

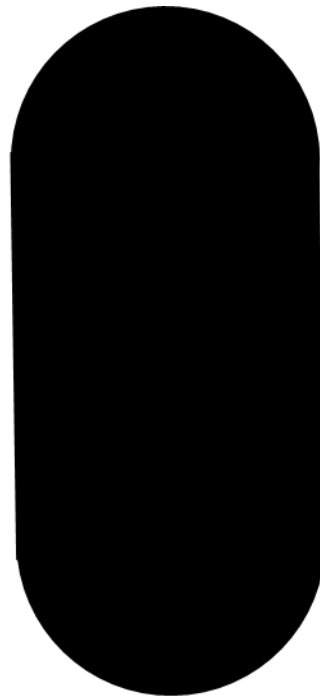
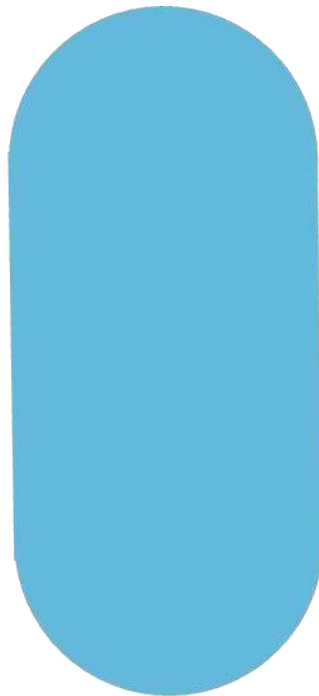


 Part of Shakespeare Martineau

Richborough

LAND EAST OF RUGBY ROAD CLIFTON-UPON-DUNSMORE

HEALTH IMPACT ASSESMENT



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CONTENTS

- 1. INTRODUCTION.....3
- 2. HEALTH IMPACT ASSESSMENT.....5
- 3. HIA ASSESSMENT CHECKLIST9



1. INTRODUCTION

- 1.1 This Health Impact Assessment has been prepared by Marrons on behalf of Richborough and forms part of an outline planning application for Land East of Rugby Road, Clifton-upon-Dunsmore, Rugby:

“Outline planning application for the residential development of up to 160 dwellings, and creation of associated vehicular access off Rugby Road, pedestrian / cycle access points, parking, landscaping, drainage features, open space, children’s play area and associated infrastructure (all matters reserved except for vehicular access off Rugby Road).”

- 1.2 The assessment considers the health impacts of the Proposed Development based on the NHS London HUDU HIA. This addresses Policy HS2: Health Impact Assessments of the Rugby Borough Council Local Plan 2011–2031 (adopted June 2019), which outlines the Council’s requirement for all residential developments of 150 units or more to demonstrate that they will not result in adverse impacts on health and wellbeing.
- 1.3 This HIA uses the framework developed by the NHS London HUDU (HIA) to assess the impacts of the proposal on health and wellbeing of its residents and local communities, and as such is following the NHS guidance and requirements.

SITE CONTEXT

- 1.4 Clifton-upon-Dunsmore is a well-connected village in Warwickshire, benefiting from strong transport links to key urban centres like Coventry, Rugby, and Leicester. This accessibility is supported by proximity to the M6 and M1 motorways, as well as rail services from nearby Rugby station. The area also enjoys convenient access to East Midlands and Birmingham airports, facilitating both domestic and international travel.
- 1.5 The village maintains close ties with neighbouring communities such as Rugby and Dunchurch, and its location near the Oxford Canal promotes sustainable transport options like walking and cycling. This high level of connectivity aligns with both local development goals and wider regional planning strategies.
- 1.6 The proposed development site is well-positioned within the village, offering walkable access to key amenities. These include a primary school (300m), convenience stores (650m), sports facilities (280m), a church (700m), and allotments (265m). All are within the walking distances recommended by the Chartered Institution of Highways and Transportation, supporting a walkable and community-oriented lifestyle.



