

Land off Mount Pleasant Road, Saffron Walden, Uttlesford

April 2025

Health Impact Assessment  
Chase New Homes Limited  
Land off Mount Pleasant Road, Saffron Walden, Uttlesford

93320

## Project Information

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### Disclaimer

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## 1. Introduction

### 1.1 Overview

Chase New Homes Limited (the Client) is seeking planning consent for development at land off Mount Pleasant Road, Saffron Walden, Uttlesford (hereafter referred to as the 'proposed development'), which is within the Uttlesford District Council (UDC).

This proposal is for the change of use to no.75 new dwellings (houses and apartments), a new sports facility (comprising marked-out football and cricket pitches and a new clubhouse), access roads, shared and private drives, POS and communal landscaping.

Aval Consulting Group Limited (ACGL) was instructed by the client to produce a desktop Health Impact Assessment to accompany the planning application to the UDC for consent to undertake the proposed work.

This report presents the health impact assessment of the proposed development, taking into consideration the planning policy guidance as listed below:

- National Planning Policy Framework 2024.
- Uttlesford Local Plan (Adopted January 2005).
- Census 2021 (19 January 2023).

This report also provides recommendations for enhancement and mitigation regarding key topics relating to health.

## 2. Applicable Standards and Policy

### 2.1 Planning Policies

#### 2.1.1 The National Planning Policy Framework 2024

The principal national planning policy guidance in respect of the proposed development is the National Planning Policy Framework (NPPF). The most recent update of the NPPF was published on 12<sup>th</sup> December 2024 by the Department for Levelling Up, Housing and Communities (DLUHC).

The NPPF Section 8. Promoting Healthy and Safe Communities is the most relevant in terms of this Health Impact Assessment. It states that:

*“96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:*

- a) 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;*
- b) 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 beautiful, 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*
- c) 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.*

*97. Local planning authorities should refuse applications for hot food takeaways and fast food outlets*

- a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or*

*b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour.*

*98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

*a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*

*b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*

*c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*

*d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*

*e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

*99. Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.*

*100. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

*a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*

*b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*

*101. To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.*

*102. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:*

*a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and*

*b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.”*

## Open space and recreation

*“103. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. It can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses), and opportunities for new provision. The information gained from the assessments should be used to determine what open space, sport, and recreational provision are needed, which plans should then seek to accommodate.”*

*“104. Existing open space, sports, and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or*



*b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

*c) the development is for alternative sports and recreational provision, the benefits of which outweigh the loss of the current or former use.”*

*“105. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*

*“106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in insufficient homes, jobs, and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”*

*“107. The Local Green Space designation should only be used where the green space is:*

*a) in reasonable proximity to the community it serves;*

*b) demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

*c) local and is not an extensive tract of land.”*

*“108. Policies for managing development within a Local Green Space should be consistent with national policy for Green Belts.”*

### **2.1.2 Uttlesford Local Plan (Adopted January 2005)**

The Local Plan for Uttlesford plan aims to uphold and enhance these positive qualities by preserving the district's quality of life, addressing community needs for facilities, housing, and environmental conservation while promoting sustainable development, infrastructure growth, and local economic expansion.



To improve community health policies 'ENV10 to

ENV13; are the base for this.

Policy ENV10 - Noise Sensitive Development and Disturbance from Aircraft states that:

*"Housing and other noise-sensitive development will not be permitted if the occupants would experience significant noise disturbance. This will be assessed by using the appropriate noise contour for the type of development and will take into account mitigation by design and soundproofing features".*

Policy ENV11 - Noise Generators states that:

*"Noise generating development will not be permitted if it would be liable to affect adversely the reasonable occupation of existing or proposed noise sensitive development nearby unless the need for the development outweighs the degree of noise generated."*

Policy ENV12 –Protection of Water Resources states that:

*"Development that would be liable to cause contamination of groundwater particularly in the protection zones shown on the proposals map, or contamination of surface water, will not be permitted unless effective safeguards are provided."*

Policy ENV13 – Exposure to Poor Air Quality states that:

*"Development that would involve users being exposed on an extended long-term basis to poor air quality outdoors near ground level will not be permitted. A zone 100 metres on either side of the central reservation of the M11 and a zone 35 metres on either side of the centre of the new A120 have been identified on the proposals map as particular areas to which this policy applies."*

### 3. Health within Uttlesford

The Census 2021 (19 January 2023), has been used to inform this assessment. It provides an insight into the demographics of the health of Uttlesford stating:

