

SUSTAINABILITY

Hargreaves Land (HL)
Planning Application 1 at Lincolnshire Lakes (North)
Scunthorpe
Rapid Health Impact Assessment

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EXECUTIVE SUMMARY

BWB Consulting Ltd (BWB) was instructed by Hargreaves Land (HL) ('the Client') to undertake a rapid Health Impact Assessment (rHIA) to accompany a hybrid application for a residential led mixed-use development at Lincolnshire Lakes, Scunthorpe.

North Lincolnshire Council (NLC) Planning for Health and Wellbeing Supplementary Planning Document (2016) was used in combination with the 4th edition of the NHS London Healthy Urban Development Unit (HUDU - October 2019) rHIA tool to inform the assessment. Health-related policies within NLC's Local Development Framework have been considered throughout the assessment.

The current health baseline for the location of the Site, as well as the surrounding areas, was gathered through multiple sources and paints a picture of the health of the local community using multiple health indicators.

The assessment has utilised information within other reports and documents associated with the Proposed Development, as well as information provided by the Project Team to assist in determining its potential health effects. Professional judgement has been used to determine whether these potential effects would be positive, neutral or negative. Mitigation measures and/or enhancement measures which would improve health outcomes for the local community have been suggested where appropriate.

In conclusion, it is considered that the Proposed Development comply with both national and local policy in relation to health. Furthermore, if the recommended mitigation and enhancement measures within this report are incorporated into the design, the Proposed Development is likely to provide an environment that would support a healthy lifestyle for future residents, subject to agreements made with NLC during Reserved Matters stage.

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1. INTRODUCTION

Instruction

- 1.1 BWB Consulting Ltd (BWB) was instructed by Hargreaves Land (HL) ('the Client') to undertake a rapid Health Impact Assessment (rHIA) to accompany a hybrid planning application for a residential-led mixed use development ('the Proposed Development') at Lincolnshire Lakes, Scunthorpe ('the Site').

Objectives

- 1.2 The Health and Social Care Act (2012) confirms it is important for Local Authorities to "take such steps as it considers appropriate for improving the health of the people in its area". This includes encouraging good design and practice associated with major development projects.
- 1.3 The purpose of this rHIA is to identify the likely adverse and beneficial effects on human health and wellbeing that are expected to arise from both the construction and operational phases of the Proposed Development. It also identifies and recommends measures to mitigate or reduce negative health effects, as well as enhancing or maximising positive effects.

Site Setting

- 1.4 The Site currently consists of arable farmland, divided into several irregular shaped parcels. A network of minor ditches and drains run throughout the Site. Brumby Common Lane intersects the Site, running east to west through its centre.
- 1.5 The Site is bound to the east by further agricultural land, with the Scunthorpe urban area beyond. This extensive urban area comprises housing alongside a supermarket, a school / college, and other commercial and community facilities. Scunthorpe town centre is located approximately 3km to the north-east. To the south of the Site is agricultural land and to the west is the A1077(M), with agricultural land and a fishing lodge with a lake beyond. To the north, there is a warping drain (Earl Beauchamps Warping Drain) with woodland and a further lake beyond. To the south-west of the Site, there is a caravan park.
- 1.6 A Site Layout Plan is included as **Appendix 1**.

Proposed Development

- 1.7 A hybrid planning application will be submitted to North Lincolnshire Council (NLC). The proposals will be split between outline and detailed elements to reflect those aspects which will have matters reserved and those which will seek full planning permission.
- 1.8 The development description for the full planning application component is as follows:

"Full planning application for the construction of a new vehicular access off the M181/A1077(M) roundabout, a pedestrian and cycle link to Scotter Road, a foul

pumping station, earthworks and 'off-plot' drainage, ecological and associated landscaping and infrastructure works."

- 1.9 The development description for the outline planning application component is as follows:

"Outline planning application (OPA), with all matters reserved, for the development of up to 550 residential dwellings (Use Class C3), a local centre (Use Class E) and associated 'on-plot' landscaping, drainage and other infrastructure works."

- 1.10 The Site Layout Plan is shown in **Appendix 1**.

Identification of Sensitive Receptors

- 1.11 For the purposes of this rHIA, 'sensitive receptors' are people in the local area who may have their health and/or wellbeing affected due to the Proposed Development. It also includes residents that will inhabit the Proposed Development and considers them as new receptors (i.e. those that move into the area). The categories for these receptors comprise the following:

- High sensitivity - Children and pregnant women; elderly people; disabled people or those with a physical or mental disorder (mostly local residents and or students);
- Medium sensitivity - Working age residents and students (who either spend more time, particularly outdoors, close to the Site) not in the high sensitivity category; and
- Low sensitivity - Locally employed people (all ages but expected to be indoors more of the time); transient people (people travelling through an area (e.g. traffic, cyclists, etc).

- 1.12 As a general trend, due to health inequalities, the higher the levels of deprivation are in a population, the more sensitive they may be to positive and negative health impacts.