- 1.7 Additional amenities in Rugby and Dunchurch, located about 2km away, also comply with the Manual for Streets' guidance for promoting active travel. The Oxford Canal further enhances accessibility, providing scenic, sustainable routes for walking and cycling to nearby destinations.
- 1.8 The site itself lies to the southwest of Clifton-upon-Dunsmore, approximately 2.7km northeast of Rugby town centre. It spans roughly 8 hectares of undeveloped arable land, bordered by residential properties, playing fields, and allotments to the north and northwest, with open agricultural land to the south and east. This setting provides a semi-rural character while remaining close to existing community infrastructure. Access to the site is available via Newall Close, linking directly to Rugby Road, the village's main thoroughfare, offering both vehicular and pedestrian connectivity.

PROPOSALS

- 1.9 The Proposed Development for the purposes of the HIA will be:
- Up to 160 Dwellings;
 - Children's Play Area and associated infrastructure;
 - Public Open Space; and
 - Means of access into the Site and associated highway works.
- 1.10 Access is proposed from Rugby Road via an improved priority-controlled T-junction. This improvement will also enhance access to Newall Close by realigning its junction with the main road and widening it to facilitate improved two-way vehicle movement. In addition, pedestrian and cycle access will be provided alongside the main access road.



2. HEALTH IMPACT ASSESSMENT

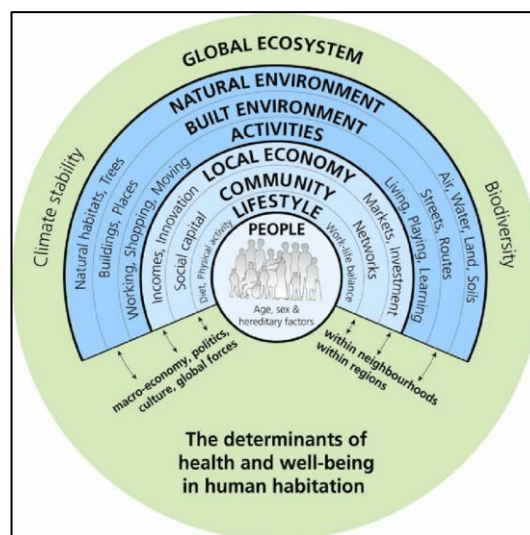
REQUIREMENT FOR HIA

- 2.1 Health and wellbeing are important themes running through national and local planning policy as outlined in this section.
- 2.2 HIAs have been recognised as an important tool when assessing and analysing the impacts on health that developments could bring as well as highlighting mitigation strategies.
- 2.3 The assessment considers the health impacts of the Proposed Development based on the NHS London HUDU HIA.
- 2.4 This HIA uses the framework developed by the NHS London HUDU (HIA) to assess the impacts of the proposal on health and wellbeing of its residents and local communities, and as such is following the NHS guidance and requirements.

NATIONAL PLANNING POLICY FRAMEWORK

- 2.5 The National Planning Policy Framework (NPPF), revised in December 2024, identifies that health is an important theme that should be considered by Local Planning Authorities. Section 8 is particularly concerned with 'promoting healthy and safe communities' and it outlines that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
 - *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
 - *enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*

Figure 2.1 - Human ecology model of a settlement (Barton and Grant, 2006)



2.6 HIA's have been guided by reports such as the Health Impact Assessment in Spatial Planning guide and the HUDU Health Assessment Tool which outline how health impacts can be assessed. These assessments provide a deeper understanding of the mechanisms and themes involved in health and wellbeing and HIAs. This HIA is based on the HUDU assessment tool.

THE HUDU HEALTH ASSESSMENT TOOL

2.7 This assessment tool¹ was revised in October 2019 by NHS London Healthy Urban Development Unit and sets out the processes and criteria which could be used in HIAs.

2.8 The Assessment Checklist is divided into four main themes:

1. Healthy Housing;
2. Active Travel;
3. Healthy Environment; and
4. Vibrant Neighbourhoods.

2.9 Each theme has a number of sub-themes, exploring the health and wellbeing impact in more detail which the development will be assessed against. This also includes planning related impacts under the themes. See Table 2.1 which outlines the main themes:

¹ [HUDU Rapid HIA Tool October 2019 \(healthylondon.org.uk/healthyurbandevelopmentnhsuk/\)](https://www.healthylondon.org.uk/healthyurbandevelopmentnhsuk/)



