Health Impact Statement

Introduction

The Local Plan (Part Two) Policy **DM 29** requires development to take every reasonable opportunity to promote and positively contribute to the health of the borough. The policy requires a statement considering health implications of commercial and residential development should be submitted, with mitigation of negative impacts made proportionate to the scheme. This table will form the basis of the statement and be shared with the Council's Public Health team, who will review it, informing their comments on a planning application and advising the Case Officer. In certain circumstances, further information or assessment maybe required, especially where significant impacts are likely. The Case Officer will advise if this is required.

This will need to be filled in for all **major** developments.

Please provide your answers in the box following each question (including any comments/additional information you wish to provide).

The information gathered below will help applicants demonstrate how the development meets the above policy. All relevant policies referred to below can be viewed on our website along with made Neighbourhood Plans and other planning documents:
https://consult.cheshirewestandchester.gov.uk/kse/folder/59487

Site address

Land West of Tattenhall Road, Tattenhall, Chester, CH3 9QX

Proposal

Outline planning application for the erection of up to 110 dwellings (including affordable housing), with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

Date completed

14/05/2025

By whom

Georgina Cox (Graduate Planner)

Planning application number

TBC

Transport and public service accessibility

Local Plan policies

- Local Plan (Part One) STRAT 1, STRAT 2, STRAT 10 and SOC 5
- Local Plan (Part Two) T 5, DM 3, DM 29, DM 37 and DM 39

What makes a healthy development?

Traffic management and calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.

Active travel contributes to increased physical activity levels, reducing rates of cardiovascular disease and obesity.

Cycle parking and storage in residential dwellings can encourage cycling. Developments should be accessible by public transport. Developments should prioritise the access needs of cyclists and pedestrians. Routes should be safe and direct.

TP.1

Is the development located within an identified settlement (within the settlement boundary of a City, Town, Key Service Centre or Local Service Centre)?

This can be checked on the Policies Map.

The site is located on the west side of Tattenhall Road, adjacent to the settlement boundary of Tattenhall within the administrative boundary of Cheshire West and Chester Council. Tattenhall is identified as a Key Service Centre in the adopted Cheshire West and Chester Local Plan (Part One).

TP.2

Is there a pedestrian pavement/footway linking the application site to services and facilities? If so, is the entire route lit by street lighting?

Yes, there is existing pedestrian footpath on the eastern side of Tattenhall Road which would provide walking access into the village centre to a good range of local facilities and services. South of the proposed access will be a pedestrian crossing connecting onto the pedestrian footpath along Tattenhall Road as shown on the Transport Assessment (drawing ref: 1952/01).

TP.3

Is there a Public Right Of Way within or immediately adjacent the site? This includes footpaths, bridleways and byways.

This can be checked on the constraints map.

There are no Public Right of Way's within or immediately adjacent to the site.

TP.4

How far away (actual walking or cycling distance) is the nearest bus stop? Please give your answer in km and specify the bus services (i.e. service number and start and end points) serving the nearest bus stop.

The Transport Assessment confirms that the development site is well connected to local public transport links, with bus stops located within 300m of the site along Tattenhall Road referred to as the Tattenhall (Greenlands) bus stop, access to the bus stop is facilitated by a conducive pedestrian environment. The no. 41 bus provides a service between Chester and Whitchurch, the services run between 0655 hours and 2005 hours, while the bus operate at a 30-minute frequency to/from Chester, and an hour to/from Whitchurch.

TP.5

How far away is the nearest operational railway station (via a walking/cycling or driving route)? Please give your answer in km.

The nearest operational railway station to the site is Chester station which is approximately 10km to the site. Chester station can be accessed from Tattenhall via the no. 41 bus service to Chester Bus Interchange and then a 10-minute walk to Chester Station.

TP.6

How far away (actual cycling distance) is the nearest Regional or National Cycle Way?

This can be checked on the constraints map - Regional and National Cycle Network.

National Cycle Network (NCN) Route 45 sits north of Tattenhall and north of the site. NCN Route 45 provides a link to Chester to the northwest of the site and the site is 1.5 miles and a 8 minute cycle from the NCN Route 45.

TP.7

Does the proposed development include the provision of covered and secure cycle parking in line with the Parking Standards SPD?

Yes, the proposed development will include the provision of covered and secure cycle parking in line with the Parking Standards SPD. This will be set out in more detail at the Reserved Matters stage.