2. HIA TERMINOLOGY AND METHODOLOGY

HIA Terminology

- 2.1 The World Health Organisation (WHO) Europe defines health as “a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity”¹. Consequently, public health encompasses general well-being, not just the absence of illness. Some effects are direct and obvious, others are indirect, and some may be synergistic, with different types of impacts acting in combination.
- 2.2 Human health and well-being can be influenced by almost everything to some degree. These factors are known as ‘determinants of health’, and it is possible to fit these into broad groups which are listed in **Table 2.1**.

Table 2.1: Determinants of Health

Health Determinant Groups	Examples
Individual factors	Age, sex and hereditary issues, pregnancy, disease.
Lifestyle factors	Drinking, exercise, diet, smoking, drug use.
Environmental factors	Agriculture and food production, water and sanitation, housing quality.
Socio-economic factors	Education, deprivation, crime/fear of crime, employment / unemployment / job security, work environment, social networks and social capital, amenity, entertainment, culture, faith, healthcare and social infrastructure.

- 2.3 Although an individual's health characteristics are an important makeup of their potential health, a development project has very limited influence on this. Therefore, health-related assessments typically consider how the project influences lifestyle, environmental and socio-economic factors at a community level, rather than at an individual level.

HIA Methodology

- 2.4 The baseline data for the HIA has been collected from numerous sources, to present a profile of community health and wellbeing needs and assets, which have been referenced throughout. The baseline profile is presented in **Section 4**.
- 2.5 NLC have created a Health and Planning Screening Checklist as part of their Planning for Health and Wellbeing Supplementary Planning Document (SPD)². This document has been used to inform this assessment. Health-related policies within NLC's Local Plan have also been considered throughout the assessment.
- 2.6 The assessment will rely upon evidence provided within the information and assessments which will be submitted as part of the Proposed Development's planning application. This includes the following documents:

¹ World Health Organization (no date) 'Constitution'. Available from: <https://www.who.int/about/governance/constitution>
² North Lincolnshire Council (2016), Planning for Health and Wellbeing Supplementary Planning Document, available: https://m.northlincs.gov.uk/public/planningreports/SPD/Health/Planning_for_Health_and_Wellbeing_2016.pdf

- Site Layout;
- Air Quality Assessment;
- Noise Impact Assessment;
- Flood Risk Assessment;
- Sustainable Drainage Statement;
- Geo-environmental Assessment;
- Heritage Statement;
- Sustainability Statement;
- Energy Statement; and
- Utilities Assessment.

Index of Multiple Deprivation

2.7 The Index of Multiple Deprivation (IMD) is a measure of relative deprivation for small areas referred to as Lower Super Output Areas (LSOAs). It is a combined measure of deprivation based on a total of 37 separate indicators that have been grouped into seven domains, each of which reflects a different aspect of deprivation experienced by individuals living in an area.

2.8 The IMD2019 comprise seven distinct domains of deprivation (see **Figure 2.1**) which, when combined and appropriately weighted, are:

- Income (22.5%);
- Employment (22.5%);
- Health Deprivation and Disability (13.5%);
- Education, Skills Training (13.5%);
- Crime (9.3%) - Barriers to Housing and Services (9.3%); and
- Living Environment (9.3%).