Table 2.1 – The HUDU Checklist themes

| Theme | Sub-themes (health and wellbeing) | Implications for Planning |
|--------------------------------------|--|--|
| <u>Healthy Housing</u> | <ul style="list-style-type: none"> Well ventilated and spacious homes to counter overcrowding and respiratory illnesses; Fuel poverty/ lack of heating or cooling in the home leading to excess deaths Social isolation in the home leading to mental health issues; Injuries caused at home. | <ul style="list-style-type: none"> Affordable homes; A balanced housing type and tenure mix that meets evidenced demand in the area e.g. specialist housing for older people/ family housing; Housing design that meets local and national standards; Housing that is accessible. |
| <u>Active Travel</u> | <ul style="list-style-type: none"> Road and traffic accident injuries; Pollution from traffic causing disease and illness; A lack of physical activity attributing towards obesity and cardio-vascular diseases; Social isolation contributing towards mental health issues | <ul style="list-style-type: none"> Pedestrian and cycle connectivity being promoted instead of car use; Attractive and safe places being developed; |
| <u>Healthy Environment</u> | <ul style="list-style-type: none"> Access to open and green space contributing to better mental health; Access to play space and recreational opportunities contributing to better mental health; Air and noise pollution of potential development and the impact on respiratory health; Exposure to flood risk and contaminated land impacting on mental and physical health; Construction inducing stress Food growing opportunities having a positive impact on mental health and community cohesion. | <ul style="list-style-type: none"> Provision of suitable open space, green space, play space and recreational opportunities; Reasonable mitigation of construction impacts to be policy compliant; Flood risk and contamination to be assessed and mitigated if necessary; Consideration of food growing or edible landscapes. |
| <u>Vibrant Neighbourhoods</u> | <ul style="list-style-type: none"> Social isolation and loneliness leading to poor mental health and a lack of social cohesion; | <ul style="list-style-type: none"> local infrastructure, including access to health and education services; |



| | | |
|--|--|---|
| | <ul style="list-style-type: none"> • A lack of employment and education opportunities leading to a lack of confidence and mental health issues; • A lack of access to health services contributing to poor physical and mental health; • An unsafe, polluted or unventilated environment contributing to lack of movement leading to physical and mental health issues; • A lack of access to healthy food leading to health issues. | <ul style="list-style-type: none"> • the quality of design and connectivity of the proposed development; • proximity to training and employment facilities; • the quality of the public realm and buildings, including street hierarchy and lighting; • proximity to local food shops and allotments; |
|--|--|---|



3. HIA ASSESSMENT CHECKLIST

1. Housing Quality and Design

3.1 The design and affordability of housing has an impact on mental and physical wellbeing, whether this being well ventilated and safe housing or design to counter social isolation and to promote community cohesion and access to communal facilities.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|--|--------------------|---|--|--|
| Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation Requirement M4 (2)? | Yes X No N/A | As outlined in the Design and Access Statement, the housing will be accessible to while delivering high-quality, sustainable and accessible new homes. | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application. |
| Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes? | Yes X No N/A | The scheme addresses housing needs identified in the NPPF and Housing Needs SPD (2021) by delivering a varied mix of housing types and tenures, including affordable homes. This approach supports a balanced and inclusive community, accommodating a wide range of residents and ensuring long-term sustainability. | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application. The RM application will detail further what the proposals for the senior living units will entail. |
| Does the proposal include homes that can be adapted to support independent living for | Yes X No N/A | A carefully considered housing mix responds to the Housing Needs SPD (2021), helping to meet identified local demand and support a | Positive X Negative Neutral | These principles outlined will underpin any RM application. |



| | | | | |
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| older and disabled people? | | balanced community. Housing mix will be policy compliant, and will be confirmed at reserved matters stage. | Uncertain | |
| Does the proposal promote good design through layout and orientation, meeting internal space standards? | Yes X No N/A | Yes as outlined in the DAS, the application follows a Good Design proposals. The dwellings will meet the Nationally Described Space Standards. The masterplan has been carefully designed to respond to the sites specific context, constraints and opportunities. This prioritises sustainability and a strong sense of community. | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application. |
| Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs? | Yes X No N/A | The scheme will include up to 30% affordable dwellings. | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application. |
| Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)? | Yes X No N/A | The proposals prioritise sustainability in accordance with the NPPF, incorporating energy-efficient construction methods, renewable energy options, and sustainable drainage systems (SuDS). These measures are designed to reduce environmental impact, conserve resources, and enhance climate resilience | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application. |

