

3. HIA Matrix for Planning

Date Completed:	May 2022
Contact details:	Eiryl McCook, Homes England
Title of the project:	Lea Castle Wider Site
Description of the project:	<i>Outline application to include up to 800 dwellings (C3), around 7ha for employment uses comprising a mix of E (g) uses, a two form entry primary school/education uses (F1), retail floor space (E), community uses (F1/F2) and care home provision (C2) as part of a mixed use village centre (E/F1/F2), three vehicular accesses from Wolverhampton Road, two vehicular accesses from Stourbridge Road, one vehicular access from Lea Castle Drive, public open space including play provision, outdoor sport/recreation, orchard, additional green infrastructure, sustainable drainage systems and the provision of associated infrastructure and ancillary works. Detailed approval is sought for the six means of access, with all other matters reserved for future determination.</i>

Section 1: Socio-economic make-up of the area

Please provide a brief description of the socio-economic context for the local area/site. This should include the population make-up, any areas of socio-economic deprivation and the health and wellbeing issues of the local population and perspective users of development sites.

Theme	Description
Population make-up	The site sites within Cookley Ward. As of 2011 the population was 2,563 with a broadly equal split between males (47.4%) and females (52.6%). The mean age of the population was 45.5 years which was similar to that for Wyre Forest (42.7 years). 98.6% of the population in the Ward is White and this is similar to the percentage in the district 97.2%.
Health & wellbeing Issues	At the ward level, 41.7% described themselves as being in very good health compared to 43.6% in Wyre Forest (2011 census).

Economic status	As at 2011 66.1% of the population in the Ward was economically active. This compares to 68.7% in Wyre Forest. Qualifications held in the Ward were broadly similar to those in Wyre Forest, as was employment by sector and the split between full time and part time employment.
Summary of status:	Data suggests that the status of the local area is broadly reflective of that in Wyre Forest, in terms of population make up, health and wellbeing issues and economic status.

Section 2: Consultation evidence

Please briefly describe the stakeholder engagement process.

Description

Meetings have been held regularly with Officers at Wyre Forest District Council (WFDC) and Worcestershire County Council (WCC) prior to the application submission, to discuss the development proposals and design requirements for the site.

Community consultation on the draft masterplan and development proposals took place between 21 June and 11 July 2021. Due to Covid-19 restrictions, the consultation was web-based. To inform the community about the consultation event, letters were sent to local Councillors and stakeholders and leaflets were distributed to surrounding residents and businesses. A newspaper advert was also placed in the Kidderminster Shuttle and a dedicated Facebook page was set up for the consultation.

Stakeholder meetings were held with Wolverley and Cookley Parish Council, Blakedown and Churchill Parish Council, and Kidderminster Town Council providing an opportunity to discuss the proposals and for members to ask any questions prior to the consultation event.

The consultation event provided an opportunity for the public to view and comment on the draft masterplan in advance of the planning application submission, and comments could be submitted via the online questionnaire on the website, or via an email or letter. A total of 26 responses were received. The Statement of Community Involvement (SCI) that accompanies the application sets out in detail the community engagement undertaken for the proposed development.

Section 3: Planning Checklist

- ✓ **Themes:** This matrix is based on an indicative checklist of topics relevant to health in planning, however it is advised that they should be revised to ensure that they reflect local circumstances and local policies.
- ✓ **Description:** Briefly describe how the proposal affects the health and wellbeing of the existing and future local residents/users of the site/local area.
- ✓ **Impact:** Identify if this impact is positive or negative. This should be scored X to 3 which constitutes:
X – no impact , 1 – high impact, 2- medium impact, 3 – low impact
- ✓ **Recommendation:** based on the impact assessment.

Summary:

T h e m e	Description of Impact	Impact Assessment				Recommendation
		Positive	Negative	Neutral	Unknown	
Construction	In terms of effects in relation to air quality, an Air Quality Assessment has been prepared. Appropriate mitigation measures to be implemented during the construction phase have been recommended, including a Dust Management Plan and Construction Logistics Plan. These measures will ensure construction dust effects remain negligible. No significant effects in relation to air quality during the operational phase of development have been identified. Noise and vibration disruption due to construction will be temporary and limited to the Wider Site and surrounding area and dependent on the rate of annual dwelling completions, likely to be for approximately 10 years. Construction activities would also move around the			X		Construction Environmental Management Plan (CEMP) to include Dust Management Plan and Construction Logistics Plan. Opportunity to utilise Considerate Constructors Scheme.

