients being treated within 4 hours, as of July 2022, while Medway lagged only slightly behind (Dartford and Gravesham=73.5%, Medway=69.8%, National=71.0%).

SUMMARY OF KEY BASELINE HEALTH ISSUES

3.8 The baseline review has identified the following baseline health-related issues locally and within Gravesham as a whole:

- Health inequalities (in terms of life expectancy inequalities) are more severe than the South East, and similar to the National average;
- Average life expectancy is lower than the South East but better than National average, and Gravesham performs better than average across many public health indicators;
- There is a significant lack of GP capacity locally, based on the Royal College of GPs benchmark. However, proposed on-site provision will help to alleviate this issue – particularly in context of population growth associated with the Proposed Development; and
- The nearest major hospital is located less than 5km from the site.

4.0 RAPID IMPACT ASSESSMENT

4.1 This section presents the HIA matrix, based on the approach set out within the HUDU rapid assessment toolkit.

HOUSING DESIGN AND AFFORDABILITY

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Y	Detailed information is provided in the Design Codes. The residential development has been designed to ensure that all residential units would meet Building Regulations Part M4(2).	Positive	None required.
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Y	The development proposes to create a healthy community which meets the needs of all users, regardless of age, gender, race, or sensory and mobility abilities. In its broadest sense, it means creating places that can be enjoyed by people from all cultural and socio-economic backgrounds. The Proposed Development will include homes of varying size and configuration to suit the needs of different households. All homes will be designed to meet Building Regulation requirement M4(2) - 'Accessible and Adaptable Dwellings' as a minimum. In addition to this, a percentage of the homes will meet the higher Building Regulation requirement M4(3) - 'Wheelchair User Dwellings.' Inclusivity for All will be the central of the design concept. The inclusive design has moved from designing for people with disabilities. Instead, it will promote an approach which allows all people to use the space in the same way and on equal terms, including extra care housing, sheltered housing and lifetime homes Refer to the Design Code and the DAS for further information.	Positive	None required.
Does the proposal include homes that can be adapted to	Y	As all residential units would meet Building Regulations Part	Positive	None required.

support independent living for older and disabled people?		M4(2), units can be adapted to support independent living for older and disabled people.		
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Y	The location, arrangement, proportions, and orientation of the residential buildings will facilitate the high-quality accommodation by maximising dual aspect units, minimising overlooking and optimising daylight/sunlight to the units. Additionally, the 'inside-out' design approach will be followed which considers the internal spaces as priority in order to meet the apartment standards. Refer to the Design Code for further information.	Positive	None required.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Y	A range of tenures are proposed, including private and affordable properties. These include a range of unit sizes from one bed to three bed properties. The accommodation has been developed in accordance with local needs, site location and viability.	Positive	None required.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Y	The homes will be designed to achieve a very high level of energy efficiency with a target EPC rating of A. This target is part of the wider site strategy to be Net Zero Carbon that will be achieved through reducing energy demand across all buildings as far as practicable and by onsite renewable energy generation. We will be complying with Part L 2021, and passive and active measures will be pushed beyond notional building values, resulting in high energy efficiencies. Further detail on this strategy can be found within the Framework Sustainability & Energy Statement.	Positive	None required.

ACCESS TO HEALTH AND SOCIAL CARE AND OTHER SOCIAL INFRASTRUCTURE

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal retain or re-provide existing social infrastructure?	Y	The site is currently home to Ebbsfleet United Football Club (EUFC), which plays an important role in the Northfleet community. A new ground for EUFC is a key part of the Proposed Development, and facilities for the club and its supporters will be greatly enhanced.	Positive	None required.
Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	Y	Potential impact on local NHS services has been assessed within the Socio-Economics chapter of the ES. The assessment has found that whilst population growth associated with the Proposed Development will add further strain to already stretched primary healthcare provision in the local area, proposed on-site provision of healthcare facilities is expected to be of sufficient scale to meet the needs of the new population and to begin to address deficiencies in the wider area.	Positive	The Applicant proposes on-site GP Surgery provision.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Y	The Proposed Development includes the provision of new medical / health facilities within the scheme.	Positive	None required.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools and community facilities?	Y	The proposal has considered nearby amenities including the nurseries, primary and secondary schools. As assessed within the Socio-Economics of the Environmental Statement. This assessment has found that the Proposed Development is likely to increase demand for school places locally, including for primary school places which are already over-subscribed.	Negative	A number of other consented and pipeline developments in the local area are set to provide new schools. The Applicant expects to make financial contributions to education, which will assist KCC in bringing forward and operating new schools in the area – which in turn will meet the education needs of the Proposed Development.
Does the proposal explore opportunities for shared community use and co-location of services?	Y	The proposal includes the provision of local community space.	Positive	None required.