2. Access to healthcare services and other Social Infrastructure

The access to social infrastructure will impact upon mental and physical wellbeing as it determines the access to health and social care. The



opportunities afforded by access to community facilities can also combat social isolation.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|---|--------------------|---|--|--|
| Does the proposal retain or re-provide existing social infrastructure? | Yes X No N/A | The scheme will include larger open spaces include a childrens play area, park with potential football pitches, with potential car parking. | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application |
| 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 No N/A | Local healthcare is available via Market Quarter Medical Practice. The nearest A&E to the site is the Hospital of St Cross. | Positive Negative Neutral X Uncertain | Any RM application would further detail these plans. This will be considered as part of a S106 agreement. |
| Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements? | Yes No N/A X | No, the proposed development does not include health care provision. The University Hospitals Coventry and Warwickshire NHS trust will consider the impact of this development proposal and mitigate as required. | Positive Negative Neutral X Uncertain | Demand at healthcare facilities in the area including: Primary healthcare, intermediate care facilities, acute hospitals and mental health inpatient facilities should be monitored to ensure adequate future provision. This will be |



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| | | | | considered as part of any potential S106 contributions. |
| Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities? | Yes X No N/A | A desk-based analysis of existing social facilities such as schools and community buildings is set out within the submitted DAS. | Positive Negative Neutral X Uncertain X | Any contribution will be based upon up to date evidence and discussions with the local education authority. |
| Does the proposal explore opportunities for shared community use and co-location of services? | Yes X No N/A | The layout identifies land for a car park for the existing recreational ground, a children’s play area, allotment access, and extensions to existing playing fields, reinforcing a sense of place and social cohesion. | Positive X Negative Neutral Uncertain | Any RM application would further detail these plans. |

3. Access to Open Space and Nature

A high level of access to open space and nature can have a positive impact upon physical and mental wellbeing due to opportunities for physical activity, stress alleviation and exposure to better quality air.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|---------------------|-----------|-------------------|--------------------------|---|
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| Does the proposal retain and enhance existing open and natural spaces? | Yes X No N/A | The scale of the site is sufficiently large enough to accommodate a range of green infrastructure and open spaces and provide flexibility in the layout to retain and enhance existing landscape components, where appropriate. | Positive X Negative Neutral Uncertain | These principles and networks of green infrastructure highlighted on the masterplan will underpin any RM application. |
| In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces? | Yes X No N/A | The proposals will provide a wide array of open spaces and good quality landscaping for the new residents and existing community. The proposals provide for approximately 3.58ha of space. | Positive X Negative Neutral Uncertain | These principles and networks of green infrastructure highlighted on the masterplan will underpin any RM application. |
| Does the proposal provide a range of play spaces for children and young people? | Yes X No N/A | As seen on the submitted masterplan, there is a play space proposed on the site, as well as a potential extension to the playing field reinforcing a sense of place and social cohesion. | Positive X Negative Neutral Uncertain | These principles and networks of green infrastructure highlighted on the masterplan will underpin any RM application. |
| Does the proposal provide links between open and natural spaces and the public realm? | Yes X No N/A | The design maximises the retention of existing trees and hedgerows. It provides a well-connected network of pedestrian and cycle routes, open space and structural landscaping. | Positive X Negative Neutral Uncertain | These principles and networks of green infrastructure highlighted on the masterplan will underpin any RM application. |
| Are the open and natural spaces welcoming and safe and accessible for all? | Yes X No N/A | The development layout ensures that key amenities—such as green spaces— are easily accessible from all homes. This supports a community-oriented design approach that enhances convenience and promotes a strong | Positive X Negative Neutral Uncertain | These principles and networks of green infrastructure highlighted on the masterplan will |



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| | | sense of neighbourhood. | | underpin any RM application. |
| Does the new proposal set out how new open space will be managed and maintained? | Yes No N/A X | This will be agreed upon the Reserved Matters and subsequent Discharge of Condition applications. | Positive Negative Neutral X Uncertain | A management strategy should be agreed with all parties for the benefit of the community. |
| Do the effects of the proposal on access to open space and nature impact on health inequalities? | Yes X No N/A | Access to a wide network of green infrastructure will benefit both existing and new residents. This includes the alleviation of stress as well as the physical benefits of exercise in open space and within nature. | Positive X Negative Neutral Uncertain | None |