- Uttlesford's population increased by 14.9% from approximately 79,400 in 2011 to 91,300 in 2021, exceeding the national growth rate of 6.6% in England, where the population reached 56,489,800.
- As of 2021, Uttlesford maintains one of the lowest population densities among East of England local authority areas, with approximately one person per football pitch-sized area of land.
- The demographic shift in Uttlesford shows a 36.3% rise in residents aged 65 and over, a 10.5% increase in the working-age population (15-64 years), and an 11.3% growth in children under 15 years.
- Uttlesford ranked 265th in total population out of 309 English local authority areas in 2021, moving up 17 places over the past decade.
- In 2021, 54.1% of Uttlesford residents rated their health as "very good," up from 51.2% in 2011, while those reporting "good" health decreased slightly from 34.0% to 32.9%. These figures are age-standardised for accurate comparison.
- Age-standardised proportions are utilized throughout this data to enable consistent comparisons across different populations and time periods, accounting for variations in size and age structure.
- The proportion of Uttlesford residents describing their health as "very bad" remained stable at 0.7%, while those reporting "bad" health decreased from 2.7% to 2.4% between 2011 and 2021.
- These statistics reflect individuals' subjective assessments of their overall health using a five-point scale from very good to very bad.

- Census 2021, conducted during the COVID-19 pandemic, may have influenced respondents' perceptions and ratings of their health, potentially affecting response patterns.

## 4. The Rapid HIA Tool

The tool used in this assessment is the London Healthy Urban Development Unit Rapid Health Impact Assessment Tool, which is based on the World Health Organization Publication Healthy Urban Planning by Hugh Barton and Catherine Tsourou (2000). It is used to assess the likely health impacts associated with development plans and proposals including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes, and outline and detailed planning applications.

It highlights key topics which could be detrimental to health based on a specific proposal. It should be noted that it does not consider all issues relating to health and wellbeing and instead focuses on the built environment and issues directly and indirectly affected by planning decisions.

HUDU developed this Rapid HIA tool using existing evidence to assess the impacts of a development plan or proposal and recommend measures to mitigate negative impacts and maximise health benefits. New development may generally bring about several positive impacts. However, it may also result in unintended consequences which may be good or bad for a person's health.

In this case, the tool has been used to form the main premise of a desktop health assessment. Not all issues have been deemed relevant and some comments have been made due to assumptions based on the current understanding of the development and assuming that it will adhere to relevant planning policy.

## 5. Health Impact Assessment

### 5.1 Housing Design and Affordability – Internal designs needed of new homes

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	The development will comply with Part M of the Building Regulations, with level approaches and adequate circulation space, and by designing a portion of the market and affordable housing to meet higher accessibility standards (M4(2) and M4(3)). Lifts are included in apartment buildings for easy access to upper floors, and M4(3) houses are designed for future lift installation.	Positive	
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes, and wheelchair-accessible homes?	Yes	The proposal addresses the housing needs of older people and those with disabilities by ensuring all dwellings comply with Part M of the Building Regulations, with level approaches and adequate circulation space, and by designing a portion of the market and affordable housing to meet higher accessibility standards (M4(2) and M4(3)). Lifts are included in apartment buildings for easy access to upper floors, and M4(3) houses are designed for future lift installation. The new clubhouse meets Sport England's accessibility requirements, offering level access and wheelchair-friendly circulation. Additionally, the development features graded footways, roads, and cycleways that are accessible to all users, providing	Positive	

		comprehensive connectivity within the site and to surrounding areas.	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	The proposal includes homes that can be adapted to support independent living for older and disabled people by designing all dwellings to comply with Part M of the Building Regulations. The clubhouse and other facilities are designed for wheelchair accessibility, with appropriate parking and pathways. All site routes, including footways, roads, and cycleways, are graded to accommodate all users, ensuring comprehensive connectivity within the development and surrounding areas.	Positive
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	As mentioned previously the design of the buildings are to the Building Regulation requirement M4.	Positive
Does the proposal include various housing types and sizes, including affordable housing responding to local housing needs?	Yes	The proposal does incorporate many different sizes of housing types from smaller 3 beds to large family 5 beds to apartments.	Positive