ACCESS TO OPEN SPACE AND NATURE

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal retain and enhance existing open and natural spaces?	Y	The current site offers little in the way of green space, with the existing site predominantly made of land for industrial uses. The existing tree planting on the site is sparse and incidental. The proposal includes the provision of two large green spaces to the south and east of the site. Incorporating Parkland which includes parklands, riverside gardens, pocket parks, green streets, allotments, productive rooftop gardens and water features. The proposal includes green zones (which are made up of parklands, green spaces, private gardens, public access pitches and children's play space). Refer to the Design and Access Statement (DAS) for further information.	Positive	None required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Y	As noted above, the Proposed Development will introduce significant new green spaces to the site, which is currently industrial in nature.	Positive	None required.
Does the proposal provide a range of play spaces for children and young people?	Y	The proposal aims to provide 0.49ha of play space – significantly higher than the minimum requirement for 0.17 ha. NEAP's, LEAP's and LAP's are proposed within the play strategy, providing mixed age play throughout the Proposed Development. LAP – Local Area for Play The LAP is a small area of open space specifically designated and primarily laid out for very young children to play close to where they live. LEAP – Local Equipped Area for Play The LEAP is an area of open space specifically designated and laid out with features including equipment for children	Positive	None required.

		who are beginning to go out and play independently close to where they live. NEAP – Neighbourhood Equipped Area for play The NEAP is an area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well.		
Does the proposal provide links between open and natural spaces and the public realm?	Y	Yes, there are green/ecological corridor links between all open spaces and pedestrian/cycle routes between all natural spaces and the public realm. This is demonstrated within the illustrative landscape masterplan within the DAS and Design code.	Positive	None required.
Are the open and natural spaces welcoming and safe and accessible for all?	Y	Yes, further detail will be provided on secure by design at the reserved matter application stage.	Positive	None required.
Does the proposal set out how new open space will be managed and maintained?	N	This will be developed within the reserved matters application (s).	N/A	N/A

AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Y	Mitigation measures to reduce noise, dust and other air quality impacts as far as reasonably practicable during construction are outlined within the Noise and Vibration and Air Quality ES chapters and the Outline Construction Management Plan which has been submitted in support of the planning application. The requirement for these to be implemented will be secured via planning condition.	Negative	Mitigation measures are set out in the Noise and Vibration and Air Quality ES chapters and the Outline Construction Management Plan.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal minimise air pollution caused by traffic and energy facilities?	Y	The proposal results in additional trips on the road network, however, a Travel Plan has been prepared to accompany the planning application which encourages the use of sustainable transport modes and aims to minimise private car journeys. Measures have been put in place to reduce the risk of overheating / unwanted solar gains (through passive design measures). Buildings will be heavily insulated and airtight, with passive design measures to limit overheating and mechanical ventilation provided. In addition to this, although the Proposed Development will involve the creation of more parking spaces on the site which would likely result in an increase in car use, electric vehicles are encouraged with the introduction of charging points.	Negative	A Travel Plan has been prepared which encourages the use of sustainable transport modes and aims to minimise private car journeys, including introduction of electric charging points. Implementing fully electric technology for heating and central hot water systems, openable windows to maximise natural ventilation and low energy lighting throughout where possible to minimise greenhouse gas emissions from energy use across the development.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Y	The suitability of the site for residential uses is assessed within the Noise and Vibration ES chapter (paragraph 9.181 to 9.208). The assessment takes into account the noise generated by nearby transportation sources (road and rail) and commercial/industrial activities. The assessment indicates that with appropriate measures adopted, such as façade specification and/or design of amenity, that appropriate noise conditions (ie, in line with WHO guidance/BS 8233 recommendations) can be achieved within the proposed dwellings.	Neutral	Mitigation measures and good design principles.