4. Air Quality, Noise and Neighbourhood Amenity

Bad air quality, noise pollution, and a reduced neighbourhood amenity can have a negative impact upon physical health and stress, leading to respiratory diseases. Making these issues have a positive impact on residents can boost wellbeing and make the neighbourhood a better quality and more enjoyable place to live.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|---|--------------------|---|--|---|
| Does the proposal minimise construction impacts such as dust, noise, vibration, and odours? | Yes X No N/A | An acoustics assessment was produced to support the application. The Site benefits from substantial standoff from the dominant noise sources and screening provided by | Positive X Negative Neutral Uncertain | A CEMP will be submitted before any construction takes place on the site. |



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| | | <p>existing dwellings along Rugby Road. Therefore, the subsequent acoustic modelling process has demonstrated that with the Indicative layout in situ, the BS 8233 lower external living criteria of 50 dB can be met across the Site with the provision of standard 1.8m high close boarded timber fencing.</p> <p>Embedded façade mitigation measures have been suggested in order to achieve internal criteria in line with BS 8233 and ProPG. Mitigation measures include standard thermal double glazing combined with standard direct airpath window mounted trickle ventilators across the Site.</p> <p>In summary based on the assessment presented within the report, the Site is considered suitable for residential development.</p> <p>The Site is located within the existing 'Rugby Air Quality Management Area NO2', which was declared by Rugby Borough Council for potential exceedances of the annual mean nitrogen dioxide air quality objective.</p> <p>A qualitative construction phase dust assessment was undertaken in accordance with Institute of Air Quality Management guidance and measures were recommended to minimise emissions during construction activities.</p> <p>With the implementation of these mitigation measures the impact of construction phase dust</p> | | <p>Proposals will be in compliance with local and national policies/regulations.</p> |
|--|--|---|--|--|



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| | | <p>emissions was considered to be 'not significant' in accordance with Institute of Air Quality Management guidance.</p> <p>A detailed operational phase road traffic emissions assessment was undertaken to consider the impact of development-generated road traffic on local air quality at identified existing receptor locations.</p> | | |
| Does the proposal minimise air pollution caused by traffic and energy facilities? | <p>Yes X</p> <p>No</p> <p>N/A</p> | <p>An air quality assessment has been submitted as part of the application.</p> <p>Energy-efficient buildings are prioritised to reduce environmental impact, while the use of Sustainable Drainage Systems (SuDS) ensures effective water management. Overall, these initiatives contribute to ensuring a resilient and sustainable future for the community.</p> | <p>Positive X</p> <p>Negative</p> <p>Neutral</p> <p>Uncertain</p> | None. |
| Does the proposal minimise noise pollution caused by traffic and commercial uses? | <p>Yes</p> <p>No</p> <p>N/A X</p> | <p>An acoustics assessment has been submitted as part of the application to ensure that potential mitigations measures have been discussed and are based on the principles of good acoustic design.</p> | <p>Positive</p> <p>Negative</p> <p>Neutral X</p> <p>Uncertain</p> | |

5. Accessibility and Active Travel

Access and active travel can have a positive impact upon both physical and mental wellbeing. Increased accessibility promotes social cohesion and less car usage. The promotion of cycling and walking encourages better physical health as well as reducing stress.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential | Recommended |
|---------------------|-----------|-------------------|-----------|-------------|
|---------------------|-----------|-------------------|-----------|-------------|



| | | | Health Impact? | Mitigation or Enhancement Actions |
|--|--------------------|--|--|--|
| Does the proposal address the ten Healthy Street indicators? | Yes X No N/A | <p>The scheme has been designed to ensure that the proposals are in line with the 10 healthy street indicators.</p> <p>The development focuses on fostering a strong sense of community by creating inclusive spaces that encourage social interaction and gatherings. It aims to provide areas for both play and quiet reflection through public open spaces (POS). These spaces promote community pride and offer support for people of all ages. The introduction of new play areas and POS is strategically linked to existing play spaces and sports grounds, ensuring continuity and connectivity</p> <p>The scheme is designed to promote sustainable active travel over vehicular movement. A network of safe, direct pedestrian and cycle routes will run through the site, connecting key areas within the development and linking to the wider village.</p> <p>An acoustics assessment has been submitted as part of the application to ensure that potential mitigations measures have been discussed and are based on the principles of good acoustic design.</p> <p>An air quality assessment has been submitted as part of the application.</p> | Positive X Negative Neutral Uncertain | These principles highlighted on the masterplan will underpin any RM application. |