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Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes	The proposal contains homes that are highly energy efficient. The development includes features such as highly insulated external walls, floors, and roofs, energy-efficient appliances and light fittings, insulated pipework, and argon-filled double-glazed windows. The orientation of houses and the clubhouse maximises solar access, and pitched roofs facilitate the installation of renewable panels. The design also emphasises air tightness to minimise heat loss and quality control measures ensure energy efficiency targets are met. Additionally, Operational and Maintenance manuals will be provided to inform occupants of the energy-saving features.	Positive
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## 5.2 Access to health and social care services and other social infrastructure

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal retain or provide existing social infrastructure?	Yes	While the proposal had no existing local social facilities the proposal provides new social infrastructure by introducing a clubhouse and sports facility, offering opportunities for community use, social interaction, and extensive open spaces for various activities.	Positive	
Does the proposal assess the impact on health and social care services and have local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	The development has the potential to increase the population of the area because of the new residential buildings, therefore it could potentially impact the NHS.	Uncertain	Contact with local NHS locations is recommended to inform them of the changes.
Does the proposal include the provision or replacement of a healthcare facility and does the facility meet NHS requirements?	N/A	The proposal is for residential buildings and a sports field.	Neutral	

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	As the proposal is for a residential development and sports field, this would likely impact existing social infrastructure including education provisions as it would introduce new users into the area and therefore could increase demand.	Uncertain	An assessment to determine how social infrastructure could be impacted is recommended.
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The proposal aims to address community needs by offering residential housing and sports facilities. This development not only serves residents and those from Saffron Walden and the wider Uttlesford District but also attracts tourists, and business travellers seeking sports clubs and housing by providing sports fields and clubs. This influx of visitors would benefit local market towns, enhancing community interaction and economic activity.	Positive	

### 5.3 Access to open space and nature

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal retain and enhance existing open and natural spaces?	Yes	The proposal re-provides sports facilities, including cricket and football pitches, which are integrated with the retained woodland and tree-lined perimeter to create a significant landscape feature. The siting of these pitches maintains the openness of the outlook from nearby dwellings. The design also includes a meandering access route that emphasises green spaces and existing trees, further enhancing the site's natural features while managing traffic speed and creating an interesting street character.	Positive	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The proposal re-provides sports facilities, including cricket and football pitches, designed for use by the wider community. The pitches are integrated with the retained woodland and tree-lined perimeter, enhancing the landscape. Additionally, the access route to the pitches and new clubhouse extends from the former school site entrance, creating a direct and meandering path that emphasises green spaces and existing trees, thus improving access and integrating new and existing natural spaces.	Positive	

Does the proposal provide a range of play spaces for children and young people?	Yes	There are playing areas within the development, there are access routes to and from the playing areas. Plus cricket, football pitches and playing fields are within the development proposal.	Positive	.
Does the proposal provide links between open and natural spaces and the public realm?	Yes	The site incorporates open spaces and pavement routes to and from the development entrances, car parking, open spaces and sports facilities.	Positive	
Are the open and natural spaces welcoming safe and accessible for all?	Yes	All of the open spaces will be publicly available. Users will be safe due to the lighting surrounding the development when it gets dark.	Positive	
Does the proposal set out how new open space will be managed and maintained?	Yes	There will be ongoing management and maintenance including the ability for residents to get involved in the way that their green spaces are managed.	Positive	A management and maintenance plan for any open spaces should be prepared. Staff should be employed for maintenance.

#### 5.4 Air quality, noise, and neighbourhood amenity

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal minimise construction impacts such as dust, noise, vibration, and odours?	Yes	The proposal incorporates measures to minimise construction impacts such as dust, noise, vibration, and odours. An assessment according to IAQM guidance indicates that while there is a high risk of dust-soiling effects during construction, the health risks from PM <sub>10</sub> emissions are low without mitigation. Best practice measures have been recommended to mitigate these impacts, ensuring no significant residual air quality impacts. Future occupants are not expected to be exposed to pollutant concentrations near unacceptable levels, and construction-related vehicle movements will remain within acceptable thresholds, resulting in an overall assessment of 'not significant' impact requiring no additional mitigation measures.	Positive	A CMP is recommended to assess the management of the construction.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The proposal again aims to keep air pollution caused by traffic and energy facilities to a minimum through the proposal including ASHPs,	Positive	

		which will not have associated PM or NOx emissions.	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	A Noise assessment was conducted which concluded that an air source heat pump (ASHP) has been assessed with a predicted noise level at nearby sensitive receptors that meets or is lower than the daytime noise criteria specified by BS4142 standards. The design includes acoustic mitigation such as louvered enclosures or attenuators to ensure compliance with noise limits during operation. Overall, the noise assessment concludes that the site is suitable for development without significant noise concerns affecting both new and existing sensitive receptors.	Positive

