

Land North of Camer Road, Meopham

Health Impact Assessment (HIA)

Iceni Projects on behalf of

McManus Family

February 2026

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EXECUTIVE SUMMARY

This Health Impact Assessment (HIA) has systematically assessed the impacts of the Proposed Development at Land North of Camer Road, Meopham and concluded that there will be **a positive effect on all assessed determinants of health**.

The redevelopment of the Site will provide up to 725 residential units, a new two from-entry primary school and new public open space including sport and recreation facilities. In doing so, it will provide high-quality living accommodation, new education facilities, deliver well-designed buildings and provide landscaped amenity space which will create conditions for healthy lifestyles.

The Site is located within one of the 20% least deprived neighbourhoods in the country. The health profile of the local population is generally considered to be above national averages for the majority of health indicators. In terms of community infrastructure, there is a range of facilities in the surrounding area, the majority of which are accessible by walking or via public transport. With this considered, the identified priority groups are:

- Unemployed/workless
- Children and young people;
- Older people
- People with circulatory disease, coronary heart disease and respiratory diseases; and
- People unable to access services and facilities.

Overall, the Proposed Development complies with local, regional and national policy to ensure that healthy, inclusive and safe places are created, and it will help to address the local health and wellbeing needs of the community. The Proposed Development has the potential to provide positive health outcomes which will be particularly beneficial for the identified priority groups.

Summary of Health Impact Assessment for the Development

Theme	Assessed Potential Health Impact	Mitigation Measures
Housing design and affordability	Positive	• Ensure that the recommendations in the Sustainability and Energy Statement are implemented, to be secured via appropriately worded planning condition.

Access to health and social care services and other social infrastructure	Positive	• Provision of a school to increase primary school capacity locally as a bullet point • Planning contributions to address impact on healthcare facilities in the local area.
Access to open space and nature	Positive	• Landscape Management Plan to be secured via appropriately worded planning condition.
Air Quality, noise and neighbourhood amenity	Neutral	• Implementation of the Construction Method Statement and measures set out in the Air Quality Assessment and Energy Assessment to be secured via appropriately worded planning conditions. · • Demolition / construction working hours to be agreed with the local authority
Accessibility and active travel	Positive	• Secure the implementation of the Travel Plan submitted with the application by way of planning condition.
Crime reduction and community safety	Positive	• Ensure Secured by Design principles are adhered to • Ensure the feedback from consultation exercises are implemented where possible, and that the local community is updated on demolition /construction progress.
Access to healthy food	Positive	• Advise that no hot food takeaways are provided
Access to work and training	Positive	• Seek to use local labour and suppliers • Consult with local businesses if they would be suitable tenants • Explore measures set out in the GBC procurement strategy
Social cohesion and inclusive design	Positive	• Explore opportunities for volunteers
Minimising the use of resource	Positive	• Ensure monitoring of the Site Waste Management Plan.
Climate change	Positive	• Implement the strategies recommended in the Sustainability and Energy Statement and the Drainage Strategy

1. INTRODUCTION

- 1.1 This document has been prepared by Icen Projects Limited on behalf of McManus Family ('the Applicant'). The assessment has been prepared to highlight the potential health impacts that could arise from the planning application for the development of Land North of Camer Road, Meopham ('the Site').
- 1.2 The objective of this report is to produce a set of evidence-based recommendations to inform decision-making, to maximise the positive health impacts and minimise the negative health impacts of the Proposed Development¹.

Site Context

Site Location

- 1.3 The Site is located within the administrative boundary of Gravesham Borough Council ('GBC'). It extends to 43.67 hectares ('ha') and is located to the east of Hook Green and to the southwest of Sole Street. The Site is bordered by the Chatham Main Line to the north, Camer Road to the southeast, and Northwood Lane to the southwest. The Site sits within the green belt and comprises approximately three large agricultural fields with two (small) areas of woodland located within the centre of the Site.
- 1.4 The nearest bus stops are 'The Railway' stops located on either side of Camer Road, at the north-east corner of the Site. 'Scratton Fields' bus stops are located 270m north east of the Site (either side of Sole Street). Both bus stops are served by routes 311, 416 and 695 and provide services to Gravesend and Meopham.
- 1.5 The nearest train station is Sole Street, located on the boundary of the north-east corner of the Site. The second nearest train station is Meopham located approximately 500m west of the Site. Both stations are operated by southeastern trains and provide services to London Victoria, Gillingham, Dover Priory and Ramsgate.

Report Structure

- 1.6 The assessment is structured as follows:

¹ World Health Organisation (2022) Health Impact Assessment

- **Section 2 – Assessment Methodology** - sets out the assessment methodology and the identifies the relevant impact areas;
- **Section 3 - Policy Context** - provides an overview of the relevant national, regional and local policy context for considering the health impacts of development.
- **Section 4 – Baseline Conditions** – presents the demographic, health and socio-economic profile of the local population and provides an overview of community infrastructure provision;
- **Section 5 – Impact Assessment** – provides an assessment of the potential health impacts of the Development and identifies appropriate mitigation; and
- **Section 6 – Conclusions** – sets out the conclusions of the assessments and the main recommendations.

2. ASSESSMENT METHODOLOGY

- 2.1 A Health Impact Assessment (HIA) is a practical tool that brings together existing information to demonstrate that health, as a material planning consideration, has been addressed.
- 2.2 The aims of a HIA are to produce a set of evidence-based recommendations to inform decision-making to maximise the positive health impacts and minimise the negative health impacts of proposed policies, plans or projects².

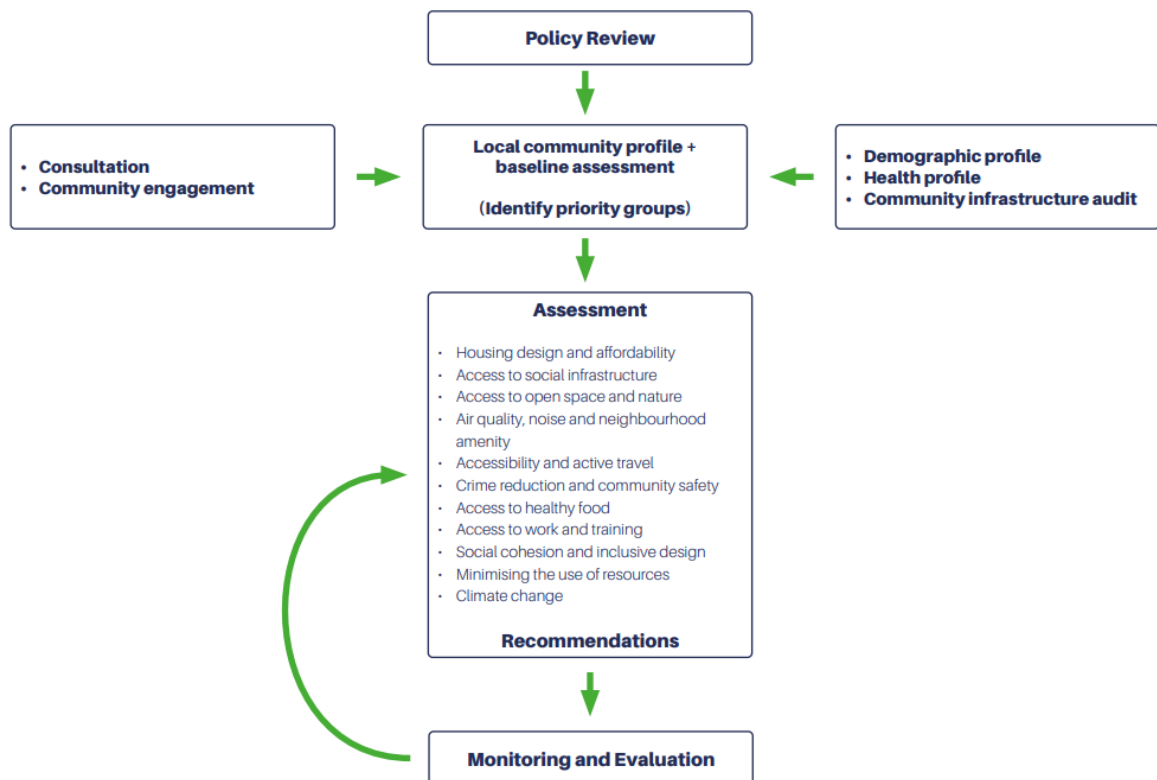
Approach

- 2.3 This HIA will outline the relevant national, regional, and local policy framework relating to health to understand how issues relating to health are interpreted in policy. To provide context for the assessment a high-level assessment of the baseline demographic, socio-economic and health profile of the local population will be provided.
- 2.4 The NHS London Health Urban Development Unit (HUDU) Rapid Health Impact Assessment Matrix³ is considered a suitable checklist to evaluate the health of the Development. The tool is designed to assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications. The infographic in **Appendix A3** sets out the determinants that are likely to be affected by the Development. Evidence will be provided for each question and where an impact is identified, actions and measures are recommended to mitigate an adverse impact or enhance or secure a beneficial impact.