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| Does the proposal prioritise and encourage walking, for example through the use of shared spaces? | Yes X No N/A | The site has good connectivity to local public transportation infrastructure, as well as existing and planned services and facilities. The proposals ensure that the principles of the sustainable transport hierarchy and local plan have been met by prioritising walking, cycling and public transport ahead of cars. | Positive X Negative Neutral Uncertain | These principles and networks highlighted on the masterplan will underpin any RM application. |
| Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes? | Yes X No N/A | The masterplan proposals have been designed to prioritise pedestrian and cycle movement over motorised vehicles, encompassing a comprehensive network of high quality, safe, legible and direct active travel routes network both within the development and out to the surrounding areas. A Transport Assessment will be submitted as part of the application. | Positive X Negative Neutral Uncertain | These principles and networks highlighted on the masterplan will underpin any RM application |
| Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks? | Yes X No N/A | The site layout provides clear and efficient vehicular, pedestrian, and cycle connections, supporting Policy D1 (Transport and Access) by ensuring the site is well-integrated with the wider village and encourages sustainable modes of Transport. | Positive X Negative Neutral Uncertain | These principles and networks highlighted on the masterplan will underpin any RM application. |
| Does the proposal include traffic management and calming measures to help reduce and minimise road injuries? | Yes X No N/A | A road safety audit has been submitted as part of the Transport Assessment. The development is located to make use of existing infrastructure and services and is suitable in transport terms; it will promote the use of sustainable modes of transport, and the site will provide safe and suitable access for all | Positive X Negative Neutral Uncertain | These principles and calming measures will underpin any RM application. |



| | | | | |
|---|--------------------|--|--|---|
| | | users. | | |
| Is the proposal well connected to public transport, local services, and facilities? | Yes X No N/A | Yes. The Transport Assessment demonstrates that the site is situated within reasonable proximity to both public transport and local facilities. Services and facilities in nearby settlements such as Rugby and Dunchurch are just 2km away, in line with the Manual for Streets guidelines, which promote walking and cycling for local travel. This makes it easy to replace short car journeys with cycling, while longer trips can be combined with cycling and public transport. | Positive X Negative Neutral Uncertain | None. |
| 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 X No N/A | Yes, as detailed in the Transport Assessment, a Resident Welcome Pack will be provided to inform new residents about sustainable travel options. The aim is to reduce single-occupancy car journeys by encouraging alternative modes of transport such as walking, cycling, public transit, and car sharing. | Positive X Negative Neutral Uncertain | These principles and networks highlighted on the masterplan will underpin any RM application. |
| Does the proposal allow people with mobility problems or a disability to access buildings and places? | Yes X No N/A | Yes, it is intended that the footway and cycleway network are capable of accommodating disabled users. | Positive X Negative Neutral Uncertain | These principles and networks highlighted on the masterplan will underpin any RM application. |

6. Crime Reduction and Community Safety



Planning proposals should promote developments which are designed to feel and be safe, which is important for mental wellbeing and for a strong and cohesive community. Crime reduction should also reduce injuries from crime.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|--|--------------------|---|--|---|
| Does the proposal incorporate elements to help design out crime? | Yes X No N/A | Yes. The proposals will seek to employ creative design solutions that reduce the potential for crime by aiming to create an active and inclusive environment for residents, employees and visitors. Pedestrian routes are designed to ensure that they are visually open and direct. | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application. |
| Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'? | Yes X No N/A | The scheme will be well integrated via the high quality network of green infrastructure and building design with natural surveillance. | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application. |
| Does the proposal include attractive, multi-use public spaces and buildings? | Yes X No N/A | Yes. The proposals comprise new public realm in the form of both green and open spaces. | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application. |
| Has engagement and consultation been carried out with the local community and voluntary sector? | Yes X No N/A | As part of the preparation of this application, Richborough has undertaken a comprehensive programme of preapplication engagement with key stakeholders, including Rugby Borough Council, Clifton-upon-Dunsmore Parish Council, and the local community. Feedback received has played an integral role in shaping the proposals. | Positive X Negative Neutral Uncertain | None. |



| | | | | |
|--|--|---|--|--|
| | | See submitted Statement of Community Involvement for detail on the further stages of consultation undertaken. | | |
|--|--|---|--|--|