ACCESSIBILITY AND ACTIVE TRAVEL

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal address the ten Healthy Streets indicators?	Y	Yes, the masterplan provides dedicated walking and cycling routes across the site, coupled with open spaces, areas for rest and significant increases in landscaping. Many of these areas are away from trafficked routes. Where pedestrian and cyclists are in closer proximity to vehicles, dedicated crossing points are provided. The re-routing of the A226 also removes significant noise and pollution from the podium where pedestrian and cyclist will convene.	Positive	None required.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Y	Where possible, segregated pedestrian and cycle routes are provided across the site to prioritise walking and cycling. There will be additional routes included alongside the realigned A226 also, to enhance the ability for site users and local to use sustainable modes of travel.	Positive	None required.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Y	The site is committed to providing significant levels of cycle parking across all uses. This is enhanced through the provision of a mobility hub to connect sustainable modes of travel together. This will incorporate cycle parking and changing facilities.	Positive	None required.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Y	Yes, it does. The site is cognisant of the existing pedestrian and cycle networks, as well as existing public rights of way ensuring that the internal routes are connected to these for site permeability.	Positive	None required.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Y	The proposals seek to remove vehicle and pedestrian/cyclist conflict through the realignment of the A226 and the inclusion of segregated pedestrian and cycleways across the Proposed Development masterplan. The design of the realigned A226 will also manage vehicle speeds, reducing the propensity for accidents and minimising injuries.	Positive	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Is the proposal well connected to public transport, local services and facilities?	Y	The proposal will be well connected to public transport, local services and facilities As part of the development a dedicated Bus Rapid Transit link will be provided to ensure connectivity to existing public transport networks. This will additionally incorporate the mobility hub. Existing bus services will also be routed through the site. The site will offer significant local services and facilities through the mixed use development quantum. As such the proposal will be well served by existing bus routes and through its close proximity to Ebbsfleet International Station.	Positive	None required.
Does the proposal seek to reduce car use by reducing car parking provision, supported by controlled parking zones, car clubs and travel plans measures?	Y	Yes, the proposed levels of parking are significantly below the threshold permitted through planning policy and are supplemented by enhanced sustainable travel provision and dedicated site-wide travel plans and initiatives. Such as the appointment of a Travel Plan Coordinator, provision of information packs and the promotion of initiatives to encourage sustainable travel.	Positive	None required.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Y	Yes, the Proposed Development has been designed to offer permeability for all users through the management of gradients and space for disabled parking within the parking courts.	Positive	None required.

CRIME REDUCTION AND COMMUNITY SAFETY

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal incorporate elements to help design out crime?	Y	Yes, further detail will be provided on secure by design at the reserved matters application stage.	Positive	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Y	Yes, further detail will be provided on secure by design at the reserved matters application stage.	Positive	None required.
Does the proposal include attractive, multi-use public spaces and buildings?	Y	Yes, refer to Part E detailing the place and Part D detailing the buildings sections in the Design Code.	Positive	None required.
Has engagement and consultation been carried out with the local community and voluntary sector?	Y	Engagement has been carried out with the local community through a public consultation which was conducted in July and then September. These included Councillor and supporter briefings, in person consultation events and online webinars. This engagement was further supported through the creation of a dedicated project website which provided regular updates recordings of the webinars and allowed for submission of online feedback. A newsletter was issued to 20,000 households and businesses to inform of the proposals and provided with the opportunity to view plans and provide feedback at public exhibition events and online webinars.	Positive	None required.