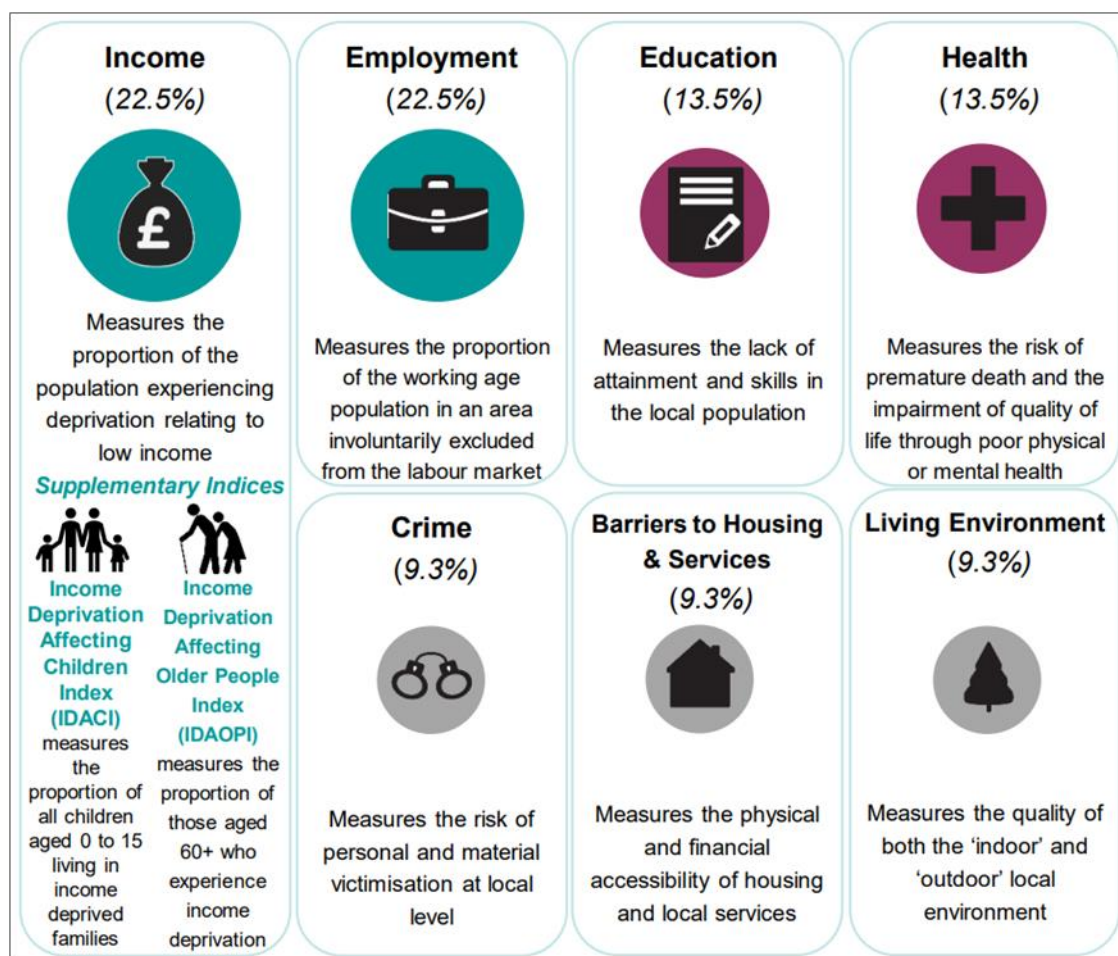


Figure 2.1: Seven Domains of Deprivation

- 2.9 For the purposes of identifying the most and least deprived areas, the list of LSOAs in the UK are placed in order and divided into equal parts called percentiles. Every LSOA in England is given a score for each of the domains and a combined score for the overall index. This score is used to rank all the LSOAs in England from the most deprived (1st) to the least deprived (32,844th), allowing users to identify how deprived areas are relative to others. LSOAs in decile 1 fall within the most deprived 10% of LSOAs nationally and LSOAs in decile 10 fall within the least deprived 10% of LSOAs nationally.
- 2.10 The Office for National Statistics (ONS) have released several supporting documents to accompany the Indices, including details of the underlying methodology, how to use the indices and the main findings for England.

Limitations

Data Sources

- 2.11 While current health data and statistics, including the IMD, provide a valuable foundation for understanding baseline conditions, it is important to recognise their inherent limitations. These data sets are often based on historical information and reflect a snapshot in time that may no longer fully align with present-day realities. Given the dynamic nature of societal, economic, and environmental factors, there is a risk that

the data may have changed since its collection, leading to a potential misrepresentation of current conditions.

- 2.12 Relying on such datasets can obscure emerging trends, underrepresent shifting demographics, and fail to capture the immediate impact of recent interventions or external shocks, such as economic changes, public health crises, or new policies. As a result, while these datasets provide a helpful starting point, they should be interpreted with caution and supplemented with real-time or more recent data wherever possible to ensure a more accurate and nuanced understanding of the baseline and to inform effective decision-making.
- 2.13 To limit risks in this assessment, supplementing it with proxy or alternative Indicators / data has been used to evaluate how changes in baseline conditions (e.g., recent population growth, economic shifts) might alter IMD-based assumptions. Where available, more recent and localised data from health authorities, census updates, or live dashboards (e.g., NHS statistics or local council reports). Where feasible, IMD data across years has been analysed to identify trends or significant changes in deprivation.
- 2.14 However, while comparing IMD data across years, it is also important to draw caution as interpreting trends requires an understanding of the broader context. For example, apparent changes in deprivation may not always reflect genuine socioeconomic shifts; and instead, could result from changes in boundaries, data updates, methodological changes, or external factors (e.g., economic crises, policy interventions).

Recognising Aggregation to Lower-Layer Super Output Areas (LSOAs) and Its Implications

- 2.15 The IMD is calculated and reported at the level of LSOAs, which are small geographic units designed for statistical consistency and typically contain around 1,500 residents or 650 households. While this level of granularity provides a useful means of identifying and comparing deprivation across different parts of a region, it is important to understand the limitations and potential biases that arise from aggregation to LSOAs:
- 2.16 LSOAs represent averages for their population, which means they can mask significant variations within the area itself. For example, an LSOA might include both a relatively affluent neighbourhood and a highly deprived estate. In such cases, the deprivation score for the entire LSOA may appear moderate, failing to highlight the severe deprivation experienced by specific groups or communities within it. This averaging effect can lead to an underestimation of need in highly deprived pockets of an otherwise mixed area.
- 2.17 Decisions based solely on LSOA-level IMD data may result in the misallocation of resources. For instance, if interventions are targeted at the most deprived LSOAs, smaller but critically vulnerable groups within less deprived LSOAs may be overlooked. This is particularly relevant in urban areas, where deprivation is often highly localised and does not always align neatly with LSOA boundaries.
- 2.18 In rural areas, LSOAs can cover large geographic areas with dispersed populations. Deprivation in rural settings often manifests differently, such as through limited access to services, which may not be fully captured in aggregated scores. As a result, some rural

LSOAs might appear less deprived than they actually are, obscuring the challenges faced by their residents.