7. Access to Healthy Food

Healthy food and a balanced diet is important to remain physically healthy. It is also important to have access to local grocery shops and other food stores to make neighbourhoods liveable and for healthy food to be accessible.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|--|--------------------|--|--|---|
| Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets? | Yes X No N/A | The proposed site is located in close proximity to existing allotment (265m). Opportunities of the site include potential allotment access to allow residents to utilise this existing space. This will boost local community health and wellbeing, including social cohesion. | Positive X Negative Neutral Uncertain | None. |
| Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises? | Yes No N/A X | N/A. | Positive Negative Neutral X Uncertain | |
| Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area? | Yes X No N/A | The proposals do not include any food takeaways. | Positive Negative Neutral X Uncertain | None. |



8. Access to Work and Training

Work and training opportunities impact on our mental wellbeing and can contribute to our fulfilment and happiness. They can provide financial stability and social opportunities to build networks and support structures.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|---|--------------------|---|--|--|
| Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs? | Yes X No N/A | The proposal will generate economic benefits via the provision of construction jobs, indirect jobs in the housebuilding supply chain. | Positive X Negative Neutral Uncertain | None |
| Does the proposal provide childcare facilities? | Yes No X N/A | No. However there are a number of early years providers in the locality. | Positive Negative Neutral X Uncertain | None. |
| Does the proposal include managed and affordable workspace for local businesses? | Yes No N/A X | N/A | Positive Negative Neutral X Uncertain | N/A. |
| Do the effects of the proposal on access to work and training impact on health inequalities? | Yes X No N/A | Temporary local employment procurement agreements relating to the construction phase have not been discussed at this stage. | Positive Negative Neutral X Uncertain | These principles outlined will underpin any RM application |



9. Social Cohesion and Inclusive Design

A more inclusive design that promotes social cohesion boosts mental wellbeing and a sense of belonging, combatting isolation. Inclusive design will also boost the wellbeing of minority or vulnerable groups, for example, the design of a development promoting safety for all.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|---|--------------------|--|--|--|
| 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 X No N/A | <p>Multiple vehicular and pedestrian access points are proposed with connections to surrounding areas and internal circulation designed to support safe, inclusive movement. The proposals also include a clear and defined street hierarchy comprising primary streets which connect areas of the proposal to the existing road network.</p> <p>As outlined in the DAS the layout identifies land for a car park for the existing recreational ground, a children's play area, allotment access, and extensions to existing playing fields, reinforcing a sense of place and social cohesion.</p> <p>Proposals will be well integrated with the surrounding area through context based landscaping and the highway, cycle and pedestrian networks being linked.</p> | Positive X Negative Neutral Uncertain | Design principles aiding social cohesion and inclusive design will underpin the masterplan and future RM applications. |
| Does the proposal include a mix of uses and a range of community facilities? | Yes No N/A X | N/A. – Additional community facilities have not been proposed as part of this development. | Positive Negative Neutral X | |



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|---|--------------------|--|--|--|
| | | | Uncertain | |
| Does the proposal provide opportunities for the voluntary and community sectors? | Yes No N/A X | N/A | Positive Negative Neutral X Uncertain | |
| Does the proposal take into account issues and principles of inclusive and age-friendly design? | Yes X No N/A | The scheme will be inclusively design with new and existing residents in mind. | Positive X Negative Neutral Uncertain | These principles outlined will underpin any RM application |