² World Health Organisation (2022) Health Impact Assessment

³ NHS (2019) Rapid Health Impact Assessment Tool

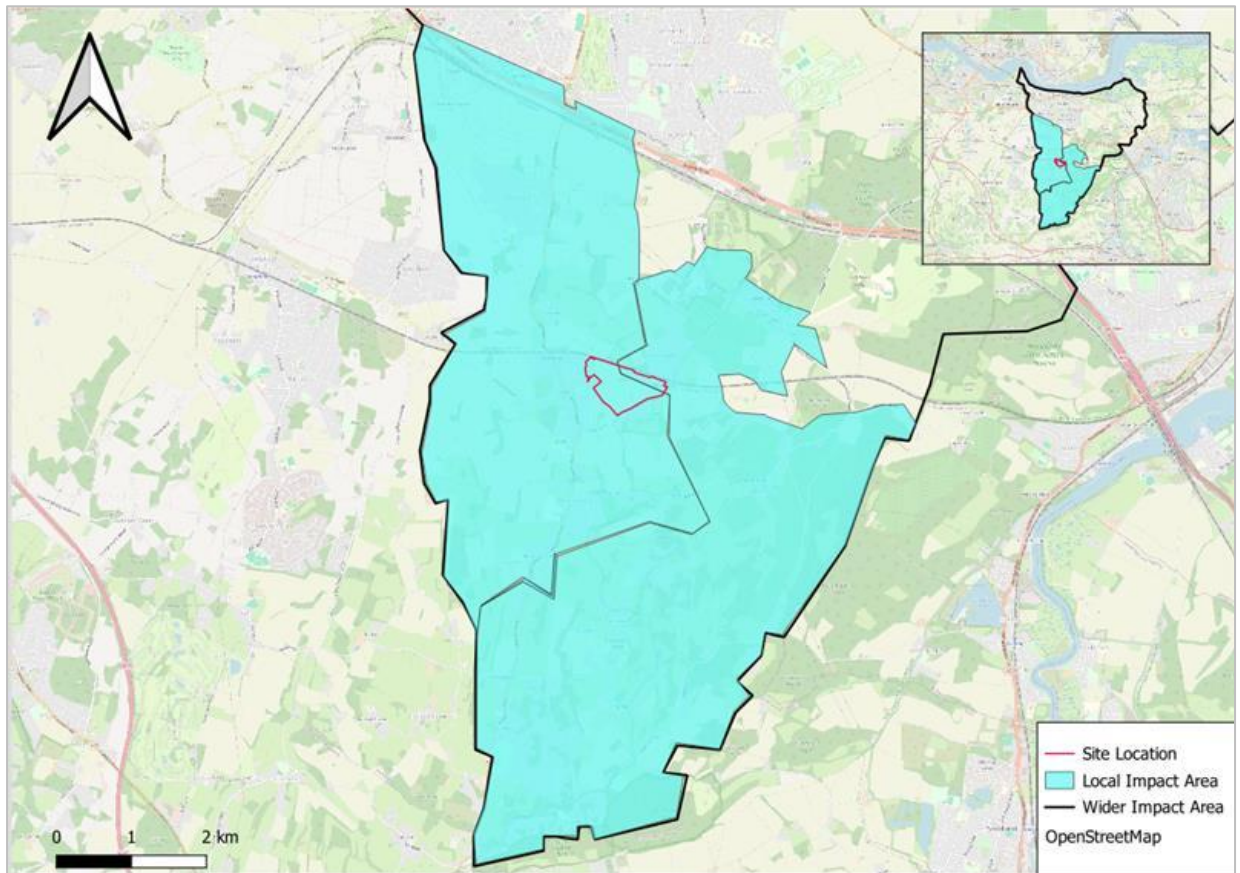
Figure 2.1 Flow Chart of Proposed Methodology



Impact Areas

- 2.5 When assessing the health effects of the Proposed Development the geographical scope of the assessment must be clearly defined. It is likely that the most significant health effects will predominately be felt close to the Site.
- 2.6 A Local Impact Area (LIA) has been identified as Middle Super Output Areas (MSOAs) Gravesham 012, and Gravesham 013 to provide an understanding of the characteristics of the area surrounding the Site. The Gravesham Borough Council (GBC) boundary has been identified as a Wider Impact Area (WIA) as it is expected that the Borough will capture a large proportion of the impacts. In some instances, data from the South East and England has been used for comparison purposes. To determine access to social infrastructure such as childcare and sport and recreation facilities, a distance of 1.6km has been used as this equates to an approximate walking time of 20 minutes.
- 2.7 The extent of these impact areas may be varied for some receptors following best practice or the availability of data. This will be highlighted where this is the case. A map of the proposed LIA and WIA are shown in **Figure 2.1**.

Figure 2.1: Local Impact Area (LIA) and Wider Impact Area (WIA)



Source: Icen Analysis, 2025

Limitations and Assumptions

- 2.8 Both assumptions and limitations are highlighted where relevant throughout this assessment. The assessment is based on the description of development, other technical documents and the application drawings identified within the Design and Access Statement (DAS) submitted with the planning application.
- 2.9 The sources used are referenced throughout. Furthermore, while the latest available data has been used at the time of writing this report, it should be noted that many data sources are frequently updated and could be subject to change from the time of drafting or during the planning application process. In the social infrastructure baseline, distances have been provided from the Site to the location of the social infrastructure. This has been reported as a walking distance. Where possible a consistent central point from the Site to a central point of the social infrastructure has been used, but the distance may vary.

3. POLICY CONTEXT

- 3.1 This section provides an overview of the national, local and regional policy context for considering the health impacts of development. To ensure that health is considered holistically, this HIA has been informed by wider policy and literature surrounding healthy places. A literature review of the wider health and built environment literature is presented in **Appendix A1**.

National Policy

National Planning Policy Framework (2024)

- 3.2 Promoting healthy communities is an integral part of the NPPF, published in December 2024. *Section 8: Promoting healthy and safe communities* of the Framework outlines how planning policies should aim to achieve healthy, inclusive and safe places. This includes development which:
- promotes social interaction
 - Creates safe and accessible neighbourhoods
 - enables and supports healthy lives, promotes good health, prevents ill-health and reduces health inequalities
- 3.3 Planning policies and decisions should promote the provision of social, recreational, and cultural facilities to meet community needs by positively planning for shared spaces and community services such as local shops, meeting places, sports venues, and places of worship. Local strategies should enhance health, social, and cultural well-being for all community members, protect valued facilities from unnecessary loss, and ensure essential services continue to meet daily needs. They should also enable existing shops and facilities to modernise and remain beneficial to the community while ensuring an integrated approach to the placement of housing, economic uses, and community services.
- 3.4 Local planning authorities must also ensure an adequate provision of early years, school, and post-16 education facilities to meet the needs of both existing and new communities, taking a proactive and collaborative approach in the planning process. They should prioritise creating, expanding, or altering educational facilities and work closely with relevant stakeholders to resolve planning issues before applications are submitted. Additionally, authorities should work similarly with partners to plan for and address the need for other public service infrastructure, such as healthcare, emergency services, libraries, and criminal justice facilities, ensuring that these are given significant weight in development decisions.

Planning Practice Guidance (2024)

- 3.5 Additional guidance on promoting healthy and safe communities is provided by the PPG, a web-based resource which supports NPPF policy recommendations. It advises that planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary, and tertiary care, and the wider health and care system (considering the changing needs of the population). A HIA is specifically mentioned as a useful tool where there are expected to be significant impacts from a planning application.

Local Policy

Gravesham Local Plan Core Strategy (2014)⁴

- 3.6 The Gravesham Local Plan Core Strategy was adopted in 2014. The following policies are of relevance to the Health Impact Assessment:
- **Policy CS10: Physical and Social Infrastructure** - Support will be given to proposals and activities that protect, retain or enhance existing physical and social infrastructure, or lead to the provision of additional infrastructure that improves community well-being. Where there is the threat of loss of existing infrastructure, consideration will be given to viability and whether sufficient alternative provision is available.
 - **Policy CS11: Transport** - The Council will seek improvements to walking and cycling facilities and networks in the Borough including provision in new development as appropriate.
 - **Policy CS12: Green Infrastructure** - Green infrastructure, sport and recreation facilities enrich the quality of life for residents and visitors in the Borough. They have a vital role to play in encouraging and enabling active and healthy lifestyles.
 - **Policy CS19: Development and Design Principles** - New development will encourage sustainable living and choice through a mix of compatible uses which are well connected to places that people want to use, including the public transport network, local services and community facilities; encourage sustainable travel; enhance Green Grid links and encourage healthier lifestyles.

Youth and Community Health & Wellbeing Strategy 2022-2027⁵

⁴ Gravesham Borough Council (2014) Gravesham Local Plan Core Strategy

⁵ Gravesham Borough Council (2022) Youth and Community Health & Wellbeing Strategy 2022-2027

3.7 The vision, as set out in the strategy, is to ensure the health, wellbeing and youth offer for Gravesham's community is fit for 2022 and beyond. The strategy sets out three core objectives:

- A Health & Wellbeing Offer to be Proud of – enabling Gravesham to be a healthy and safe place.
- A Youth and Community Offer to be Proud of – supporting, involving and engaging the young people of Gravesham in their Borough.
- A partnership led offer - working with community organisations and sector specialists to deliver a relevant and responsive offer.

Summary

3.8 The policy framework at a national and local level is in the pursuit of achieving sustainable development. There is an overarching objective to build a strong and healthy communities and promote health and wellbeing across Gravesham and the South East as a whole.

4. BASELINE CONDITIONS

4.1 This section sets out the demographic, deprivation, health and social infrastructure profiles to understand the current health conditions in the Local Impact Area ('LIA') compared with the Wider Impact Area ('WIA') where appropriate.

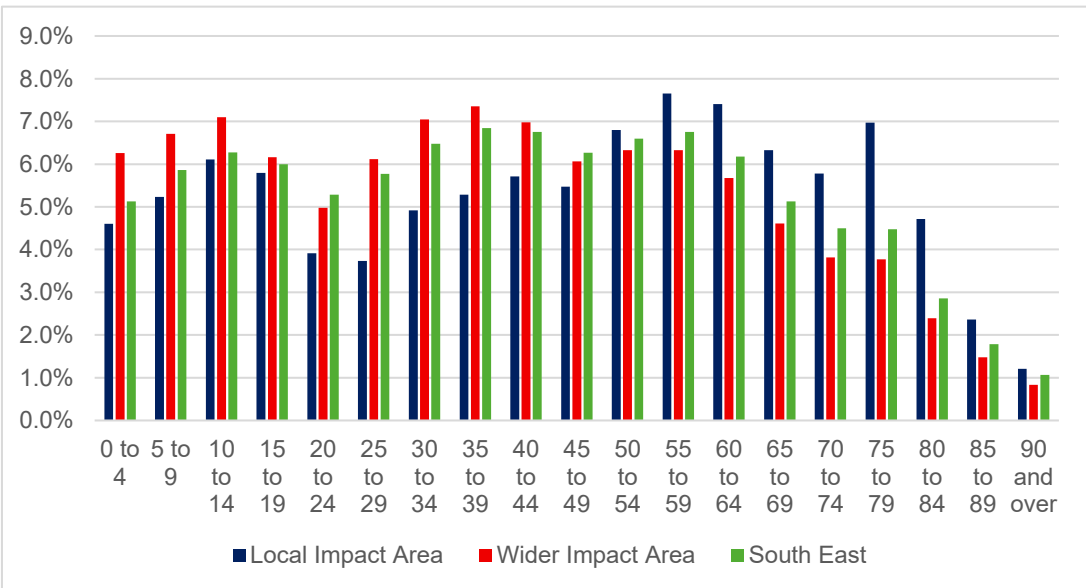
Demographic Profile

Age

4.2 Based on the 2024 mid-year population estimates⁶, the total population of the LIA was 13,528. This equates to 12.2% of the population of the WIA (110,671).

4.3 **Figure 4.1** provides a comparison of the population age structure in the LIA, WIA and the South East. It shows that the population aged 0-19 in the LIA (21.7%) is lower when compared to the WIA (26.2%) and the South East (23.3%). There is also a lower proportion of the population aged 20-49 in the LIA (29.0%) when compared to the WIA (38.5%) and the South East (37.4%). Conversely, there are more people aged 50 to 64 in the LIA (21.9%) when compared to the WIA (18.3%) and the South East (19.5%). There are also more older people aged over 65 in the LIA (27.4%) than the WIA (16.9%) and the South East (19.8%).