- 2.19 Relying solely on LSOA-level IMD data in assessments can introduce biases, particularly in areas with high heterogeneity. Policymakers and planners may overlook nuanced local issues, such as the presence of transient populations, minority groups, or specific health vulnerabilities, which are not adequately reflected in the aggregated data.

3. POLICY AND LEGISLATION

National Legislation and Guidance

Health and Social Care Act (2012)

- 3.1 The Health and Social Care Act (2012)³ has changed the framework for the provision of public health and the organisations involved. Crucially, it introduces a duty upon local authorities to “take such steps as it considers appropriate for improving the health of the people in its area”.

National Policy

National Planning Policy Framework (NPPF)

- 3.2 The latest NPPF⁴ was adopted in 2024. The NPPF consolidates the UK Government's economic, environmental and social planning policies for England into a single document and describes how it expects these to be applied. The NPPF supersedes the majority of National Planning Policy Guidance and Planning Policy Statements (PPS) and provides overarching guidance on the Government's development aims.
- 3.3 At the heart of the NPPF is a presumption in favour of sustainable development, which the Government states should be seen as a common theme running through plan-making and decision-making.
- 3.4 In Chapter 8, the NPPF outlines how planning policy should help ‘promote healthy and safe communities’:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places 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 clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and

³ HM Government (2012) ‘Health and Social Care Act 2012’ Available from: <https://www.legislation.gov.uk/ukpga/2012/7/contents/enacted>

⁴ Ministry of Housing, Communities and Local Government (2024) ‘National Planning Policy Framework’ Available from: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."

3.5 The NPPF acknowledges that "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 also states that "existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- 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
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use".

Planning Practice Guidance (PPG)

3.6 The PPG on healthy and safe communities⁵ from the Ministry of Housing, Communities & Local Government (MHCLG) was updated in 2022. The guidance contains the following description about how health infrastructure should be considered in planning decisions:

"Plan-making bodies will need to discuss their emerging strategy for development at an early stage with NHS England, local Clinical Commissioning Groups, Health and Wellbeing Boards, Sustainability and Transformation Partnerships/Integrated Care Systems (depending on local context), and the implications of development on health and care infrastructure.

It is helpful if the Director of Public Health is consulted on any planning applications (including at the pre-application stage) that are likely to have a significant impact on the health and wellbeing of the local population or particular groups within it. This would allow them to work together on any necessary mitigation measures. A health impact assessment is a useful tool to use where there are expected to be significant impacts.

Information gathered from this engagement will assist local planning authorities in considering whether the identified impact(s) could be addressed through planning conditions or obligations

Alternatively, local planning authorities may decide the identified need could be funded through the Community Infrastructure Levy".

Tackling Health Inequalities: Ten Years On (2009)

3.7 The Department of Health (DoH) produced the Tackling Health Inequalities: Ten Years On (2009) report⁶ as a response to the Acheson Report (1999)⁷, which had identified health inequalities in England and aimed to address their root causes. The DoH report,

⁵ MHCLG (2022) 'Healthy and safe communities' Available from: <https://www.gov.uk/guidance/health-and-wellbeing>

⁶ DoH (2009) 'Tackling Health Inequalities: Ten Years On'. Available from: <https://www.semanticscholar.org/paper/Tackling-health-inequalities-10-years-on.-A-review-Marmot/d457a76a70ddd27c0f74e84feac0d79d38281c8b>

⁷ Acheson (1998) 'Independent Inquiry into Inequalities in Health Report'

'Tackling Health Inequalities', assessed the progress which had been made within those 10 years in addressing these issues, changes to public health and policy and proposed next steps in continuing to address health imbalances between different income groups and inhabitants in different areas of the country.

- 3.8 The report concluded that there have been significant improvements in life expectancy and a reduction in mortality rates, especially in deprived communities. However, inequalities between different income groups and geographical areas are still evident. In addition, the report concluded that policy direction and development will support the reduction of these inequalities, including improved cross working between government bodies and a more flexible system which accommodates opportunities for this. The aim to reduce these inequalities has become an integrated theme across planning and other policy, and an improved monitoring process for delivery of these targets.

Fair Society, Healthy Lives: The Marmot Review (2010)

- 3.9 The Marmot Review⁸ assessed health inequalities across England and argued that serious avoidable health inequalities exist and showed these inequalities to be determined by a wide range of socio-economic factors. Health is linked to both individuals and communities. The following policy objectives were identified by the review:

- *"Give every child the best start in life;*
- *Enable all children, young people and adults to maximise their capabilities and have control over their lives;*
- *Create fair employment and good work for all;*
- *Ensure (a) healthy standard of living for all;*
- *Create and develop healthy and sustainable places and communities; and*
- *Strengthen the role and impact of ill health prevention".*

- 3.10 Based on historical data, the report argues that economic growth without a reduction in inequality will not result in better health. Policies should not only be targeted towards helping those with the poorest health, but also to reduce overall inequalities in health.

- 3.11 It is further argued that improving health results in economic benefits. The report links health equality to promoting environmental sustainability, as the poorest people in society are disproportionately affected by the adverse impacts of climate change.