ACCESS TO HEALTHY FOOD

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	Y	Not determined at outline application stage, but it is envisaged that a range of retail options will be provided within the completed Proposed Development, including stores selling local food and produce.	Neutral	None required.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Y	As above, the precise retail mix has not been defined at this outline application stage. The Proposed Development includes a significant retail element, which is likely to provide a wide range of store types catering a variety of retailers.	Neutral	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Y	The proposed Food & Beverage offer is likely to include some hot food takeaway outlets, in addition to outlets providing healthier options.	Neutral	Health to be a key consideration in determining the mix of F&B uses at detailed design stage.

ACCESS TO WORK AND TRAINING

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Y	The Proposed Development is expected to create at least 2,261 Full Time Equivalent (FTE) jobs on completion, in addition to 7,299 person years of temporary employment during the construction phase. Refer to the Socio-Economics ES chapter for further details.	Positive	None required.
Does the proposal provide childcare facilities?	Y	The applicant has committed to providing childcare (nursery) facilities on site as part of the outline application. This will help to address a deficiency identified within the local area (refer to the Socio-Economics chapter of the ES for further details).	Positive	None required.
Does the proposal include managed and affordable workspace for local businesses?	Y	This will be determined at RMA stage, but it is anticipated that the completed development will include a range of employment tenures – including workspace which meets the needs of local businesses.	Positive	None required.
Does the proposal include opportunities for work for local people via local procurement arrangements?	Y	It is anticipated that up to 122 apprenticeship starts will be created through the construction of the Proposed Development, many of which are likely to be taken up by local people. Further local procurement arrangements will be determined as the application progresses.	Positive	Explore options for enhancing local benefit through local procurement and local employment.

SOCIAL COHESION AND INCLUSIVE DESIGN

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Y	The consultation included two phases of pre-application engagement in July and then September, these included Councillor and supporter briefings, in person consultation events and online webinars. This engagement was further supported through the creation of a dedicated project website which provided regular updates recordings of the webinars and allowed for submission of online feedback. A newsletter was issued to 20,000 households and businesses to inform of the proposals and provided with the opportunity to view plans and provide feedback at public exhibition events and online webinars. The proposals were shaped significantly by this activity, and engagement continued as the design progressed.	Positive	None required.
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Y	Yes, refer to the access and movement strategy within the DAS, the Design Code and the access parameter plans, all submitted in support of the planning application.	Positive	None required.
Does the proposal include a mix of uses and a range of community facilities?	Y	The Proposed Development includes a wide range of uses, including space for a range of community facilities and social infrastructure including nurseries/creches and healthcare facilities. This is in addition to the provision of a new modern stadium for EUFC.	Positive	None required.
Does the proposal provide opportunities for the voluntary and community sectors?	Y	The Applicant will seek opportunities to involve local Voluntary, Community and Social Enterprise organisations in the project where possible and appropriate.	Positive	None required.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Y	The Proposed Development will include homes of varying size and configuration to suit the needs of different households. All homes will be designed to meet Building Regulation requirement M4(2) - 'Accessible and Adaptable Dwellings' as a minimum. In addition to this, a percentage of the homes will meet the higher Building Regulation requirement M4(3) - 'Wheelchair User Dwellings'.	Positive	None required.

MINIMISING THE USE OF RESOURCES

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal make best use of existing land?	Y	The site is currently used primarily for industrial and warehousing uses. The Proposed Development will intensify the use of land on site, creating net additional employment, a large number of new homes and new community facilities (including parks and green space). As such, the Proposed Development reflects the best use of existing land on site.	Positive	None required.
Does the proposal encourage recycling, including building materials?	Y	Yes, further detail on this strategy can be found within the Framework Sustainability & Energy Statement submitted in support of the planning application.	Positive	None required.
Does the proposal incorporate sustainable design and construction techniques?	Y	Yes, further detail on this strategy can be found within the Framework Sustainability & Energy Statement submitted in support of the planning application.	Positive	None required.