Figure 4.1 Population Age Profile



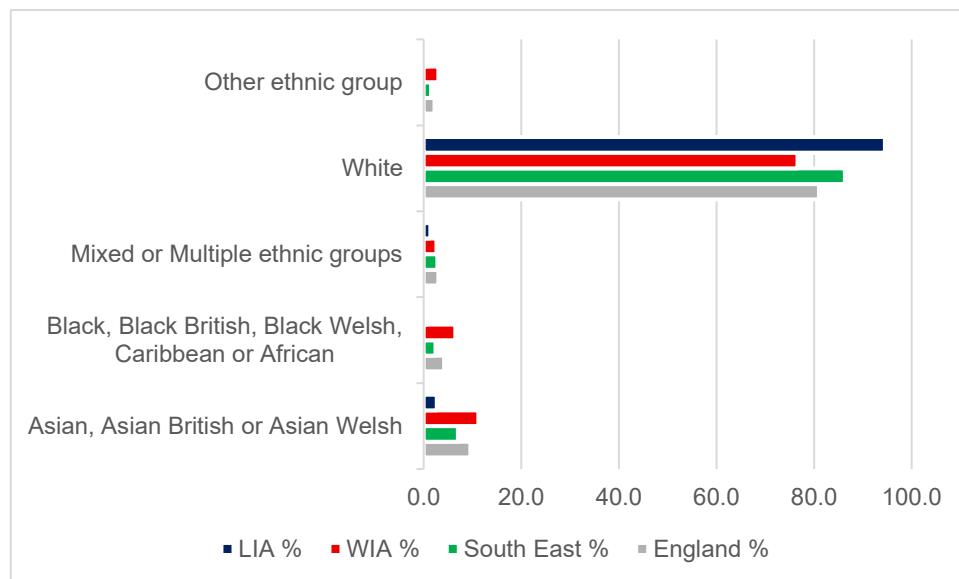
Source: ONS 2024 mid-year population estimates

⁶ ONS. 2024 mid-year population estimates . 2025.

Ethnicity

- 4.4 According to the 2021 Census, 5.5% of people who live in the LIA identify as being from a non-White or multiple ethnic background. This is lower than the WIA as a whole (23.4%), the South East (13.7%), and England (19%). A higher proportion of the population in the WIA identify as Asian, Asian British or Asian Welsh (11.2%) compared to the LIA (2.7%), the South East (7.0%) and England (9.6%). There is also a higher proportion of people who identify as Black, Black British, Black Welsh, Caribbean or African in the WIA (6.5%) when compared to the LIA (0.7%), the South East (2.4%) and England (4.2%).

Figure 4.2 Ethnicity



Source: Census Ethnic Group (2021), Icen Analysis

Deprivation Profile

- 4.5 The Index of Multiple Deprivation (IMD)⁷ 2025 measures relative deprivation using a series of data to rank every lower-layer super output area (LSOA) in England. The IMD combines information from nine domains – income, employment, education, health, crime, barriers to housing, living environment, income deprivation affecting children, and income deprivation affecting older people – to produce an overall relative measure of deprivation. A decile of deprivation is also provided where the first decile is the most deprived and tenth decile is the least deprived. Gravesham is ranked 94th out of 317 local authorities in England, placing it within the 30% of least deprived local authorities.
- 4.6 The Site is located mainly within the Gravesham 012E LSOA boundary which was ranked in the 10% least deprived neighbourhoods in the country. The area's highest deprivation score is for Crime,

⁷ Ministry of Housing, Communities and Local Government (2019), Indices of Multiple Deprivation

falling within the 40% of most deprived neighbourhoods. The area is ranked in the 10% of least deprived areas in terms of Health, Income and Employment, alongside Income deprivation affecting children and older people. **Table 4.1** provides a breakdown of each domain of deprivation score.

Table 4.1 Index of Multiple Deprivation for LSOA Gravesham 012E

Domain of Deprivation	Decile (where a score of 1 is the most deprived and 10 is the least deprived LSOAs)
Income	10
Employment	10
Education, Skills and Training	8
Health	10
Crime	7
Barriers to Housing and Services	3
Living Environment	8
Income deprivation affecting children	10
Income deprivation affecting older people	10
Overall IMD	9

Source: Ministry of Housing, Communities and Local Government, 2025

Health Profile

- 4.7 Data provided by the Office for Health Improvement and Disparities, compares the health of the residents in the MSOA where the Site is located (Gravesham 012) with trends across the WIA and England across a range of indicators. A full health profile is set out in **Appendix A2** and the key performance indicators are set out in the table below.
- 4.8 This indicates that life expectancy in the local area is higher than both the WIA and England. Obesity levels in Year 6 are lower in the local area, along with rates of death from respiratory diseases, strokes, coronary heart disease and cancer.

Table 4.2 Local Health Profile

Indicator	Gravesham 012	WIA	England
Life expectancy (male)	81.4 years	78.4 years	79.1 years
Life expectancy (female)	86.8 years	83.5 years	83.0 years
Unemployment rate	7.9%	4.5%	4.1%
Older people in poverty	4.6%	12.5%	14.2%
Reception prevalence of obesity	10.8%	10.5%	9.6%
Year 6 prevalence of obesity	17.8%	25.7%	22.7%

General fertility rate, live births per 1,000 women aged 15-44 years	50.8	63.4	54.6
Standardised Admission Ratio ⁸ for emergency hospital admissions for all causes	78.5	102.2	100.0
Standardised Mortality Ratio for all deaths from cancer	95.7	108.0	100.0
Standardised Mortality Ratio for all deaths from coronary heart disease	76.8	103.7	100.0
Standardised Mortality Ratio for all deaths from stroke	76.4	96.9	100.0
Standardised Mortality Ratio for all deaths from respiratory diseases	72.8	102.2	100.0
Intentional self-harm: emergency hospital admissions	57.1	91.1	100.0

Social Infrastructure Provision

- 4.9 As acknowledged within the NPPF, access to social infrastructure including education, health care, community facilities, open space and play space and sports facilities can have a significant impact on health and well-being of a population. A high-level review of community provision has been undertaken and is summarised below:

- **Early years and childcare** – there are a range of services of Early Years and Childcare facilities within the WIA. This includes early education, childcare and children's centres. The nearest early years facilities to the Site are at Playpen Pre-School located 1.1km to the south west of the Site while Mini Meopham Nursery is located 1.2km also to the south west. The next closest is Busy Bees Day Nursery located 2.1km to the south west. To the north east, Cobham Community Pre-School is 2.5km away from the centre of the Site.
- **Primary education** – there is one primary school within a 20-minute walk of the Site, Meopham Community Academy located 1.1km to the south west of the Site. The school

⁸ Standardised Admission Ratio (SAR) and Standardised Mortality Ratio (SMR) are statistical measures to compare the admission or mortality rates in a specific population to a standard population. England has an SAR and SMR of 100, indicating that the observed number of deaths or admissions is exactly what would be expected based on the standard population. A ratio greater than 100 suggests that the observed rate in the study population is higher than expected, while a ratio less than 100 suggests lower rates than expected.

has capacity for 420 pupils with 445 currently registered, resulting in a deficit of 25 places.

- **Secondary education** – There is one secondary school within 1.6km of the Site – Meopham School located 2.1km to the south west of the Site. The school has 832 places with 957 pupils on roll resulting in a deficit of 125 places. Secondary school children are expected to be able to travel using school or public transport to get to school⁹ and therefore might attend schools further away. Leigh Academy Longfield is located 5.4km from the Site. The school has 1,150 places with 980 pupils on roll resulting in a surplus capacity of 170 places.
- **GP provision** – The closest GP surgery to the Site is Meopham Medical Centre located 2.1km to the south west of the Site. The surgery has 10,247 patients served by 8.9 FTE GPs resulting in a ratio of 1 GP per 1,151 patients which is below the recommended benchmark ratio of 1:1,800¹⁰. Some of the new residents may already be registered at GP practices in the local area.
- **Healthcare**¹¹ – The nearest hospital to the Site is Gravesham Community Hospital located 8.5km to the north of the Site. The nearest Accident and Emergency department is Darent Valley Hospital located 11.9km to the north west.
- **Open space** – There is a range of open spaces within a short walk of the Site, the nearest of which is Camer Park located 450m to the south of the Site. The park is a 45-acre designated area of Outstanding Natural Beauty with mature parkland and a small area of woodland. It has areas for picnics and a children's play area. Other areas of open space include Judson's Recreation Ground located 1.3m to the west and Hook Green open space located 1.4km west.
- **Sports facilities** – There is a range of sports facilities within 1.6km of the Site including a sports hall and grass pitches at Helen Allison Independent School located 1.3km south west of the Site. Meopham Leisure Centre is located 2.2km south west of the Site and includes a gym, sports hall, two tennis courts and two studios. The Railway Inn located adjacent to the Site hosts a pétanque club.

⁹ The statutory walking distance of 3 miles to secondary school is prescribed by section 444(5) of the Education Act 1996

¹⁰ Benchmark as set by the Royal College of General Practitioners

¹¹ <https://www.nhs.uk/nhs-services/>

- **Community facilities** – The nearest facility for local community use is St Marys Church located 360m to the east of the Site. The Church has a hall for regular bookings, and one-off events.

The nearest library to the Site is Meopham Library located 2km to the south west. The library is open five days a week and offers free computers and Wi-Fi, printing and photocopying, and a regular 'Knit and Natter' group.

- **Places of Worship** - Nearby places of worship include St Mary's Church located 700m to the north west, St Paul's Catholic Church located 1km to the south west of the Site, St Mildred's Church, Nurstead is located 2.3km to the north west, and Saint John the Baptist Church 1.5km to the south west.

Stakeholder Consultation

- 4.10 The Applicant has undertaken an extensive programme of stakeholder engagement on the emerging proposals. As set out in the Statement of Community Involvement (SCI) submitted with the planning application, this has included:

- Emails to the Leader of Gravesham Borough Council, Ward Councillors and Meopham Parish Council and Cobham Parish Council;
- Emails to key stakeholders, local businesses and community organisations;
- Distribution of 1637 consultation leaflets to residents, businesses and community organisations;
- Dedicated consultation website with a feedback form;
- Dedicated email address and telephone number to receive feedback; and
- Two public consultation events.

- 4.11 The SCI summarises the responses received during the consultation process. Comments received of particular relevance to health include concerns about the capacity of existing infrastructure, particularly doctors.

Summary

- 4.12 The baseline assessment provides an overview of the demographic and health profile of the local population. It also establishes the levels of community infrastructure provision within a 20-minute walk of the Site.