	Wider Site as the Scheme is built out and are only likely to be in close proximity to noise sensitive receptors for short durations. A range of best practice environmental measures would be incorporated into the Proposed Scheme via the CEMP in order to minimise and manage potential construction noise effects, with which contractors will need to comply. Construction hours can also be controlled through a CEMP to decrease period of noise disturbance.					
Housing	<p>Up to 800 new homes will be provided. The exact number of dwellings and the housing mix will be determined at the Reserved Matters stage.</p> <p>Other key points are:</p> <ul style="list-style-type: none"> In accordance with the local policy requirements, it is anticipated that 25% affordable housing is to be provided, this will be confirmed at reserved matters stage. There will be provision of a mix of dwellings, including First Homes, serviced plots for custom or self build homes and bungalows or dormer bungalows; The use of Lifetime Homes standards; and The provision of care home facilities (C2). 	1				No additional recommendations identified.
Active Travel and Connectivity	<p>In terms of opportunities to increase sustainable modes of travel and reduce congestion, key points are:</p> <ul style="list-style-type: none"> Provision of active travel connections to Broadwaters and Cookley; An off-site contribution towards 	2				No additional recommendations identified.

	<p>Active Travel Network – seeking cycle link between site, along Stourbridge Road and to cycle pathway that enters Springfield Park.</p> <ul style="list-style-type: none"> • A financial contribution towards an extension for the 9/9A and 125 bus services to enable the site to be served by the services with greater frequency. • An off-site contribution towards school bus service. • Preparation of Travel Plans and implementation of travel plan measures (details to be agreed with Worcestershire County Council) and financial contribution towards travel plan monitoring and review. <p>The Proposed Development includes a range of local facilities and employment provision that will help reduce the need to travel.</p>					
Access to Public Services	<p>The Proposed Development will make a significant positive contribution to the achievement of this objective. Key points are:</p> <ul style="list-style-type: none"> • Provision of a mixed use local centre including retail and a community building; • Provision of a primary school; and • The scheme has been designed to ensure a safe and accessible scheme is achieved that integrates with the surrounding development and adjacent countryside. 	1				No additional recommendations identified.
Open, green spaces, sport and leisure	<p>Key points are:</p> <ul style="list-style-type: none"> • The scheme will include 40% green infrastructure, This will include of public open space provision including community 	1				No additional recommendations identified.

facilities	<p>orchard, woodland, SuDS and two set distance walking and cycling routes of 5km and 2.5km and contributions towards management and maintenance requirements and stewardship).</p> <ul style="list-style-type: none"> • Village green and sports hub including a multi-use games area (MUGA); • Financial contributions towards long term management and maintenance. • Financial contribution towards off site third generation (3G) playing pitch close to the site. 					
Healthy foods	The Proposed Development includes a local centre, including retail facilities and opportunities for a community orchard and foraging areas, providing opportunity to source fresh food locally. The Design and Access Statement (DAS) that accompanies the application highlights the need for information to ensure safe foraging.	2				No additional recommendations identified.
Environmental hazards (Air Quality, Noise Contaminated Land & Waste, Flooding)	<p>The development is within Flood Zone 1, enabling development to be located in an area that is not subjected to flood risk.</p> <p>The majority of the site has been shown to be at 'very Low' risk of surface water flooding. There are isolated parts of the development area at risk of surface water flooding in Parcel 2 and Parcel 3, though these are to be developed into attenuation basins and other SuDS features. A SuDS infiltration basin will be located in the south of the site to manage all surface water runoff from the development.</p>	1				No additional recommendations identified.
Community Safety	The DAS includes an emerging masterplan that is based around:	2				The principles highlighted in the DAS should be carried through to Reserved Matters stage.

	<ul style="list-style-type: none"> • Routes • Hubs • Activities <p>The provision of dedicated routes for pedestrians and cyclists will provide safe routes.</p> <p>The hubs (school, community centre, sports and social club) will provide opportunities for social interaction, helping to avoid anti-social behaviour.</p> <p>Multi-functional spaces will be provided, contributing to community safety and cohesion.</p> <p>The DAS also highlights the importance of open spaces being overlooked by properties to provide natural surveillance.</p>					
Employment and Economy	<p>The proposed development will bring opportunities for direct, indirect and induced employment during the construction phase and benefits associated with spend in the economy as new homes are occupied.</p> <p>The Proposed Development includes 7 ha of employment, a local centre, including retail floorspace, a primary school and flexible community space. These will all provide local employment opportunities and opportunities for businesses seeking new space.</p>	1				No additional recommendations identified.
Equality and social cohesion	<p>The Proposed Development will contribute to equality and social cohesion and equality by providing a range of homes, in terms of the tenure and size of homes. It will also include care home facilities.</p> <p>The provision of education, health, and</p>	2				No additional recommendations identified.

	<p>retail facilities on site will also contribute to equality by ensuring that such facilities can be accessed locally. The provision of employment opportunities locally will help ensure that people have the opportunity to access employment locally.</p>					
Climate change	<p>The Proposed Development contributes to climate change adaption by ensuring that those isolated areas that experience surface water flooding include attenuation.</p> <p>An Energy Statement has been prepared as part of the information accompanying the planning application. This identifies the potential for opportunities to increase energy efficiency through passive design improvements. On-site renewable energy generation using Solar Photovoltaic (PV) can meet Local Plan targets in relation to on-site renewable energy generation. Heat pump solutions and future re-purposing of the natural gas network may provide a low carbon fuel source (either a blended hydrogen or full hydrogen solution).</p>	2				No additional recommendations identified.