Health Equity in England: The Marmot Review 10 Years On

- 3.12 The Health Equity in England: The Marmot Review 10 Years On⁹ provided an update to the 2010 review. It concluded that *"health is getting worse for people living in more*

⁸ Institute of Health Equity (2010) 'Fair Society, Healthy Lives: The Marmot Review' Available from: <https://www.instituteoftheequity.org/resources-reports/fair-society-healthy-lives-the-marmot-review>

⁹ The Health Foundation (2020) 'Health Equity in England: The Marmot Review 10 Years On' Available from: <https://www.health.org.uk/publications/reports/the-marmot-review-10-years-on>

deprived districts and regions, health inequalities are increasing and, for the population as a whole, health is declining".

Public Health England: Health Impact Assessment in Spatial Planning

- 3.13 Public Health England's guide, 'Health Impact Assessments in Spatial Planning' (October 2020)¹⁰ describes the health and well-being outcomes that can be influenced or optimised as part of the plan-making and planning application process, in alignment with a number of HIA-themed guidance documents.
- 3.14 The guide sets out an evidence-based approach for preparing HIAs which includes establishing the baseline for the project, identifying HIA health outcomes, identifying specific population groups that could be affected, assessing the potential impacts of wider determinants of health as part of the scheme, and identifying recommendations for implementation and monitoring that will support positive health outcomes. It sets out that the extent of assessment within HIAs should be proportionate to the significance of impact of a proposed development.

Local Policy

North Lincolnshire Local Development Framework Core Strategy

- 3.15 The North Lincolnshire Core Strategy¹¹, which was adopted in June 2011, sets out the long-term vision for North Lincolnshire and provides a blueprint for managing growth and development in the area up to 2026. The following policies of relevance to health have been identified within the Core Strategy:
- 3.16 CS2: Delivery More Sustainable Development

"...Proposals [for development] should comply with the overall spatial strategy together with the following sustainable development principles:

- *Be located to minimise the need to travel and to encourage any journeys that remain necessary to be possible by walking, cycling and public transport. It should be compliant with public transport accessibility criteria as set out in the Regional Spatial Strategy;*
- *Be located where it can make the best use of existing transport infrastructure and capacity, as well as taking account of capacity constraints and deliverable transport improvements particularly in relation to junctions on the Strategic Road Network;*
- *Contribute towards the creation of locally distinctive, sustainable, inclusive, healthy and vibrant communities;*
- *Contribute to achieving sustainable economic development to support a competitive business and industrial sector;*

¹⁰ Public Health England (2020) Health Impact Assessment In Spatial Planning. Available from: <https://www.gov.uk/government/publications/health-impact-assessment-in-spatial-planning>

¹¹ North Lincolnshire Council (2011), Core Strategy, available: <https://m.northlincs.gov.uk/public/planningreports/corestrategy/adopteddpd/FullCoreStrategy.pdf>

- *Ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives;*
- *Ensure the appropriate provision of services, facilities and infrastructure to meet the needs of the development, but where appropriate it is to be recognised that a phased approach may not be required on small scale development proposals;*
- *To be constructed and operated using a minimum amount of non-renewable resources including increasing the use of renewable energy in construction and operation;*
- *Take account of local environmental capacity and to improve air, water and soil quality and minimise the risk and hazards associated with flooding; and*
- *Be designed to a high standard and use sustainable construction and design techniques."*

3.17 CS5: Delivering Quality Design in North Lincolnshire

"All new development in North Lincolnshire should:

- *Incorporate the principles of sustainable development throughout the whole design process. This will include site layout, minimising energy consumption, maximising use of on-site renewable forms of energy whilst mitigating against the impacts of climate change; for instance flood risk;*
- *Create safe and secure environments, which reduce the opportunities for crime and increase the sense of security for local residents through the use of Secured by Design guidance;*
- *Be easily accessible to all users via recognisable routes, interchanges and landmarks that are suitably connected to public transport links, community facilities and services and individual communities and neighbourhoods in North Lincolnshire. Buildings and spaces should be accessible by all sections of the community, and ensure that the principles of inclusive design are reflected;*
- *Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment; and*
- *Integrate car parking provision within the existing public realm and other pedestrian and cycle routes."*

3.18 CS7: Overall Housing Provision

"All proposals for housing should include a variety of housing types, sizes and tenures to meet the local housing needs. All new dwellings should be well designed and meet the Codes for Sustainable Homes. The exact housing mix on each site will be determined based on the Strategic Housing Market Assessment - Market Review (November 2008) and any updates to this document."

3.19 CS9: Affordable Housing

"New residential housing development of 15 or more dwellings in the Scunthorpe urban area, 5 or more dwellings in Market Towns and 3 or more dwellings in rural settlements

must make provision for an element of affordable housing which is accessible to those unable to compete in the general housing market. This policy seeks to achieve the following proportion of affordable housing:

- *Scunthorpe urban area and Market Towns 20%; and*
- *Rural settlements 10%*

A target of 70% of the affordable homes will be provided for rent, with the remaining provided as an intermediate tenure, to be agreed on a site-by-site basis.