## 5.5 Accessibility and active travel

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal address the ten Healthy Streets indicators?	Yes	The Healthy Street Indicators have not been directly addressed however it could be argued that some of the Healthy Street Indicators have been considered within the proposal.	Uncertain	Healthy Street Indicators should be addressed.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	The proposed will be accessed via the existing site access with the necessary upgrades to pedestrian/vehicle access with pavements, levelled entrances, ramps, and widened walking paths.	Positive	
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers, and cycle lanes?	Yes	The proposal prioritises cycling by adhering to Essex County Council (ECC) requirements for cycle parking in residential developments. Each house will have secure cycle parking within garages or sheds, ensuring convenient access for residents. Cycle parking is also provided in the form of Sheffield stands immediately outside the entrance to the clubhouse. These measures aim to encourage cycling	Positive	



		by ensuring safe and accessible parking options for bicycles within the development.	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The development has multiple links between the vehicle access and paths throughout the development making it easy for cyclists to move around and in and out of the development.	Positive
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	According to traffic incident records, there have been no fatal collisions along Mount Pleasant Road, and only a few incidents recorded elsewhere in the study area. These low incident rates indicate no significant existing safety concerns related to the local highway network due to the proposed development. Furthermore, the forecasted traffic impact from the development is expected to be negligible during peak hours, ensuring that it does not exacerbate safety issues at critical junctions.	Positive
Is the proposal well connected to public transport, local services, and facilities?	Yes	The proposal is well-connected to public transport, local services, and facilities. The site has bus stops approximately 20m east on Mount Pleasant Road, serviced by Central Connect's 316 and 318 buses, and Stephenson's 313 and 314 buses. The 316 provides hourly connections to Stansted Airport from 05:30-20:30, Monday to Saturday, and the 318 is a school service. The 313 and 314 buses connect Saffron Walden to Great Dunmow, alternating hourly from	Positive

		08:09-21:09, Monday to Saturday. Additional bus stops on Debden Road (200m northwest) provide access to the 590 bus to Audley End Railway Station. Audley End, 4.5km southwest, is accessible by bus, cycle, or car, offering direct rail routes to London Liverpool Street, Cambridge, and Norwich. The station features step-free access, a ticket office, cycle parking, and a car park with 675 spaces.	
Does the proposal seek to reduce car use by reducing car parking provisions, supported by the controlled parking zones, car clubs, and travel plan measures?	Yes	<p>The parking provision on the site accords with the both ECC and Uttlesford Parking Standards. To provide efficient parking, there will be dual use of some visitor parking between residential and clubhouse parking.</p> <p>A Travel Plan is to be submitted with the application.</p>	Positive
Does the proposal allow people with mobility problems or disability to access buildings and places?	Yes	<p>The proposal includes several accessibility features to facilitate access for people with mobility problems or disabilities. These features comprise lifts within the apartments, wide pathways, ramps integrated into sports facilities, and same-level entrances from residential parking to the houses. Also, disabled parking spaces are located adjacent to the clubhouse entrance for ease of access. These measures aim to ensure that individuals with mobility challenges can navigate and access buildings and facilities comfortably and independently.</p>	Positive

## 5.6 Crime reduction and community safety

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal incorporate elements to help design out crime?	Yes	The proposal incorporates elements such as lighting throughout the development including clear definitions between public and private spaces, attractive and accessible public areas that are well-overlooked by active building frontages, and private amenity spaces enclosed by robust boundaries. The design features well-defined private spaces in front of dwellings, with driveways and footpaths reinforced by planting. Windows in habitable rooms are placed to eliminate blank elevations and enhance passive surveillance. Additionally, doors and windows are sourced from Secured by Design accredited suppliers, parking is provided on the plot or within view of buildings, and landscape design avoids creating hidden areas, thus promoting safety and surveillance.	Positive	
Does the proposal incorporate design techniques to help people feel secure	Yes	The proposal has designed out alleyways and incorporated vast amounts of lighting to provide a safe and secure environment by reducing areas in which crime may occur.	Positive	

and avoid creating 'gated communities'?				
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The design of the building will be in keeping with the surrounding buildings and a range of uses are proposed such as sporting, and housing.	Positive	
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	There has been no contact with the local community or voluntary sector.	Uncertain	Community engagement is recommended.