- 4.13 Based on the 2024 mid-year population estimates, the total population of the LIA was 13,528. A lower proportion of the population are aged 0-19 and 20-49 in the LIA when compared to the WIA and the South East. Conversely, there are more people aged 50 to 64 and over 65 in the LIA when compared to the WIA and the South East.
- 4.14 The Site is located within a neighbourhood which is ranked as being in the 20% least deprived neighbourhoods in the country. The area's highest deprivation score is for Barriers to Housing and Services, falling within the 30% of most deprived neighbourhoods. The area is ranked in the 10% of least deprived areas in terms of Health, Income and Employment.
- 4.15 Public health data suggests that the LIA performed above average for the majority of health indicators, but that the WIA experienced higher numbers of deaths from cancer, coronary heart disease and respiratory diseases when compared to England. Life expectancy is 86.8 years for women and 81.4 years for men in the LIA. This is higher than the England average of 83.0 for women and 79.1 for men.
- 4.16 This HIA considers the impacts of the Proposed Development on both the health of the general population as well as the impacts on priority or vulnerable groups. These priority or vulnerable groups are likely to be more sensitive to changes to health determinants. The priority groups are identified in **Table 4.3**.

Table 4.3 Identified Priority Groups

Priority Group	Explanation
Unemployed/Workless	The unemployment rate is higher in the LIA than the WIA and England.
People unable to access services and facilities	The Site falls within the 30% of most deprived areas in terms of Barriers to Housing and Services.
Children and young people	The prevalence of obesity in reception aged children is higher in the LIA than across the WIA and England.
Older People	A higher proportion of the population in the LIA are aged over 65 when compared to the WIA and England.
People with circulatory, coronary heart disease, respiratory diseases	There are higher rates of deaths from respiratory and coronary heart disease in the WIA compared to national levels. Additionally, obesity is a significant risk factor for circulatory disease, and the prevalence of obesity in reception aged children is higher in the LIA.

5. ASSESSMENT OF HEALTH IMPACTS

- 5.1 This section provides an assessment of the health impacts of the Proposed Development, taking account of both the demolition / construction and operation phases.
- 5.2 The table below advises on determinants which are likely to be affected by the Proposed Development, how this has been addressed and potential health impacts (Positive, Adverse, and Neutral). Where an impact is identified, the appropriate mitigation measure has been recommended to offset an adverse impact or enhance or secure a positive impact where appropriate. The infographic in **Appendix A3** provides further information on the determinants that are likely to be affected by the Proposed Development.

Table 5.1 Health Impact Assessment Matrix

1: Housing Design and Affordability

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	Yes	Poor quality housing can directly continue to poor health outcomes, such as respiratory conditions and mental health issues.¹² The Lifetime Homes Standards is a series of 16 design criteria intended to make homes more easily adaptable for lifetime use at minimal costs. Following the Government's 2015 'housing standards review' Lifetime Homes standards were replaced by the optional building regulations standard M4(2) entitled 'accessible and adaptable dwellings'. The Proposed Development will be designed as an inclusive environment and will meet the needs of all building users. A diverse mix of housing types and densities across the Proposed Development will cater to a broad range of demographics, with the proposed housing mix informed by local policy and market conditions.	Positive	None Required
Does the proposal address the housing needs of older people, i.e., extra care housing,	Yes	Providing accessible homes allows residents with mobility issues to be less isolated and integrate into the community and be able to lead healthy and wholesome lives which are considered positive for their health and well-being. The Proposed Development includes up to 725 new homes, including one-bed flats and affordable homes, which would help to support older people on lower incomes. It provides accessible units,	Positive	None Required

¹² <https://ageing-better.org.uk/blogs/home-improvement-would-create-health-improvement-ailing-britain>

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
sheltered housing, lifetime homes and wheelchair accessible homes?		allowing older residents with mobility issues to be less isolated and integrate into the community, as well as be able to lead healthy and wholesome lives which are considered positive for their health and well-being. Level access has been provided to all entrances and amenity areas. The scheme will include a policy-compliant proportion of affordable homes, with a focus on first-time buyers and downsizers, responding to local needs identified during consultation. Further details are outlined in the Design and Access Statement submitted with the planning application.		
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	When planning for new homes, it is important that inclusion and community cohesion is promoted and that safe, accessible environments are created for everyone to enjoy. The design seeks to support independent living for disabled people through the provision of accessible dwellings. Building Regulations Part S. Disabled parking spaces will be conveniently located, designed to inclusive mobility standards, and clearly marked and managed. Further details are provided in the Design and Access Statement submitted as part of the planning application.	Positive	None Required
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	Access to decent and adequate housing (including daylighting and sound insulation) is critically important for health and well-being, therefore contributing positively to the health of residents. The Proposed Development has been designed concerning best practices and good quality requirements in respect of technical space standards, unit area standards, and minimum ceiling heights. All properties will benefit from full daylight / sunlight access. Essential facilities, spaces, and connections will be introduced in tandem with housing, so that residents at every stage of the Proposed Development will have access to what they need to live well, feel connected, and establish a sense of belonging in their new neighbourhood.	Positive	None Required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/Mitigation Actions
		The layout of the Site as a whole incorporates varied density and distinct character areas, with active central spaces. Further details are provided in the Design and Access Statement submitted as part of the planning application.		
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The Proposed Development will deliver one-bed flats and two, three and four-bed homes, across both market and affordable tenures. The Site currently falls within the 30% of most deprived areas in the country in terms of Barriers to Housing and Services, therefore the Proposed Development will help to address these barriers. The Proposed Development supports a mix of high-quality homes capable of adapting to shifting demographic patterns and contribute towards the annual requirement for general and affordable housing in the Gravesham Local Plan.	Positive	None Required
Does the proposal contain homes that are highly energy efficient (e.g., a high SAP rating)?	Yes	Cold homes pose the potential for a range of cold-related illnesses, including circulatory issues, pneumonia and increased blood pressure.¹³ Older people, children and those with existing health conditions can be particularly susceptible to the impacts of cold homes. High environmental and sustainability standards will be achieved throughout the Proposed Development. A number of energy saving measures are recommended in the Sustainability and Energy Statement. The Statement is based on a fabric first approach utilising passive design	Positive	Ensure that the recommendations in the Sustainability and Energy Statement are implemented, to be secured via

¹³ [Cold homes and health - Centre for Sustainable Energy \(cse.org.uk\)](https://www.cse.org.uk/cold-homes-and-health)

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		measures, well insulated and airtight building fabric, and utilising low or zero carbon (LZC) technologies such as a heat pump system and maximising the use of roof mounted solar PV to go over and above building regulations requirements. Energy-efficient homes have broader environmental and pollution benefits which influence public health. There would also be lower energy bills meaning more disposable income for other health-related expenses, such as healthier food, healthcare services, or fitness activities. Financial stability can also reduce stress and contribute to better mental health. For further details please refer to the Energy Strategy submitted as part of this planning application		appropriately worded planning condition.

2: Access to health and social care services and other social infrastructure

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal retain or re-provide existing social infrastructure?	No	There is currently no social infrastructure on Site. Existing social infrastructure in the LIA will continue operating and access will be maintained during the demolition/ construction phase. The Proposed Development will deliver a range of social infrastructure to support the new community at the Site as well as that of existing local residents. It is anticipated that a 2FE primary school will be delivered as part of the Proposed Development, along with a new local shop and sports and leisure facilities. Together, these elements will form a community hub at the centre of the Site. This will help to accommodate the additional demand placed on local education, sport and recreation facilities by the population at the Proposed Development.	Positive	N/A

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	Residential development may place a greater demand on healthcare facilities such as GP practices as the local population increases. As shown in Section 4 of this assessment, the closest GP surgery to the Site is Meopham Medical Centre located 1.9km to the south west of the Site. The surgery has 10,247 patients served by 8.9 FTE GPs resulting in a ratio of 1 GP per 1,151 patients which is below the recommended benchmark ratio of 1:1,800. Going forward the Proposed Development is expected to generate 1,784 residents would increase this ratio to 1:1,352 patients which is still below the recommended benchmark of 1 GP per 1,800 patients. It should be noted that a proportion of the new residents may already be registered at GP practices in the local area. The nearest hospital to the Site is Gravesham Community Hospital located 6.7km to the north of the Site. The nearest Accident and Emergency department is Darent Valley Hospital located 9.9km to the north west.	Neutral following mitigation	Planning contributions to address impact on healthcare facilities in the local area.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Not relevant	The Site does not currently accommodate a healthcare facility, and no health care facilities are currently set to be provided within the Proposed Development.	Neutral	Planning contributions to address impact on healthcare facilities in the local area

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation 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	Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Access to social infrastructure is outlined in Section 4 of this report. Overall, it shows that there is a range of social infrastructure within walking distance of the Site. These types of community facilities are important for countering loneliness and isolation. Loneliness has been linked to higher risks of developing chronic conditions (such as heart disease, hypertension and diabetes). There are two early years' facilities within 1.6km of the Site - Meopham Community Academy located 1.2km to the south west of the Site, and Busy Bees Day Nursery at Meopham located 1.6km to the south west. Cobham Community Pre-school is located 1.7km from the Site. The Gravesham Insight Report suggests that in Gravesham 79.4% of funded childcare places are taken (with 562 vacancies) which is slightly lower than the occupancy rate across Kent as a whole (87.5%). The Proposed Development includes a new 2FE primary school which could incorporate provision for early-years aged children. In terms of education infrastructure, the nearest primary school currently has a deficit of 25 places, however there is some capacity at secondary schools accessible to pupils living at the Site. The Proposed Development includes a new 2FE primary school which will create provision for primary-aged children at the Site and in the local area. The area for the school extends to approximately 2.2ha and has been selected as an appropriate and sustainable location within the Site. Its central position ensures that the school will be easily accessible to families. While the detailed design will come forward at a later stage, the framework allows for a layout that can deliver a safe, inclusive and sustainable learning environment. The additional capacity will enable children at the Proposed Development to attend school locally. This is important for children to establish local friendship networks as well as be able to access the school via sustainable modes of transport.	Neutral following mitigation	None Required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	Co-located community services can enable community-led activities, reflecting the needs of local people, increasing accessibility of services and strengthening social interactions.¹⁴ The Proposed Development includes the provision of up to 725 homes as well as a 2FE primary school, a local Centre including up to 500 sqm of Class E uses, Sports Pitches including a Club House with changing facilities, kitchen and rooms for community uses. The scheme will create a vibrant community by delivering new community amenities through the provision of a new local centre, and new public open space, incorporating recreational routes, amenity spaces and new children's play areas benefiting existing and future residents. Together, the local centre and adjoining open space will create opportunities for residents to meet, interact, and play.	Positive	None Required

3: Access to open space and nature

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal retain and enhance existing open and natural spaces?	Yes	Access to open and quality greenspace promotes good health, reduces loneliness and can mitigate the negative effects of air and noise pollution. Children, people from lower-socio economic groups and older people can all disproportionately benefit from access to greenspace. Although obesity is not of particular concern within the MSOA in which the Site is located compared to Gravesham and national trends, there is still room for improvement. Physical activity can help people to reach a	Neutral	None Required