Wherever possible, affordable housing should be provided on-site, but an off-site contribution may be acceptable where:

- *Management of the affordable housing on-site cannot be secured effectively;*
or
- *Affordable housing provision elsewhere in more suitable settlements is more likely to contribute towards the creation of mixed communities.*

Where it can be demonstrated that the percentage of affordable housing sought will negatively impact on the delivery of a mixed community, or are subject to exceptional and authenticated site development costs, there may be a case for reducing the affordable housing. This should be proven through open book discussions with the council at planning application stage."

3.20 CS14: North Lincolnshire's Landscape, Greenspace and Waterscape

"The council will protect, enhance and support a diverse and multi-functional network of landscape, greenspace and waterscape through:

- *Requiring development proposals to improve the quality and quantity of accessible landscape, greenspace and waterscape, where appropriate;*
- *Requiring development proposals to address local deficiencies in accessible landscape, waterscape and greenspace where appropriate; and*
- *Requiring the protection of trees, hedgerows and historic landscape to be specified where appropriate.*

The creation and maintenance of the network of landscape, green space and waterscapes will be secured by a range of measures, including protecting open space, creating new open spaces as part of new development, and by using developer contributions to create, improve and maintain green infrastructure assets where appropriate."

3.21 CS18: Sustainable Resource Use and Climate Change

"The council will actively promote development that utilises natural resources as efficiently and sustainably as possible. This will include:

- *Meeting high water efficiency standards, and incorporating new technologies to recycle and conserve water resources;*

- Requiring the use of Sustainable Urban Drainage Systems (SuDS) where practicable;
- Supporting the necessary improvement of flood defences and surface water infrastructure required against the actions of climate change, and preventing development in high flood risk areas wherever practicable and possible;
- Meeting required national reductions of predicted CO₂ emissions by at least 34% in 2020 and 80% in 2050 by applying the following measures on development proposals. Requiring all industrial and commercial premises greater than 1000 square metres to provide 20% of their expected energy demand from on site renewable energy until the code for such buildings is applied nationally. Where developers consider these Codes and targets cannot be met on the basis of viability they will be required to provide proof through open book discussions with the council at the planning application stage;
- Ensuring building design reduces energy consumption by appropriate methods such as high standards of insulation, avoiding development in areas subject to significant effects from shadow, wind and frost, using natural lighting and ventilation, capturing the sun's heat, where appropriate;
- Supporting development that minimises the consumption and extraction of minerals by making the greatest possible reuse or recycling of materials in new construction, and by making best use of existing buildings and infrastructure;
- Supporting development that seeks to minimise waste and facilitates recycling and using waste for energy where appropriate;
- Supporting development that will help to reduce the need to travel for people using that development;
- Ensuring development and land use helps to protect people and the environment from unsafe, unhealthy and polluted environments, by protecting and improving the quality of the air, land and water;
- Supporting renewable sources of energy in appropriate locations, where possible, and ensuring that development maximises the use of combined heat and power, particularly at the South Humber Bank employment site and where energy demands for more than 2MW are required for development;
- Supporting new technology and development for carbon capture and the best available clean and efficient energy technology, particularly in relation to the heavy industrial users in North Lincolnshire, to help reduce CO₂ emissions; and
- Promote the use of a greenspace strategy and a green infrastructure plan, where applicable, which could help reduce the effects of climate change."

3.22 CS19: Flood Risk

"The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere... Development in areas of high flood risk will only be permitted where it meets the following prerequisites:

- *It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk; or*
- *A flood risk assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere by integrating water management methods into development."*

3.23 CS20: Sustainable Waste Management

"The Council will promote sustainable waste management by:

- Requiring Site Waste Management Plans for future major developments to minimise waste; and*
- Requiring the integration of facilities for waste minimisation, re-use, recycling and composting, in association with the planning, construction and occupation of new development."*

3.24 CS22: Community Facilities and Services

"The provision of new community facilities, or the improvement of existing community facilities, which meet the needs of local residents will be supported in principle. Good quality services and facilities will be provided that meet the needs of local communities and are accessible by public transport, cycling or on foot..."

The provision of services and facilities will be of the scale appropriate to the type and size of the settlement... Developers will be expected to make an appropriate contribution towards necessary improvements or additional provision for community services and facilities arising from their development proposals."

3.25 CS23: Sport, Recreation and Open Space

"The council will work with its partners, appropriate agencies and the voluntary sector to ensure the provision of good quality, well maintained leisure, recreation and open space facilities, which meet the needs of the local communities... Provision will be sought to address identified deficiencies or that will benefit deprived groups and meet the needs of local communities..."

Development proposals for new leisure and recreation facilities, children's play facilities and open space or the extension/enhancement of an existing facility should be on a scale appropriate to the type and size of settlement. Wherever possible facilities that attract large numbers of people should be located in the larger settlements and be accessible by walking, cycling and public transport..."

Developers will be expected to make an appropriate contribution towards necessary improvements or additional provision for recreation facilities and open space arising from their development proposals, in accordance with the standards set out in the LDF."

3.26 CS24: Health Care Provision

"Developers will be expected to make an appropriate contribution towards necessary improvements, additional provision improvements or additional provision for health care services and facilities arising from their development proposals, in accordance with the Planning Obligations policy and Developer Contributions SPD."