## 5.7 Access to healthy food

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal facilitate the supply of local food, for example, allotments, community farms, and farmers' markets?	Yes	The proposal includes a clubhouse centrally located near the sports pitches, designed to accommodate various community uses and events. It features meeting and catering facilities that open onto a central meeting space, fostering a venue for diverse activities. The clubhouse's design aligns with Sport England guidelines for cricket and football, ensuring ample changing facilities and ancillary spaces. This setup not only supports sports activities but also facilitates community events and gatherings, suggesting potential for local food initiatives like farmers' markets or community farms to be integrated into the site's activities.	Positive	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	N/A	The proposal is for residential housing and a sports facility. As previously mentioned catering companies will be used within the sports facility.	Neutral	
Does the proposal avoid contributing towards an over-concentration of hot	Yes	The proposal does not include food takeaways, therefore, avoiding contributing to the over-concentration of these in the local area.	Neutral	

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food takeaways in the  
local area?

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## 5.8 Access to work and training facilities

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The development will create jobs during construction, and operational phase. It is likely to boost local employment. Visitors to the residential buildings and sports facilities are expected to utilise other local services, further benefiting the local economy.	Positive	
Does the proposal provide childcare facilities?	Yes	The proposal incorporates a playing field and sports fields.	Positive	
Does the proposal include managed and affordable workspace for local businesses?	Yes	The main use for the development is for residential housing and sports facilities. Therefore workspace has not been incorporated into the design. The development aims to bring in local businesses for the operation, and construction phases of the development. The sports facility allows for a wide range of activities and the option for some areas to be used for community events	Positive	



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Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	The proposal aims to create jobs within the community by boosting local employment opportunities through the operation and construction of the whole development.	Positive	It is recommended that the procurement of local people should be prioritised wherever possible.
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## 5.9 Social inclusion and cohesive design

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	The proposal addresses health inequalities by integrating sports facilities designed to be accessible and inclusive for the local community. This includes a clubhouse with versatile meeting and catering amenities, situated strategically to encourage social interaction and community engagement. The design emphasises open spaces and sports facilities that cater to various activities throughout the year, accommodating cricket, football, and community events. The layout ensures easy access and visibility, promoting active participation and fostering a supportive environment for local health and well-being initiatives.	Positive	
Does the proposal connect with existing communities, ie layout, and movement which avoids physical barriers and severance, and land uses and spaces	Yes	The proposal aims to integrate with existing communities through thoughtful layout and movement strategies that minimise physical barriers and encourage social interaction. Pedestrian and cycle access are prioritised, with new connections made to existing networks to enhance connectivity. The landscape strategy emphasises retaining mature trees and integrating them into the public realm to enhance	Positive	

which encourage social interaction?		the development's character and provide natural screening. Focal points such as sports facilities and adjacent play areas are strategically placed for easy accessibility, promoting community engagement and active use. Additionally, existing access points are utilised to facilitate seamless connections between the proposed development and adjacent re-developments, further enhancing integration with the surrounding community.	
Does the proposal include a mix of uses and a range of community facilities?	Yes	The application seeks to maximise the use of the site and provides a mix of uses.	Positive
Does the proposal provide opportunities for the voluntary and community sectors?	Yes	As mentioned before the development will create jobs and aim to boost local employment. Additionally, visitors to the sports facility are expected to utilise other local services, further benefiting the local economy.	Positive
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	As mentioned before the new buildings are designed for people of all abilities.	Positive

## 5.10 Minimising the use of resources

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal make the best use of existing land?	Yes	The proposal makes the best use of existing land by retaining and altering the existing land, thereby preserving parts of its character and keeping in character of the surrounding community. The landscape plan focuses on retaining and enhancing existing greenery for the sports facility and green spaces, demonstrating a commitment to improving the land's ecological state. The proposed location is a brownfield site and therefore should be favourably considered.	Positive	
Does the proposal encourage recycling, including building materials?	Yes	The proposal actively encourages recycling, including building materials, through several design features. The road layout is specifically planned to facilitate easy access for refuse vehicles, adhering to County Highway guidelines. Each building includes internal storage within kitchens for separating recyclable and non-recyclable waste. Additionally, all buildings have designated space within their curtilage for waste storage, ensuring accessibility for local authority waste collection services directly from the public	Positive	A waste management plan is recommended.