TP.8

Does the proposed development include car parking, how many spaces are provided (net increase)? Is this in line with the Parking Standards SPD?

Car parking for the residential dwellings will be in line with the Parking Standards SPD.

TP.9

Does the proposed development include electric vehicle charging infrastructure in line with the Parking Standards SPD?

To encourage residents of the proposed development to operate Electric Vehicles, the development will include the provision of a 32Amp single phase electrical supply that will allow for the future inclusion of an individual electric car charging point for each property. This will be detailed at the Reserved Matters stage.

TP.10

Will there be a loss of a community facility (defined as including: education, libraries, social services, fire, police, health, public houses, local shops, places of worship and community centres)? If so, will the facility be replaced?

There will be no loss of any community facilities to accommodate the proposed development.

Green infrastructure

Local Plan policies

- Local Plan (Part One) ENV 3 and ENV 4
- Local Plan (Part Two) DM 44 and DM 45

What makes a healthy development?

Access to nature and biodiversity contributes to mental health and wellbeing.

New developments can improve existing habitats, or create new habitats or use design solutions (e.g. green roofs, living walls) to enhance biodiversity.

Access to nature, green space and water improves mental health.

GI.1

Will all significant healthy trees (over 5m in height and with a diameter greater than 150mm) be integrated into the development?

Yes. All healthy trees situated on the site will be retained and integrated into the development. The only tree required to be removed is T18 one Category U tree along Tattenhall Road, the Category U tree is unsuitable for retention and therefore not healthy, this is shown in the Outline Arboricultural Impact Assessment (drawing reference: D10797.02.002)

GI.2

If any significant healthy trees are being lost, will they be replaced at a ratio of 2:1 (with native species of heavy or extra heavy standard)?

There are no significantly healthy trees being lost on-site as part of the proposed development.

GI.3

Will any hedgerow be lost as part of the development? If so, how much (length in metres)?

It is estimated the a small area of hedgerow will be lost (approx. 36m) to accommodate the vehicular access into the site via Tattenhall Road.

GI.4

Will any new hedgerow be planted as part of the development? If so, how much (length in metres)?

TBC.

GI.5

Overall, does the proposed development result in biodiversity net gain? This should be calculated using a recognised metric, for example the DEFRA Biodiversity Net Gain Metric (Version 3.0).

Yes, the application is supported by a Preliminary Ecological Assessment which demonstrates that a 10% Biodiversity Net Gain can be achieved on-site. This is calculated using the DEFRA Biodiversity Net Gain Metric (Version 4.0).

Health and Wellbeing

Local Plan policies

- Local Plan (Part One) ECON 2, SOC 5, SOC 6 and ENV 6
- Local Plan (Part Two) DM 3, DM 4 and DM 29

What makes a healthy development?

Poor access to healthcare services exacerbates ill health, making effective treatment more difficult. The provision of support services and advice on healthy living can prevent ill health. Additional services or facilities may be required to support new developments.

Sustainable construction can help ensure reduction in overheating, excess winter deaths due to cold and injuries at home and provide energy efficient homes to reduce the risk of fuel poverty.

Limited access to healthy food is linked to obesity and related diseases.

HW.1

For residential development, please list the three nearest General Practice surgeries.

The nearest three General Practices to the site are: The Villages Surgeries Group, Bunberry Medical Practice, Taporley Health Centre

HW.2

Does the proposal include sustainable design measures or materials that will reduce the energy and water demand of the development, and has a sustainable construction statement or checklist demonstrating this been submitted along with the planning application?

The development will include sustainable drainage measures and material that will reduce the energy and water demand of the development. Details will be provided at reserved matters stage and within the Sustainable Construction Checklist to be submitted with the outline planning application.

HW.3

For non-domestic development, has a preliminary assessment by an accredited and licensed BREEAM assessor been submitted? Will a BREEAM rating of "Excellent" be achieved?

N/A - The proposed development is domestic.

HW.4

Does the development include a hot food takeaway (A5 use class) within a 400m radius of any school?

N/A

Open space, sport and recreation

Local Plan policies

- Local Plan (Part One) STRAT 10, SOC 5, SOC 6 and ENV 6
- Local Plan (Part Two) DM 35 and DM 36

What makes a healthy development?

Access to open space has a positive impact on health and wellbeing. Living close to areas of green spaces, parks, woodland and other open space can improve physical and mental health regardless of social background.