3.27 CS27: Planning Obligations

“Where a development proposal generates an identified need for additional infrastructure, North Lincolnshire Council will, through the negotiation of planning obligations pursuant to Section 106 of the Town & Country Planning Act 1990 and in accordance with guidance set out in Circular 05/2005, seek to ensure that the development proposal:

- Meets the reasonable cost of new infrastructure and improvements to existing infrastructure made necessary by the proposal in order to support, for example, affordable housing, maintenance payments, highway infrastructure, nature conservation, transport initiatives, utilities, education, community facilities, health, leisure and recreation provision, public art and waste management; and/or*
- Mitigates the impact(s) of the development; and/or*
- Offsets the loss of any significant amenity or resource through compensatory provision elsewhere; and/or 4. Provides for the ongoing maintenance of facilities provided as a result of the development.”*

Lincolnshire Lakes Area Action Plan

3.28 The Lincolnshire Lakes Area Action Plan (LLAAP) was adopted in May 2016¹² and is a site-specific plan which sets out how development within Lincolnshire Lakes should be achieved. According to the plan, North Lincolnshire is in a period of transformation and investment, with the potential to create over 10,000 new jobs in the area. There is projected to be a population increase, which subsequently will result in the need to provide new accommodation. The vision for Lincolnshire Lakes is to create an environment that will attract and retain skilled residents and investment in the sub-region and place North Lincolnshire on a new economic trajectory. Six new sustainable Trentside villages will be created, providing up to 6,000 new homes, recreation and sport facilities all set within a unique waterside environment. The Site is situated within Villages 1 and 2 and Lake 1 (Policy SSA2), with the built form all being located in Village 1.

3.29 There are a range of policies relevant to health within the LLAAP. These include:

- Policy SS1: Delivering the Presumption in Favour of Sustainable Development; and
- Policy SS2: Spatial Concept & Place-Making.

3.30 In addition, Policy SSA2 outlines the development limits for the Village including the number of dwellings, the housing mix and other proposed facilities.

3.31 The LLAAP outlines a number of strategic policies to ensure that adequate services are provided for the wider Lincolnshire Lakes Area including sustainable transport, healthcare and education.

¹² North Lincolnshire Council, Lincolnshire Lakes Area Action Plan, available: https://m.northlincs.gov.uk/public/planningreports/LincolnshireLakes/Adoption/Lincolnshire_Lakes_AAP_2016.pdf

North Lincolnshire Council Joint Health and Wellbeing Strategy

3.32 The Joint Health and Wellbeing Strategy (JHWS) 2021–2026 for North Lincolnshire¹³ focuses on improving the health and wellbeing of residents while reducing health inequalities. The key themes of the strategy are as follows:

- Keep North Lincolnshire safe and well;
- Babies, infants and young people to have the best start in life;
- People live well to enjoy healthy lives;
- People experience equity of access to support their health and wellbeing;
- Communities are enabled to be healthy and resilient; and
- To have the best systems and enablers to effect change.

Planning for Health and Wellbeing Supplementary Planning Document

3.33 NLC's Planning for Health and Wellbeing Supplementary Planning Document (SPD)¹⁴ forms part of NLC's Local Plan and is taken into account when making planning decisions for the area. The SPD contains information on how health and health inequalities can be positively impacted upon by good planning, providing guidance to ensure that the health implications of any new development are considered. The document is also strategically linked to North Lincolnshire's Health and Well being Strategy and North Lincolnshire's Joint Strategic Assessment. The SPD has a number of policies and guidance to be considered including:

- Policy 1 Sociable Places;
- Policy 2 Environmentally Sustainable Places;
- Policy 3 Well Designed Places;
- Policy 4 Accessible and Active Places;
- Policy 5 Inclusive Places; and
- Policy 6 Allotments and Food Growing Spaces.

¹³ North Lincolnshire Council, Our policies and procedures, available: <https://www.northlincs.gov.uk/your-council/our-policies-and-procedures/>

¹⁴ North Lincolnshire Council, Planning for Health and Wellbeing Supplementary Planning Document, available: https://m.northlincs.gov.uk/public/planningreports/SPD/Health/Planning_for_Health_and_Wellbeing_2016.pdf

4. BASELINE AND SCHEME DESCRIPTION

4.1 A review of the North Lincolnshire Health Profile 2020¹⁵, the most current profile available at the time of writing, identified that:

- “The health of people in North Lincolnshire is varied compared with the England average.”
- Life expectancy for both men and women is worse than the England average;
- Life expectancy is 9.7 years lower for men and 9.1 years lower for women in the most deprived areas of North Lincolnshire than in the least deprived areas;
- The percentage of adults classified as overweight or obese is higher compared to the England average;
- The rates of under 75 mortality rate from cancer and employment (aged 16-64) are worse than the England average;
- The rate of violent crime (hospital admissions for violence) is better than the England average;
- The rates of new sexually transmitted infections and new cases of tuberculosis are better than the England average; and
- The rate of killed and seriously injured on roads is worse than the England average.