		highway. These measures collectively support efficient waste management and promote recycling practices within the development.	
Does the proposal incorporate sustainable design and construction techniques?	Yes	The proposal incorporates sustainable design and construction techniques comprehensively. Surface water management includes Sustainable Urban Drainage solutions to mitigate run-off, and building floor levels are set above predicted flood levels. Renewable energy features such as air source heat pumps and solar panels are integrated into the design to enhance energy efficiency. All dwellings are designed with highly insulated walls, floors, and roofs, energy-efficient appliances, and double-glazed windows to minimise heat loss. Materials are locally sourced where possible and selected based on environmental impact ratings. Water conservation measures include low-flow taps and dual flush toilets, while foul water drainage connects to existing infrastructure. These elements collectively support a development that promotes sustainability and resource conservation.	Positive

## 5.11 Climate Change

Assessment Criteria	Relevant?	Details	Potential health impact?	Recommended mitigation or enhancement
Does the proposal incorporate renewable energy?	Yes	<p>The proposal incorporates renewable energy solutions to enhance sustainability. Specifically, it includes the installation of air-source heat pumps and solar panels. These features are part of a broader commitment to energy efficiency and resource conservation, aligning with sustainable principles promoted by Uttlesford District Council. The design of all dwellings integrates highly insulated walls, floors, and roofs, along with energy-efficient appliances and lighting. Orientation allows for optimal solar access, supported by pitched roofs designed to facilitate efficient installation of renewable panels. Additionally, the use of argon-filled double-glazed windows and stringent air-tightness standards further contribute to reducing energy demands.</p>	Positive	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example, ventilation,	Yes	<p>The proposal ensures that buildings and public spaces are designed to respond to both winter and summer temperatures through various sustainable measures:</p> <ol style="list-style-type: none"> <li><b>Energy Efficiency:</b> Buildings feature highly insulated external walls, floors, and</li> </ol>	Positive	

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shading, and  
landscaping?

roofs, as well as energy-efficient  
appliances and lighting. This helps  
regulate indoor temperatures effectively  
throughout the year.

2. **Solar Orientation:** Homes and public  
areas are oriented to maximise solar  
access during the day, aiding in passive  
heating in winter and shading in summer.
3. **Renewable Energy:** The inclusion of air-  
source heat pumps and solar panels  
contributes to reducing reliance on  
conventional energy sources, thereby  
mitigating temperature fluctuations inside  
buildings.
4. **Materials and Design:** Local materials  
selected for construction are robust and  
well-suited for the local climate, supporting  
thermal comfort and minimising energy  
demands.

The development incorporates Sustainable Urban  
Drainage solutions to manage surface water  
runoff, which helps maintain local biodiversity by  
preserving natural water flow patterns.  
Additionally, the careful selection and integration  
of materials and landscaping aim to enhance  
biodiversity within the site, aligning with



		sustainable principles advocated by Uttlesford District Council.	
Does the proposal maintain or enhance biodiversity?	Yes	<p>The development will incorporate trees and other green landscaping while the clubhouse roof will have a green roof. This will promote biodiversity and help retain and purify surface water runoff in the system.</p> <p>The BNG metric tool states that hedgerows have been enhanced, the overall habitat has been significantly reduced, and watercourses remain unchanged.</p> <p>A BNG assessment is being submitted with the application to assess the habitat loss.</p>	Positive
Does the proposal incorporate sustainable urban drainage techniques?	Yes	<p>A Drainage Strategy Report has been prepared to accompany the planning application. The proposal integrates sustainable urban drainage techniques to maintain and enhance biodiversity. It includes attenuation and infiltration features to manage surface water runoff effectively, reducing environmental impact and preserving natural water flow patterns crucial for local habitats. Floor levels of new buildings are carefully set above predicted flood levels, mitigating flood risks and safeguarding ecosystems. Additionally, the use of permeable paving for driveways, cellular soakaway systems, and infiltration techniques supports groundwater recharge, fostering ecological resilience. These measures collectively</p>	Positive

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ensure that the development minimises  
environmental disturbance, promotes sustainable  
water management, and contributes positively to  
biodiversity conservation in the area.

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## 6. Conclusion

This report summarises the health impacts of the proposed development at Land off Mount Pleasant Road, Saffron Walden, Uttlesford.

Relevant policies have been identified and the Census 2021 has been used to identify key topics in which the development can provide a positive health impact on both the local community and future occupiers of the development.

Recommendations have been made to enhance the positive features already incorporated and mitigation measures have been stated where relevant to minimise any adverse impacts associated with the proposed development of health.

It can be concluded that by incorporating measures outlined within this report, the proposed development is not considered to conflict with any national, regional, or local planning policy about health impact.