¹⁴ [PowerPoint Presentation \(mycommunity.org.uk\)](https://mycommunity.org.uk)

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		healthier goal weight and to limit risks associated with disease and other health conditions, as well as improve overall wellbeing. The Site sits within the green belt and comprises approximately three large agricultural fields with two (small) areas of woodland located within the centre of the Site. The Site's proximity to the Kent Downs National Landscape and Camer Park places a strong emphasis on green space and its role in extending the park's character into the development. Existing woodland areas within the Site present an opportunity to establish connected woodland corridors, which the design seeks to enhance and expand. Together with proposed ponds and wetlands, these corridors will form a diverse landscape that supports rich ecological habitats while creating engaging, people-friendly spaces.		
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	A total of 23ha of publicly accessible open space is provided across the Proposed Development, exceeding Gravesham Borough Council's open space standards and meeting the Fields in Trust (FiT) benchmarks for outdoor sport, play and amenity space. This generous provision includes natural open space, formal and informal recreation areas, linear ecological corridors, and multifunctional amenity spaces. Together, these elements create an interconnected green framework that supports biodiversity, sustainable drainage and a high-quality landscape setting. The Proposed Development also includes 750sqm of sports pitches and changing facilities which will encourage physical activity. All priority groups will benefit from having access to open space at the Proposed Development as it benefits physical and mental health. Please refer to the DAS and accompanying landscaping details for further information.	Positive	None Required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal provide a range of play spaces for children and young people?	Yes	Convenient access to play space is important for children and young people as outdoor play allows for physical, social, emotional, imaginative, and cognitive development as well as exercise to improve health and well-being. New on-site play space will be provided as part of the Proposed Development which will benefit children and young people living in the new dwellings, as well as those in the surrounding community. Play provision will include high-quality play opportunities for all age groups. This includes a Neighbourhood Equipped Area for Play (NEAP), a series of Local Equipped Areas for Play (LEAPs) and Local Areas for Play (LAPs). Together, these facilities provide a balanced range of play experiences, from doorstep spaces for younger children to larger, destination level play areas offering more challenging and varied activities. The approach is designed to address identified shortfalls in existing provision within Meopham and to deliver social and recreational benefits for new and existing residents. All play spaces are embedded within the wider green and blue infrastructure network, ensuring that homes, the proposed school and community facilities are connected by safe, attractive and welcoming walking and cycling routes. Trails and natural play features integrated into the landscape, foster engagement with nature and informal social encounters along the way. This strong relationship between play, landscape and movement supports active lifestyles, encourages social interaction and enhances overall neighbourhood quality.	Positive	None Required
Does the proposal provide links between open and	Yes	The health benefits of improved connectivity between green spaces and the public realm include providing space for residents for psychological relaxation, stress alleviation and supporting active travel. The Site is located within walking distance of a range of open spaces and parks, including	Positive	None Required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
natural spaces and the public realm?		Camer Park located 240m to the south of the Site, Judson's Recreation Ground located 875m to the west and Hook Green open space located 1.1km west. The Proposed Development will provide accessible routes throughout the Site which connect to the wider neighbourhood. The movement framework builds upon and enhances the existing PRow network, including the retention and improvement of the NS192 footpath. These enhancements strengthen connections between Hook Green, Sole Street and Camer Park, helping to integrate the Proposed Development into its wider context and supporting sustainable movement choices for everyday journeys. The Sports and Play Hub will be positioned within green space as a focal point for play, sport, and casual interaction, strengthening the role of public space as a community hub.		
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The feeling of safety and security in open spaces is key to ensuring that these areas are accessible for all residents, promoting physical activity and social interaction. A total of 23ha of publicly accessible open space is provided across the Proposed Development, including allotments and play areas, accessible to both new and existing residents. Residential parcels will be closely connected to green and blue infrastructure, ensuring every home enjoys convenient access to public open spaces. A network of pedestrian and cycle links will extend into the Site, offering safe direct connections to leisure routes within open spaces and improving access to green infrastructure. The increased level of natural surveillance as a result of the Proposed Development should contribute towards deterring anti-social behaviour in the area. The lighting strategy for the Site will balance the need to provide a safe and welcoming nighttime environment for users, while minimising light spill and potential impacts on the surrounding landscape, particularly	Positive	None Required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		the Kent Downs National Landscape to the south.		
Does the proposal set out how new open space will be managed and maintained?	Yes	Well-maintained open space will increase the uptake of usage, encouraging residents to relax, exercise and engage in these spaces. A maintenance strategy will be developed for all landscaped areas and implemented by a management company, or similar, for the Site.	Positive	Landscape Management Plan to be secured via condition if required

4: Air Quality, Noise and Neighbourhood Amenity

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal minimise construction impacts such as dust, noise, vibration, and odours?	Yes	Human health can be affected by both air and noise pollution. Exposure to poor air quality can result in respiratory illness, cardiovascular disease and reduced lung function (especially in children). Prolonged exposure to noise can lead to a number of mental and physical health conditions, such as poor sleep, hearing impairment and anxiety, as well as reduced performance Construction activities (including demolition and groundworks) will be subject to the control of a Construction Environmental Management Plan (CEMP) that puts in place best practice measures including, where appropriate, careful selection of demolition and construction methods and plant used to minimise noise and vibration at source, switching off engines when not in use from specific activities, using non-percussive tools and equipment where practical, the use of temporary acoustic barriers,	Neutral following mitigation	Implementation of the Construction Environmental Management Plan and construction working hours to be set via planning conditions.

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		etc. As a result, impacts will be managed such that there is a low risk of moderate adverse effects on surrounding neighbours, which is not considered significant. Additionally, individual assessments for Noise and Air have been carried out. For further details on how the proposal will minimize these receptors during the demolition /construction process please refer to these reports.		
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	Given the active travel orientated nature of the Proposed Development and wider masterplan due to the extent of proposed walking and cycling routes, the scheme intrinsically supports the promotion of active transport over private vehicular use, thereby encouraging the reduction of vehicle emissions and noise. Whilst active transport is promoted, the Proposed Development will nevertheless accommodate some vehicular use; and, although subject to determination at the reserved matters application stage, car parking is expected to be delivered in accordance with the KCC's adopted Parking Standards (January 2025), including provision for electric vehicle charging points. The Air Quality Assessment submitted with the planning application indicates that:	Neutral following mitigation	Ensure the measures in the Air Quality Assessment and Energy and Sustainability Statement are implemented
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	Prolonged exposure to excessive noise can result in a range of health conditions. Those who spend more time at home (e.g. older people or disabled people) are more likely to be disproportionately exposed to noise.	Neutral following mitigation	

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		The DAS indicates that the wider street network will provide a safe and comfortable environment for walking and cycling, supported by a series of shared-surface areas where pedestrians and cyclists are prioritised, promoting low-speed and considerate movement. A Noise Impact Assessment has been carried out by		

5: Accessibility and Active Travel

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal address the ten Healthy Streets indicators?	Yes	The Healthy Streets approach looks at improving air quality, reducing congestion, and helping to make communities greener, healthier, and more attractive place and are largely applicable to London based schemes. However, a number of key design principles have been established which have influenced and informed the preparation of the masterplan. This includes numerous measures to promote travel by non-car modes and discourage vehicular travel.	Positive	None Required
Does the proposal prioritise and	Yes	Active travel contributes to a wide range of health benefits, including reducing obesity, increasing mobility and improved mental health ¹⁵ .	Positive	None Required

¹⁵ <https://digital.nhs.uk/data-and-information/publications/statistical/statistics-on-obesity-physical-activity-and-diet/england-2020/part-5-adult-physical-activity-copy>

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
encourage walking, for example using shared spaces?		The Proposed Development incorporates pedestrian and cycle routes throughout the Site, complemented by a dedicated bus loop, will link all parts within the Site and beyond, fostering an integrated new neighbourhood. The wider street network will provide a safe and comfortable environment for walking and cycling, supported by a series of shared-surface areas where pedestrians and cyclists are prioritised, promoting low-speed and considerate movement. A dedicated non-motorised user link will also be created from Norwood Lane into the Site, providing access to the local centre and links to the residential areas in the southwest corner of the Site, to the pedestrian footways on Camer Road and to Camer County Park. All junctions will be raised to footway level and finished with high-quality blockwork to reinforce pedestrian priority. This Norwood Gardens area of the Site also incorporates three SuDS ponds, including a bridge crossing that will provide safe, attractive pedestrian movement through the community open space. Safe, direct walking and cycling routes linking to the High Street and the railway stations, will encourage residents to choose sustainable travel modes over the private car.		
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers, and cycle lanes?	Yes	Cycling encourages active travel which can have positive health impacts. From the primary loop, a network of cycle links will extend into the Site, offering direct connections to leisure routes within open spaces and improving access to green infrastructure. Clear cycling links will be provided to nearby stations, Camer Park, and local facilities. In addition, the proposed school and community facilities are connected by safe, attractive and welcoming walking and cycling routes.	Positive	Secure the implementation of the Travel Plan submitted with the application by way of planning condition