Physical activity is important for all – it can reduce prevalence of cardiovascular disease, reduce obesity, manage stress levels.

Open space has an important part to play in social interaction. It affects people's sense of place, security and belonging.

Shelter, landscaping, and seating can make spaces attractive and inviting.

OS.1

Will there be any loss of open space, having regard to the definition in Local Plan (Part One) SOC 6 paragraph 7.42?

If so, what type of open space is being lost?

N/A - There will be no loss of open space (as defined within the Local Plan (Part One) Policy SOC 6 paragraph 7.42) as part of the proposed development.

OS.2

Does the development provide any new open space, having regard to the definition in Local Plan (Part One) SOC 6 paragraph 7.42?

If so, what are the types of open space and how much (in square metres) of each type is to be provided? Will it be provided on-site?

Yes. Approx 3.21 hectares of public open space will be provided on site will incorporate formal and informal open green space, a children's play space, landscape planting and an attenuation basin.

OS.3

Are any sport or recreation facilities being provided, having regard to the definition in Local Plan (Part Two) DM 36 paragraph 14.17?

The proposed development is not required to provide any sport or recreation facilities on-site.

Housing

Please only fill in this section if you are proposing residential development (Use Class C2 or C3).

Local Plan Policies

- Local Plan (Part One) SOC 1, SOC 3 and ENV 6
- Local Plan (Part Two) DM 2, DM 3, DM 4, DM 20, DM 23 and DM 26

What makes a healthy development?

A mix of dwelling sizes can support mixed, balanced and sustainable communities and provide for identified future needs.

Accessible and easily adaptable homes can meet the changing needs of current and future occupants.

The provision of affordable housing can create mixed and socially inclusive communities. The provision of affordable family sized homes can have a positive impact on the physical and mental health of those living in overcrowded, unsuitable or temporary accommodation.

The provision of an inclusive outdoor space, which is at least partially private, can improve quality of life.

H.1

If the proposed development is residential, how many dwellings are proposed of each size (no. of bedrooms)?

1 bedroom / 2 bedroom / 3 bedroom / 4 bedroom / 5+ bedroom

A varied mix of house type will be provided within the development and will be compliant with the housing mix identified in the latest Local Housing Needs Assessment.

H.2

Does the development consist of a care home, extra care or supported living?

If so, how many bedrooms will be provided?

Is it condition specific (e.g. for dementia care)?

N/A

H.3

Will at least 30% of the dwellings being applied for be affordable, having regard to the definition in the Local Plan (Part Two) Glossary.

Yes. The application will provide 30% affordable housing (up to 33 affordable homes) to be provided on-site in compliance with Local Plan (Part One) Policy SOC 6 and Policy DM23 of the Local Plan (Part Two).

H.4

If affordable housing is being provided, is there a mix of tenures?

The Council's Housing Team should be contacted to discuss the local need: housingstrategy@cheshirewestandchester.gov.uk

Yes. There will be a mix of tenures within the affordable housing and this will be secured via the S.106 Agreement.

H.5

How many bungalows (single storey dwellings, not including dormer bungalows) are proposed?

There are no bungalow proposed on site.

H.6

How many self-build plots are proposed? (defined as where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals).

There are no self-build plots proposed as part of the development.

H.7

How many dwellings will meet the M4(2) (accessible and adaptable dwellings) building regulations standard?

The no. of dwellings that will meet M4(2) building regulations standards will be outlined at the Reserved Matters stage,

H.8

List the number of dwellings that do not have access to a private garden (e.g. flats, apartments) and plot numbers of any plots where the proposed private rear garden is not at least equal to the ground floor footprint of the dwelling?

N/A - All dwellings will have access to private gardens. There are no flats / apartments being proposed as part of the development. This will be finialised as part of the Reserved Matters application.

Useful links

- Sport England Design Principles
- Building with Nature
- M4 (2) Building Regulations
- BREEAM
- Play Area Design Guidance – Play England
- National Society of Allotment Gardens (NSAG)
- Sport England Guidance on Sports Pitches
- Dementia Friendly Design: Dementia and Town Planning
- Age-friendly Design: Housing our Ageing Population Panel for Innovation (HAPPI)
    - The above site includes guidance for specific settings e.g. Planning for retirement living and Meeting the needs of an ageing population in rural areas