CLIMATE CHANGE

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal incorporate renewable energy?	Y	There is a wider site strategy to be Net Zero Carbon. This will be achieved through reducing energy demand across all buildings as far as practicable and by onsite renewable energy generation. The Proposed Development will be complying with Part L 2021, and passive and active measures will be pushed beyond notional building values, resulting in high energy efficiencies. Further detail on this strategy can be found within the Framework Sustainability & Energy Statement.	Positive	None required.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	Y	The landscaping offers a variety of spaces with areas of sun and shade. Buildings will be designed in order to respond to variable temperatures. With overheating measures in place for this. The proposal has benefitted from an initial wind analysis study to ensure comfortable conditions for users. With residual minor adverse effects in Power Park and Riverwalk Gardens. These will require further consideration at the detailed designed stage. There is scope for further mitigation to achieve suitable conditions.	Positive	To be further considered at detailed design stage.

Assessment Criteria	Relevant?	Details / Evidence	Potential Health Impact	Mitigation / Enhancement Actions
Does the proposal maintain or enhance biodiversity?	Y	The Proposed Development will enhance biodiversity and provide high-quality public realm, enhancing the public space available to the residents and wider public. As set out in the Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment Report and ES Chapter 14 Ecology and Biodiversity, the proposals have sought to minimise impacts on biodiversity. Subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered that there are no likely impacts the proposals will result in significant harm to biodiversity. The Proposed Development will provide an uplift in trees and achieve a 20% Biodiversity Net Gain.	Positive	None required.
Does the proposal incorporate sustainable urban drainage techniques?	Y	SuDS will be provided in the form of: - Roof runoff from the residential buildings will be used for rainwater harvesting; - Runoff from podium areas will be attenuated in low-profile attenuation tanks; - Roof runoff from the football stadium will be captured for re-use (i.e. irrigation) in a low-profile tank located beneath the pitch; - Green roofs with low-profile attenuation tanks are proposed on the other buildings; and - Park areas will be profiled to provide attenuation for rainfall events in excess of the 30 year return period rainfall event.	Positive	None required.

5.0 CONCLUSION

POSITIVE HEALTH IMPACTS

- 5.1 The Proposed Development will provide much-needed new homes on site across a range of sizes and tenures – helping to boost the local housing supply. The construction and operation of the Proposed Development will also contribute to local economic development objectives, creating a very significant number of new temporary and permanent jobs which in turn will help to address employment-related deprivation – a key wider determinant of health outcomes.
- 5.2 Finally, the new open spaces and play spaces will create new opportunities to build community cohesion, providing meeting places for community groups and the opportunity to widen participation in exercise, which will provide a further boost to public health locally. The Proposed Development will also enhance biodiversity and provide high quality public realm, enhancing the public space available to the residents and wider public.

NEGATIVE HEALTH IMPACTS

- 5.3 The Proposed Development will grow the local population, which in turn will place additional pressure on local healthcare services (which are already over-subscribed). In mitigation, new on-site healthcare facilities will be provided, ensuring the new residents are able to access healthcare locally. It is likely that new provision will exceed the level of demand from new residents, creating additional capacity to benefit existing communities in the local area.
- 5.4 The Proposed Development will result in construction impacts related to noise and air quality, (as set out in the Noise and Vibration and Air Quality ES chapters) but mitigation measures will mitigate the impact on surrounding residents to ensure no likely significant effects are realised. The Proposed Development also includes a Travel Plan to encourage sustainable transport modes and an improved heating strategy to mitigate air pollution as much as possible.

CONCLUSION AND NEXT STEPS

- 5.5 The health impacts identified through this Rapid HIA are overwhelmingly positive, and the Proposed Development is expected to make a very significant positive impact on public health within the local area primarily through the provision of new high quality housing and new public spaces (including play spaces for younger children), as well as the provision of new healthcare facilities on-site. This in turn will help to respond to local issues and inequalities by providing high quality and accessible new homes which will be suited to people with a wide range of needs.
- 5.6 In line with the HUDU approach summarised in Section 2.0, it is recommended that GBC and the Applicant monitor health impacts associated with the proposals throughout the demolition and construction phase and on completion of the Proposed Development to ensure that negative impacts are effectively mitigated, and the benefits associated with positive impacts are maximised.

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.