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		Cycle parking will be provided in accordance with council standards, ensuring secure, accessible, and well-located facilities to encourage active travel. This includes locker cycle storage, rack cycle storage and sheltered cycle storage at key spaces such as local centre. These measures will encourage the use of sustainable transport methods including cycling participation which can help boost active lifestyles and health but also contribute to better air quality for the local environment		
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	Improved connectivity between public realm and active transport networks can encourage the uptake of active travel, which is beneficial to residents' mental and physical health. The Proposed Development incorporates pedestrian and cycle routes throughout the Site, complemented by a dedicated bus loop, will link all parts within the Site and beyond, fostering an integrated new neighbourhood. Given the Site's proximity to rail services, local amenities and bus services (all within a 20 minute walk) and parks and open spaces, there is significant potential to encourage sustainable travel patterns. The main active travel route will follow the Primary Bus Loop and Primary Street, designed as a tree-lined corridor to aid wayfinding and create a clear, legible structure. The wider street network will provide a safe and comfortable environment for walking and cycling, supported by a series of shared-surface areas where pedestrians and cyclists are prioritised. The existing Public Rights of Way (PRoW) network within the Site will be retained and enhanced to integrate with the new movement framework.	Positive	None Required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	The Proposed Development aims to promote active travel to minimise car use. The DAS indicates that the wider street network will provide a safe and comfortable environment for walking and cycling, supported by a series of shared-surface areas where pedestrians and cyclists are prioritised, promoting low-speed and considerate movement. The primary Site access will be provided directly from Camer round via a new, three arm priority-controlled roundabout. This will act as a gateway feature for trips entering from the east, clearly defining the arrival at the Site and maintaining lower vehicle speeds along Camer Road. To enhance safety and improve the quality of arrival, a section of Camer Road will be realigned to support more efficient traffic flow and reduce vehicle speeds.	Positive	None Required
Is the proposal well connected to public transport, local services, and facilities?	Yes	Encouraging the uptake of public transport can have significant health benefits, while reducing vehicle emissions and encouraging residents to be more connected with their local community. The Site benefits from good public transport links. The nearest bus stops are 'The Railway' stops located on either side of Camer Road, at the north-east corner of the Site. 'Scratton Fields' bus stops are located 270m north east of the Site (either side of Sole Street). Both bus stops are served by routes 311, 416 and 695 and provide services to Gravesend and Meopham. The nearest train station is Sole Street, located on the boundary of the north-east corner of the Site. The second nearest train station is Meopham located approximately 500m west of the Site. Both stations are operated by southeastern trains and provide services to London Victoria, Gillingham, Dover Priory and Ramsgate.	Positive	None Required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		The Site is well served by public facilities. Section 4 provides a baseline review of the local facilities which include libraries, places of worship and community centres, which are important facilities for the identified priority groups. Given the Site's proximity to rail services, local amenities and bus services (all within a 20 minute walk) and parks and open spaces, there is significant potential to encourage sustainable travel patterns. A proposed bus route would follow the Primary Bus Loop through the Site, entering from Camer Road and continuing towards Norwood Lane. This will ensure that bus services are fully integrated into the transport network from the outset and are easily accessible to future residents.		
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	Discouraging the use of private vehicles can support the shift towards public transport and active travel. The Proposed Development's approach to parking provision aligns with the principles set out in Kent County Council's Parking Standards (January 2025), which promote a balance between providing sufficient parking, supporting highway safety, and encouraging sustainable travel choices. The standards recognise that travel behaviour, car ownership, and transport technologies are evolving, and that parking design must respond to changing needs, including electric vehicles and shared mobility options. A mix of on-plot, on-street, and visitor parking will be provided to accommodate demand, while avoiding street congestion. Provision for electric vehicle charging will be incorporated throughout the development, with both active and passive charging points in line with Building Regulations Part S. Disabled parking spaces will be conveniently located, designed to inclusive mobility standards, and clearly marked and managed.	Positive	Secure the implementation of a Travel Plan by way of planning condition

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	Inclusive design measures can increase accessibility for those with mobility problems The Proposed Development will integrate the principles of inclusive design as set out in best practice guidance. This ensures that people have equal and convenient access to the buildings and spaces. The proposal demonstrates a clear commitment to creating an inclusive environment that accommodates people with mobility problems or disabilities. Whilst final details remain subject to future determination, it is expected that accessibility will be promoted across both indoor and outdoor spaces throughout the Proposed Development. Disabled parking spaces will be conveniently located, designed to inclusive mobility standards, and clearly marked and managed.	Positive	None Required

6: Crime Reduction and Community Safety

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal incorporate elements to help design out crime?	Yes	Crime and violence are important public health issues, particularly given the higher levels of deprivation under the crime domain experienced locally. The Proposed Development facilitates natural surveillance, and careful design will create a sense of safety, deterring criminal or anti-social behaviour. Through the increased level of natural surveillance and overlooking, the Proposed Development will be an effective deterrent to anti-social behaviour in the area. Streets are well overlooked with passive surveillance and active frontages. This includes natural surveillance into the open space To maintain a sense of safety, lighting design across the Proposed Development will follow	Positive	Ensure Secured by Design principles are adhered to.

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
		“Lighting Against Crime” guidelines. This advocates for providing the appropriate amount of light to suit environmental conditions. These measures will positively impact all priority groups, as well as residents as feeling unsafe in an environment, which can cause people to isolate and reduce their time outside. Therefore, these measures will help to improve the area as well as improving the health of residents. This is particularly important for marginalised groups who could be at greater risk of hate crime.		
Does the proposal incorporate design techniques to help people feel secure and avoid creating ‘gated communities’?	Yes	Whilst the Proposed Development will not create a ‘gated community’, the design will conform with national guidance on providing a safe community environment, having regard to designing out crime. Site design and layout will reflect the specific guidance and principles of Secured by Design, to create distinct housing areas that are safe and secure. Feeling secure can foster neighbourliness and trust within a community, which can positively influence the mental health and wellbeing of residents.	Positive	None Required
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	Under-used, isolated public spaces can decrease social interaction and discourage residents from using such spaces for fear of crime. The Proposed Development includes a new local centre along with the provision of Public Open Space including sport and recreation facilities. This will encourage use by a wide range of community members promoting a sense of community ownership and empowerment. As set out in the landscaping plans submitted with the planning application, areas of open space will be of high-quality design to help create an attractive environment. This concentration of activity supports a vibrant streetscene and enhances safety through increased natural surveillance into the open space.	Positive	None Required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	As outlined in Section 4 of this report, an extensive programme of community engagement has been undertaken on behalf of the Applicant. This has included emails to key stakeholders, local businesses and community organisations; distribution of consultation leaflets to residents, businesses and community organisations; a dedicated consultation website with a feedback form; a dedicated email address and telephone number to receive feedback; and two public consultation events. For more information, please see the Statement of Community Involvement which provides a record of the pre-application engagement carried out.	Positive	Ensure the feedback from consultation exercises are implemented where possible, and that the local community is updated on construction progress.

7: Access to Healthy Food

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal facilitate the supply of local food, for example, allotments, community farms and farmers' markets?	Yes	Access to quality, healthy food can alleviate obesity and reduce the risk of cardiovascular diseases and cancer. Currently all allotments in Gravesham are operating a waiting list. New open space and community allotments will be provided at the Proposed Development which will be accessible to both new and existing residents. This will offer opportunities for local food growing and social interaction.	Positive	None Required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Are there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	There are a number of convenience stores within walking distance of the Site that sell groceries, and household goods. These include The Little Shop located 300m from the Site, Tesco Express and Morrisons Daily located approximately 1.1km from the Site, and Costcutter located 1.2km from the Site. In addition, the Proposed Development includes a local centre which will incorporate a corner shop to meet essential everyday amenities. Overall, there is a suitable range of retailers providing goods at different price points to accommodate different socio-economic classification groups. Access to a range of retail options is important for residents to obtain everyday goods locally as well as providing opportunities for social interaction.	Positive	None Required
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes	A high density of fast food outlets can influence residents' (particularly children and young people) health and wellbeing choices.¹⁶ There are no hot food takeaways proposed within the Site.	Positive	Advise that no hot food takeaways are provided

¹⁶ <https://ukhsa.blog.gov.uk/2018/06/29/putting-healthier-food-environments-at-the-heart-of-planning/>

8: Access to work and training

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	Employment and income are key determinants of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. The current unemployment level in GBC is 4.2%. The construction phase of the Proposed Development will support temporary employment and training opportunities for a range of trades in the building sector. This could provide employment opportunities for those looking to enter the workforce and provide opportunities to those that are currently unemployed or on low incomes. Employment can improve social cohesion and mental wellbeing among construction workers. Moreover, additional spending in the local area from construction workers will contribute to an improved local economy and the creation of spin-off jobs. As outlined in the Socio-economic chapter of the ES, once in operation, it is anticipated that the Proposed Development could generate around 71 permanent direct roles, equating to 58 FTE jobs within the local centre and proposed primary school. The employment opportunities generated during both the construction and operational phase will directly help the identified priority group of people on low incomes and indirectly help children as it could provide opportunities for parents or guardians to gain employment increasing household income.	Positive	Seek to use local labour and suppliers. Mental Health Awareness Toolbox Talk to be provided to all employees at the Site.
Does the proposal provide childcare facilities?	Yes	There is a wide range of services of Early Years and Childcare facilities within the WIA. This includes early education, childcare and children's centres. The nearest early years facilities to the Site are at Meopham Community Academy located 1.2km to the south west of the Site, Busy Bees Day Nursery at Meopham located 1.6km to the south west, and Cobham Community Pre-school located 1.7km to the north east of the Site.	Positive	None Required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		The Proposed Development includes delivery of a 2FE primary school which could accommodate early years provision. Through providing childcare facilities it helps a child's development as well as allows parents time to return to employment if they so wish.		
Does the proposal include managed and affordable workspace for local businesses?	No	The Proposed Development does include Class E floorspace which could be used as managed and affordable workspace for local businesses. However, the final occupiers of this floorspace are not yet confirmed.	Positive	None required
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	At the time of writing, no local procurement arrangements have been agreed upon. However, it is thought that the GBC Procurement Strategy will be adhered to. This could include measures such as providing additional training, skill development and work placements for young people in disciplines such as construction and making provision for larger contractors to take on local apprentices as part of their contract. A Local Employment Agreement could be secured for the Site to maximise benefits for local people.	Positive	Explore measures set out in the GBC procurement strategy. Explore Local Employment Agreement

9: Social Cohesion and Inclusive Design

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	Community engagement is key to generating buy-in for projects, and enabling local people to suggest modifications to meet local population needs. An extensive stakeholder engagement exercise has been undertaken as outlined in Section 4 of this report. For more information, please see the SCI which provides a record of the pre-application engagement carried out. The Proposed Development has the potential to address health inequalities resulting from inadequate access to appropriate housing.	Positive	None required
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	Experiencing a sense of community belonging and community cohesion has positive impacts on mental health.¹⁷ The proposal has been carefully designed to connect with existing communities through both its physical layout and the types of spaces it provides. As set out in the DAS, the scheme incorporates key design principles that support integration, movement, and social cohesion. The Proposed Development incorporates routes through the Site, opening the site to pedestrians and cyclists, improving local circulation and ensuring that the Proposed Development is integrated into the local neighbourhood. It includes open space and play space and private residents and the wider community to provide a variety of sociable places. A number of community facilities will encourage social interaction and shared experiences. A new primary school will serve both existing and future residents, while the local centre will include a corner shop to meet essential everyday amenities. Nearby, a new sports club will provide a wide	Positive	None Required

¹⁷ https://www.health.org.uk/evidence-hub/ffc?gad_source=1&gclid=EAlaIqObChMI0szl6dz9hAMVKJRQBh1AQwE4EAAAYASAAEgKL-fD_BwE

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		range of opportunities for sports and leisure, supporting wellbeing and creating a valued resource for all generations.		
Does the proposal include a mix of uses and a range of community facilities?	Yes	Mixed-use developments with access to community facilities contributes towards improving quality of life.¹⁸ The Proposed Development includes a mix of residential, community uses, a local centre including retail, sports facilities and a new two form-entry primary school, with the aim of creating a mixed-use development. This will help to build social cohesion as well as provide better physical and mental health for residents.	Positive	None Required
Does the proposal provide opportunities for the voluntary and community sectors?	Not relevant	Volunteering has been associated with improved mental and physical health outcomes, including reduced stress, depression and increased community connectivity and sense of purpose.¹⁹ At this stage in the planning application opportunities for the voluntary and community sectors have not been explored, however the Proposed Development will provide communal areas which will allow for residents to meet informally and potentially form voluntary groups. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing.	Neutral	Explore opportunities for volunteers.