10. Minimising the use of Resources

The extraction and usage of resources can produce air and noise pollution, leading to respiratory diseases and stress. Reducing usage of natural resources protects human health.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|---|--------------------|---|--|---|
| Does the proposal make most efficient and effective use of existing land? | Yes X No N/A | The proposals comprise a mixture of built-up areas with different densities and also open areas and green spaces. The proposals make appropriate and efficient use of the available land area whilst giving careful consideration to the site's context and the existing features onsite. | Positive X Negative Neutral Uncertain | Master-planning the site helps to strategically manage the site so that the most effective use of land can be achieved. |
| Does the proposal encourage recycling, including building | Yes X No | Recycling will be encouraged during the operational phase of the development by the provision of | Positive X Negative | Waste management plan. |



| | | | | |
|---|--------------------|---|--|-------|
| materials? | N/A | appropriate storage facilities in line with the requirements of the Local Planning Authority. Although ultimately operational recycling is largely dependent on operational behaviour, opportunities for recycling and reuse will be maximised. | Neutral Uncertain | |
| Does the proposal incorporate sustainable design and construction techniques? | Yes X No N/A | The proposals seek to provide a high quality, sustainable environment through the use of sustainable design and construction techniques. Construction materials that are from local sources are to be given precedence where possible and technically feasible. | Positive X Negative Neutral Uncertain | None. |

11. Climate Change

The impact of climate change can be felt through extreme weather events that have a detrimental impact upon human health. This can be through flooding or heatwaves for examples. The indirect consequences include access to food and water, as well as air quality and water-borne diseases.

| Assessment Criteria | Relevant? | Details/ Evidence | Potential Health Impact? | Recommended Mitigation or Enhancement Actions |
|---|--------------------|---|--|---|
| Does the proposal incorporate renewable energy? | Yes No N/A X | Sustainability is at the heart of the proposal. From energy-efficient, high-performance homes to the integration of renewable energy sources and advanced water management systems, every | Positive X Negative Neutral Uncertain | |



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| | | element is designed to promote climate resilience. | | |
| 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 X No N/A | Yes. As per the councils Climate Change and Sustainable Design and Construction SPD (2023) –the proposals seek to incorporate renewable energy, energy-efficient design, and sustainable drainage systems, all of which have been considered in the site’s development. | Positive X Negative Neutral Uncertain | The use of certain techniques which will aid the proposal’s buildings to cope with variations in temperature. More detail on this will come in any RM application. |
| Does the proposal maintain or enhance biodiversity? | Yes X No N/A | A desktop ecological appraisal has been undertaken and confirms that no statutory nature conservation designations are present within or adjacent to the site. Habitats within the site are suitable to support protected and notable fauna including roosting bats, badgers, brown hare, amphibians, reptiles and birds. Appropriate mitigation measures are proposed to safeguard these species Green verges along the primary street support on-plot parking and regular tree planting, creating a strong landscape character. Eastern tertiary streets incorporate 10-metre green corridors, enhancing Biodiversity Net Gain (BNG), aiding orientation, and integrating green infrastructure into daily life. | Positive X Negative Neutral Uncertain | Any mitigation techniques advised by ecology consultants such as bat or bird boxes shall be adhered to. |
| Does the proposal incorporate sustainable urban drainage techniques? | Yes X No N/A | A Flood Risk Assessment and Drainage Strategy prepared by BWB has been produced. The Environment Agency’s Flood Map for Planning shows the site to be located entirely within Flood Zone | Positive X Negative Neutral Uncertain | The implementation of the drainage strategy. |



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|--|--|--|--|--|
| | | <p>1, which is land considered to be at a low probability of flooding from rivers or seas. The site is located approximately 245m north-east of the nearest Flood Zone 2 and 3 extents, and 180m from the Oxford Canal.</p> <p>The site is therefore considered to be at a low risk of fluvial flooding. The EA's Risk of Flooding from Surface Water (RoFSW) mapping shows the majority of the site to be at very low probability of surface water flooding. There is an isolated area at low to high probability of surface water ponding depicted in the north of the site, associated with an existing topographical low point</p> <p>The site has been assessed against other sources of flood risk including canals, groundwater, reservoirs and large waterbodies, and sewers. The overall risk posed by these sources is considered low and therefore specific mitigation is not deemed to be required.</p> <p>Sustainable Drainage Systems (SUDS)'s are incorporated in the design to ensure effective surface water management.</p> <p>Strategic placement of surface water attenuation basins and a foul water pumping station ensures appropriate infrastructure to manage drainage and flood risk</p> | | |
|--|--|--|--|--|