¹⁸ <https://www.london.gov.uk/programmes-strategies/planning/london-plan/the-london-plan-2021-online/chapter-5-social-infrastructure>

¹⁹ <https://www.helpguide.org/articles/healthy-living/volunteering-and-its-surprising-benefits.htm>

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal consider issues and principles of inclusive and age-friendly design?	Yes	As the proportion of older people within the population increases, there is a greater need for age-friendly communities, which enable older people to feel secure, participate in society and access community facilities.²⁰ The Proposed Development will seek inclusivity and accessibility in development, to design out crime, to respect the local context and to provide the highest quality urban design. The proposal has been developed with a clear focus on inclusive design principles, as outlined in Sections 1 and 5 above. It aims to create an accessible, secure, and welcoming environment that meets the needs of all users, regardless of age or ability. Full details are provided in the DAS submitted with the planning application.	Positive	None required

10: Minimising the use of resource

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal make the best use of existing land?	Yes	The Site sits within the green belt and comprises approximately three large agricultural fields with two (small) areas of woodland located within the centre of the Site. The woodland will be retained, with development sensitively set back to protect their character and ecological value.	Positive	None Required

²⁰ https://www.ageuk.org.uk/globalassets/age-uk/documents/reports-and-publications/reports-and-briefings/active-communities/age_friendly_places_guide.pdf

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		Consideration has been given to the Site's existing character, its relationship with the surrounding area, and the opportunities available to deliver a sustainable new community. The DAS sets out how the Site can be developed into a high-quality residential scheme that delivers much-needed new homes, a new primary school and local centre, creates attractive public open space, and aligns with local planning policy.		
Does the proposal encourage recycling, including building materials?	Yes	Minimising or reducing waste via recycling and appropriate waste disposal can improve human health directly and indirectly.²¹ Sustainable behaviour will be encouraged, and recycling and composting facilities will be provided for all residents and commercial users. To encourage a greater proportion of the operational waste to be diverted from landfill, it is proposed to provide dedicated spaces of sufficient size and within convenient locations for each of the proposed domestic and non-domestic buildings. This will ensure opportunities for recycling are maximised. All waste collection and storage facilities will be considerate of Building Regulations and Council requirements. Dedicated external waste storage areas for refuse and recycling will be allocated for the non-domestic buildings and each of the residential dwellings which will be delivered as part of the Proposed Development. Further to this, it is recommended that community-led waste minimisation schemes be established during the operation of the Proposed Development. This may include the setting	Positive	Ensure monitoring of the Operational Waste Management Plan. Implementation of community-led waste minimisation schemes

²¹ <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2019/10/HUDU-Rapid-HIA-Tool-October-2019.pdf>

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		up of community repair services to prolong the lifespan of materials and items, or the facilitation of, for example, tool sharing services to maximise the usage of items. It is expected that a Site Waste Management Plan (SWMP) will be prepared and implemented by the principal contractor during construction to ensure waste is handled in a responsible manner on-Site. It is also recommended that take-back schemes be implemented during construction, to aid in reducing packaging waste arising on the Site.		
Does the proposal incorporate sustainable design and construction techniques?	Yes	A range of sustainable design features are proposed, and construction will be responsibly managed to ensure minimal impact on the environment and local community. During the detailed design of the building fabric, consideration will be given to minimising the environmental impact of materials, by selecting non-toxic and robust materials to ensure longevity and a minimal impact on the health of occupants. The use of locally sourced materials will be prioritised wherever possible to reduce the impacts associated with the transportation of materials. It is expected that a Site Waste Management Plan (SWMP) will be prepared and implemented by the principal contractor to ensure waste is handled in a responsible manner on-Site. It is also recommended that take-back schemes be implemented during construction, to aid in reducing packaging waste arising on the Site. The Energy Strategy recommends additional measures will also be adopted during construction to minimise the risk of ground and surface water pollution, including: • Oil separators; • Clear marking and signage of drainage stems;	Positive	Ensure monitoring of the Site Waste Management Plan.

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		• Full bunding of on-Site fuel or oil delivery areas; • Bunding of areas to be used for cleaning activities; and • Best practice measures, implemented as part of a CEMP, to mitigate the impacts of construction-related dust and emissions.		

11: Climate Change

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
Does the proposal incorporate renewable energy?	Yes	Incorporating renewable energy during construction and operation can reduce greenhouse gas emissions, which are a key contributor to poor air quality.²² An Energy Strategy has been prepared, in accordance with the Energy Hierarchy, with focus on sustainable building design (reduction of energy consumption at source), provision of energy efficiency measures and the inclusion of on- site renewable energy generation to exceed compliance with the local planning policy. Based on the current proposals, the recommended energy strategy is based on a fabric first approach utilising passive design measures, well insulated and airtight building	Positive	Implement the strategies recommended in the Energy Strategy

²² <https://wellcome.org/news/how-climate-change-affects-health-explained>

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		fabric, and utilising low or zero carbon (LZC) technologies such as a heat pump system and maximising the use of roof mounted solar PV to go over and above building regulations requirements.		
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example, ventilation, shading and landscaping?	Yes	Developments that take advantage of sunlight, tree planting and accessible green/brown roofs can reduce fuel poverty in winter and overheating in summer. As outlined in the Energy Strategy, in order to protect the development against overheating in the future, a number of key design features should be taken into consideration during the detailed design of the buildings, to ensure they are resilient to increased temperatures, which may be experienced as a result of climate change. This includes the minimisation of internal heat generation through energy efficient design, the reduction of the amount of heat entering the buildings in the summer through appropriate glazing, passive ventilation, and mechanical ventilation systems. The incorporation of green and blue infrastructure throughout the Proposed Development would also aid to mitigate overheating, and it is recommended that the incorporation of external shades and street trees be considered. The distances between buildings will be optimised to ensure sufficient access to natural daylight and passive solar gains.	Positive	Implement the strategies recommended in the Energy Strategy
Does the proposal maintain or enhance biodiversity?	Yes	The Proposed Development is landscape-led, delivering extensive areas of public open space for both residents and visitors. A new country park will form a natural extension to Camer Park, carefully responding to the character of the Kent Downs National Landscape. Green corridors will thread through the neighbourhood, protecting and enhancing the Site's ecological value.	Positive	None required.

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommendations/ Mitigation Actions
		In addition, the scheme will deliver Biodiversity Net Gain (BNG) through the retention of existing hedgerows and mature trees where possible, the creation of wildlife corridors, ponds, and green swales, and the planting of native species to support local ecosystems.		
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The Site lies entirely within Flood Zone 1, indicating a very low risk of fluvial or tidal flooding. Proposed built development is positioned outside areas identified as being at risk from surface water flooding. Ground conditions are suitable for infiltration, with soakaway tests confirming appropriate permeability. Surface water runoff will be managed through a comprehensive Sustainable Drainage Strategy (SuDS) incorporating permeable paving, bio-retention rain gardens, grassed swales, and infiltration basins. These features will provide effective treatment of runoff and protect the underlying groundwater body. The SuDS design accords with Defra's National Standards for Sustainable Drainage Systems, with attenuation volumes designed to accommodate the 1 in 100-year rainfall event plus a 45% allowance for climate change. Foul drainage from the development will be pumped to the existing Southern Water network on Norwood Lane, with any off-site upgrade requirements to be confirmed through consultation with Southern Water.	Positive	Implementation of the Drainage Strategy to be secured via planning condition.

6. SUMMARY AND RECOMMENDATIONS

- 6.1 This HIA has been prepared to identify any potential effects on the health and wellbeing of users (i.e. the new residents) of the proposed residential at Land North of Camer Road, Meopham as well as surrounding residents, during both the construction and operational phases of development. Where an impact is identified, actions and measures are recommended to mitigate an adverse impact or enhance or secure a positive impact.
- 6.2 The baseline assessment provides an overview of health profile of the local population, finding that the LIA performs above average for the majority of health indicators. Overall, there is a lower proportion of younger people and higher proportion of older people in the LIA compared to the WIA and the South East. The baseline assessment also sets out the levels of education, community and health infrastructure and open space provision in the surrounding area, finding overall there is good provision of social infrastructure and public transport options in the wider area.
- 6.3 Obesity is an issue affecting children within the LIA, as rates of obesity amongst reception aged children is higher when compared with the borough and national averages.. For adults in the Wider Impact Area, incidences of deaths from cancer, coronary heart disease, and respiratory diseases are higher than in England.
- 6.4 The surrounding area is one of the least deprived areas in the country and is within the 10% least deprived in terms of health and disability.
- 6.5 The high-level social infrastructure audit showed that the Site is reasonably well connected to pre-schools, primary and secondary schools, health care infrastructure, and community and sports facilities. There is also a range of open spaces which are within walking distance of the Site, including children's play spaces.
- 6.6 From the baseline assessment, the following priority groups have been identified:
- Unemployed and workless;
 - Children and young people;
 - Older people;
 - People with circulatory, coronary heart disease, respiratory diseases; and
- 6.7 The Proposed Development includes the delivery of up to 725 residential units including affordable housing in a range of sizes and tenures as well as a new two form-entry primary school. Both the

construction and operation phases of the Proposed Development have been considered in the assessment.

Demolition / Construction Phase

- 6.8 During the demolition / construction phase there will be an injection of capital into the GBC economy, which will provide jobs for local people and spending in the local area. To ensure that the construction jobs utilise the local labour force and directly support those previously unemployed or on low incomes locally, a procurement plan should be arranged.
- 6.9 Environmental control during the construction period will be achieved by the agreement of a CEMP. This will provide mitigation measures and set parameters for the work needed during the construction process.

Operational Phase

- 6.10 The assessment has not identified any adverse health impacts once the Proposed Development is in operation and after mitigation. The addition of 725 residential units will help to address the housing need in Gravesham and relieve pressure on the general housing stock, which will help to reduce the barriers of access to housing that currently exist in the area.
- 6.11 Once the facility is complete and operational, it will provide a new local centre and two form-entry primary school which will support demand for primary schools in the local area and also support employment opportunities. Employment and income are a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness, and a reduction in personal and social esteem. The proposal could support a range of jobs once operational including both part-time and full-time roles.
- 6.12 The Proposed Development will include new areas of open space and high-quality landscaped areas. A landscape management plan has been recommended to ensure that the public spaces are attractive for both residents and visitors to the centre in perpetuity. Having a well-maintained open space has various positive health effects including improved mental health, reduced rates of obesity, and stimulating social cohesion.

Conclusion

- 6.13 In summary, planning should seek to promote healthy, successful places for people to live and work in. This can be achieved by providing the homes, jobs and services that people need, reducing environmental risks and delivering well-designed buildings and urban spaces which will create the conditions for healthy, active lifestyles.

A1. HEALTH AND THE BUILT ENVIRONMENT LITERATURE REVIEW²³

Department of Health and Social Care (2010) *Healthy Lives, Healthy People: Our Strategy for Public Health in England*

- A1.1 Published in November 2010, the White Paper sets out the Government's long-term vision for the future of public health in England. It aims to create a 'wellness' service (Public Health England) and to strengthen both national and local leadership. It adopts a life-course framework for tackling the social determinants and aims to support healthy communities.
- A1.2 While the White Paper dates to 2010 and has not given rise to legislation, it remains a widely referenced document that provides relevant context for public health and the principles for monitoring health outcome indicators (as used in this assessment).

Public Health England (2016) *Working Together to Promote Active Travel, A briefing for Local Authorities*

- A1.3 Walking and cycling are good for our physical and mental health. Switching more journeys to active travel will improve health, quality of life and the environment, and local productivity, while at the same time reducing costs to the public purse. These are substantial 'win-wins' that benefit individual people and the community.

Department for Environment, Food and Rural Affairs (2018) *25-Year Environmental Plan*

- A1.4 This 25-Year Environmental Plan sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that put the environment first.
- A1.5 The Plan champions sustainable development which is led by environmental science. It also sets a gold standard in protecting and growing natural capital leading the world in using this approach as a tool in decision-making.

²³ There is an extensive list of health and how interacts with the built environment literature, which we regularly review. The included documents are not an exhaustive list of supporting literature but rather a subjective summary of key documents released.

Local Government Association (2018) Developing Healthier Places, How Councils can Work with Developers to Create Places that Support Wellbeing

- A1.6 Through case studies examples to demonstrate how Local Councils can work with developers to bring about and create healthy places as per their local plan policies. The report shares best practice approaches and how to champion healthy places in every development. The outcome of healthy developments they define as reducing health inequalities, reducing obesity and overweight, planning for an ageing population, improving mental health and addressing social isolation.

Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool

- A1.7 The Healthy Urban Development Unit (HUDU) provides bespoke advice and support on assessing the health and wellbeing impacts of development. The tool is designed to assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outlines and detailed planning applications.

NHS (2019) The NHS Long Term Plan

- A1.8 The Plan looks forward for the next 10 years and acknowledges the redesign of patient care to future proof the NHS for the decade ahead. For the NHS to deliver for patients there are three main areas the NHS seeks to improve:

- Making sure everyone gets the best start in life
- Delivering world-class care for major health problems
- Supporting people to age well

RTPI (2020) Mental Health and Town Planning

- A1.9 Where someone lives can have an impact on their mental health with the quality of the built environment being a determining factor for mental health, with noise, pollution levels, quality of greenspace, access to services and even 'beauty' all playing a part. Town planning decisions can therefore impact on mental health.
- A1.10 The practice note gives advice how planners can work within the current UK planning systems and with other professionals to take account for mental health when making changes to the built environment.

Public Health England (2020) Improving Access to Greenspaces

- A1.11 Greenspace, such as parks, woodland, fields and allotments as well as natural elements including green walls, roofs and incidental vegetation, are increasingly being recognised as an important asset for supporting health and wellbeing. This 'natural capital' can help local authorities address local issues that they face, including improving health and wellbeing, managing health and social care

costs, reducing inequalities, improving social cohesion and taking positive action to address climate change.

Kellogg College Oxford and Global Centre on Healthcare and Urbanisation (2022) What Creates Healthy Cities?

- A1.12 This report found that there is an inextricable link between place and health, and the recommendation that 'health creation' interventions that improve health and wellbeing should be the determining factor for the built environment, planning and placemaking policies.
- A1.13 The report concludes that if central and local governments give priority to achieving better outcomes for physical and mental health, they will simultaneously address wider inequalities in society, improve the city's economy and productivity, support efforts to combat climate change, and reduce the escalating costs of the NHS and social care.

The Kings Fund (2022) What are health inequalities?

- A1.14 Health inequalities are avoidable, unfair and systematic differences in health between different groups of people. There are many kinds of health inequality and many ways in which the term is used. This means that when 'health inequality' is useful to be clear on which measure is unequally distributed, and between which people.

Spots England (2022) Uniting the Movement

- A1.15 Spots England have set out that their vision for the next ten years is to invest in sport and physical activity to make it a normal part of life for everyone in England, regardless of who you are. To achieve this, they have three key objectives:
- Advocating for movement, sport and physical activity
 - Joining forces for the five big issues (recover and reinvent, connecting communities, positive experiences for children and young people, connecting with health and wellbeing and active environments).
 - Creating the catalysts for change
- A1.16 To know if they have been successful in their mission for an increase in sports participation, Sports England will measure the success through their Active Lives Survey as well as through key performance indicators to understand the progress that their investment has had.

A2. HEALTH PROFILE

Indicator	Period	012 Istead Rise & Meopham		Gravesham		England	England		
		Count	Value	Value	Value	Worst/ Lowest	Range	Best/ Highest	
Population									
Resident population (aged 0 to 15)	2022	1,229	16.1%	21.2%	18.5%	0.9%			
Resident population (aged 65 and over)	2022	9,052	29.6%	17.3%	18.6%	0.2%			
Resident population (aged 85 and over)	2022	315	4.1%	2.3%	2.5%	0.0%			
Population density: people per square kilometre	2022	7,629	416	1,080	438	5			
Deprivation, Housing, and living environment									
Poverty: Index of Multiple Deprivation	2019	-	7.5	21.4	21.7	2.2			
Poverty: English Indices of Deprivation	2019	298	3.8%	12.2%	12.9%	48.8%			
Children in poverty: Income Deprivation Affecting Children Index (IDACI) (aged 0 to 15)	2019	57	4.7%	17.2%	17.1%	64.7%			
Older people in poverty: Income Deprivation Affecting Older People Index (IDAOPI) (aged 60 and over)	2019	125	4.6%	12.5%	14.2%	76.0%			
Fuel poverty (low income, low energy efficiency methodology)	2023	296	8.8%	11.4%	11.4%	51.1%			
Employment									
Unemployment: people claiming out of work benefit (aged 16 to 64)	2024/25	329	7.9%*	4.5%*	4.1%*	39.5%			
Long-term unemployment: people claiming out of work benefit for over 12 months (aged 16 to 64)	2024/25	0	0.00*	0.25*	0.51*	5.04			

Indicator	Period	012 Istead Rise & Meopham		Gravesham		England	England		
		Count	Value	Value	Value	Worst/ Lowest	Range	Best/ Highest	
Behavioural risk factors									
Reception prevalence of obesity (including severe obesity), 3 years data combined	2021/22 - 23/24	-	10.8%	10.5%	9.6%	20.9%		2.2%	
Reception prevalence of overweight (including obesity), 3 years data combined	2021/22 - 23/24	-	21.6%	23.3%	21.9%	37.9%		5%	
Year 6 prevalence of obesity (including severe obesity), 3 years data combined	2021/22 - 23/24	-	17.8%	25.7%	22.7%	44.7%		3%	
Year 6 prevalence of overweight (including obesity), 3 years data combined	2021/22 - 23/24	-	28.9%	39.9%	36.7%	55.3%			
Child and Maternal Health									
General fertility rate (women aged 15 to 44)	2018 - 22	272	50.8	63.4	54.6	2.4			
Low birth weight of live babies	2018 - 22	11	4.2%	4.9%	6.8%	16.2%		1.3%	
Children and Young people: Health care use									
Emergency hospital admissions: all causes (aged under 5)	2016/17 - 20/21	140	133.1	150.4	140.7	352.2		24.8	
Unintentional and deliberate injuries: emergency hospital admissions in children (aged under 5)	2016/17 - 20/21	15	86.7	123.7	119.3	363.7		0.0	
Unintentional and deliberate injuries: hospital admissions in children (aged under 15)	2016/17 - 20/21	45	78.4	91.6	92.0	251.2		18.7	
Unintentional and deliberate injuries: hospital admissions in young people (aged 15 to 24)	2016/17 - 20/21	50	144.9	132.9	127.9	733.3		14.4	

Indicator	Period	012 Istead Rise & Meopham		Gravesham	England	England		
		Count	Value	Value	Value	Worst	Range	Best
Emergency Hospital Admissions: Adults								
Emergency hospital admissions: all causes ⚠️	2016/17 - 20/21	-	78.5	102.2	100.0	215.6		31.5
Coronary heart disease: emergency hospital admissions ⚠️	2016/17 - 20/21	-	74.8	95.0	100.0	396.1		23.0
Stroke: emergency hospital admissions ⚠️	2016/17 - 20/21	-	85.4	99.2	100.0	260.9		28.4
Heart attack (myocardial infarction): emergency hospital admissions ⚠️	2016/17 - 20/21	-	95.2	102.6	100.0	318.7		21.4
Chronic obstructive pulmonary disease (COPD): emergency hospital admissions ⚠️	2016/17 - 20/21	-	58.3	90.6	100.0	554.5		9.3
Hospital admissions, harm and injury and Long Term Conditions								
Intentional self-harm: emergency hospital admissions ⚠️	2016/17 - 20/21	-	57.1	91.1	100.0	541.4		10.2
Hip fracture: emergency hospital admissions (aged 65 and over) ⚠️	2016/17 - 20/21	-	85.9	107.1	100.0	527.4		29.3
Alcohol-related conditions: admission episodes (all primary and secondary diagnoses) ⚠️	2016/17 - 20/21	569	71.4	96.5	100.0	391.1		35.9
Hospital admissions for alcohol attributable conditions, narrow definition ⚠️	2016/17 - 20/21	164	76.3	103.4	100.0	471.9		22.6

Indicator	Period	012 Istead Rise & Meopham		Gravesham		England		England	
		Count	Value	Value	Value	Worst	Range	Best	
Life Expectancy									
Life expectancy at birth (Male)	2019 - 23	-	81.4*	78.4	79.1	65.6			

A3. HEALTH DETERMINANTS

Health Determinants



Housing Design and Affordability

Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and poor sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced.



Access to Health and Social Care Services and other Social Infrastructure

Failing to plan for the social infrastructure needs in an area can exacerbate the pressure of existing services and worsen health outcomes and inequalities. The under-provision of key services can contribute towards unnecessary extra travel which can damage the environment and social cohesion.



Access to Open Space and Nature

The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour. Access to play spaces, community or sport can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.



Air Quality, Noise And Neighbourhood Amenities

Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to the incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels among children.



Accessibility and Active Travel

Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce the risk of premature death and improve mental health.



Crime Reduction and Community Safety

Planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impact the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation, and isolation because of fear.



Access to Healthy Food

Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviours and improve physical and mental health.



Access to Work and Training

Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Work aids recovery from physical and mental illnesses.



Social Cohesion and Inclusive Design

Supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Conversely, fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity can lead to isolation, insecurity and a lack of cohesion.



Minimizing the Use of Resources

Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.



Climate Change

Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute to the mental well-being of residents.