4.2 A review of the Burringham and Gunness Ward Profile 2021¹⁶, the most current profile available at the time of writing, identified that:

- Burringham and Gunness has the smallest population in North Lincolnshire with the lowest proportion of children and young adults, one of the lowest proportions of working age adults and the second highest proportion of elderly residents;
- The population is older than average for North Lincolnshire with more residents aged 60+ and generally fewer people under the age of 60, particularly aged 5-24 years;
- Life expectancy at birth in Burringham and Gunness Ward is 0.1 years lower for men and 0.8 years lower for women than the average for North Lincolnshire;
- Whilst not statistically different, premature deaths from cancer and respiratory disease are marginally higher than North Lincolnshire as a whole and deaths from coronary heart disease are slightly lower;
- Emergency hospital admissions for adults living in this ward are significantly above average for the local authority;
- Although not statistically different from average levels, a quarter of resident children carry excess weight at 5 years of age, rising to a third by 11 years;
- Between 2017 – 2019, there were on average, 66 deaths a year, of which 17 were under the age of 75 years of age. The highest proportion of premature deaths were due to cancers (all types) (41%). The most common in this ward being due to cancers occurring in the lung. This is significantly above the

¹⁵ Public Health England (2020) 'North Lincolnshire Local Authority Health Profile 2019'. Available from: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E06000013.html?area-name=North%20Lincolnshire>

¹⁶ North Lincolnshire Council Public Health Intelligence (2021), Burringham and Gunness Ward Profile, available: https://m.northlincs.gov.uk/public/nldo/resources/Wardprofiles/Burringham_ward_21.pdf

average for England. The second highest proportion of premature deaths were due to heart and circulatory diseases (24%); and

- In this ward there are no defined neighbourhoods (LSOAs) ranked within the 20% most deprived in the country, however, all LSOAs in this ward are more deprived than average, when compared to England.
- 4.3 According to Consumer Data Research Centre¹⁷, the Site is located within one distinct LSOA: 'North Lincolnshire 005A' (hereafter referred to as the 'on-site LSOA'). Data produced by the MHCLG¹⁸ in 2020 has been reviewed to build a clear picture of the on-site LSOA, as well as surrounding LSOAs, in terms of key indicators of health associated with the seven domains of deprivation as shown in **Figure 2.1**.
- 4.4 **Table 4.1** shows how the on-site LSOA and the surrounding LSOAs rank against key indicators of health. Within the ranking system, 1 indicates the most deprived and 32,844 indicates the least deprived out of 32,844 LSOAs in England. This table also shows the total population within each LSOA. Furthermore, rankings that are within the top third in England are shown in green (considered to be of low sensitivity). Rankings that are within the middle third are shown in orange (considered to be of medium sensitivity). Rankings that are within the bottom third in England are shown in red (considered to be of high sensitivity). No colour has been assigned to cells within the 'Total Population' column.
- 4.5 When determining the sensitivity of communities, it is considered that LSOAs performing in the top third (green) specifically in relation to IMD are of low sensitivity, those in the middle third (orange) are considered to be of medium sensitivity, whilst those in the bottom third (red) are considered to be of high sensitivity.
- 4.6 The surrounding LSOAs are as follows:
- North Lincolnshire 005C to the north;
 - North Lincolnshire 005B to the west;
 - North Lincolnshire 019B to the south; and
 - North Lincolnshire 012B, 012A and 016B to the east
- 4.7 The data shows that, the on-site LSOA (North Lincolnshire 005A) performed poorly compared to other LSOAs in England, ranking in the top third nationally for two out of the 16 health indicators, and in the bottom third nationally for 9 of the indicators. When comparing the performance of the on-site LSOAs across all indicators, it performs worse than five surrounding LSOAs located to the north, south and west whilst one other LSOAs to the east performed better than the on-site LSOA.
- 4.8 The majority of neighbouring LSOAs performed better than the on-site LSOA, with the majority of indicators being in the middle third compared to other LSOAs in England. Four of the surrounding LSOAs ranked in the top third nationally for at least five out of 16 health indicators. 'Living Environment', 'Wider Barriers' and 'Indoors' were the best scoring categories across all the LSOAs.

¹⁷ Consumer Data Research Centre (no date) 'CDRC Mapmaker'. Available from: https://mapmaker.cdrc.ac.uk/#/index-of-multiple-deprivation?d=11110000&m=imde19_rk&lon=-1.2474&lat=53.4747&zoom=14.5

¹⁸ MHCLG (2020) 'English indices of deprivation 2019' Available from: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>

In Summary

- 4.9 In summary, the local community is an ageing population with worse life expectancy compared to the average in England. Cancer is the primary cause of premature death in the local area, with heart and circulatory diseases being the second leading cause. The local community is also more deprived compared to the England average and there are higher levels of unemployment, crime and health deprivation in the local area.
- 4.10 Overall, given the performance in terms of key health indicators for the on-site LSOAs and the surrounding LSOAs, it is concluded that the local communities may be sensitive to worsening levels of deprivation if the Proposed Development is not designed, managed and delivered well.
- 4.11 It is considered that all communities within the LSOAs in **Table 4.1** stand to benefit from the Proposed Development, given the potential for job opportunities during the construction phase and an increased number of housing and community facilities during the operational phase.

Table 4.1: Relative Levels of Deprivation Against Key Health Indicators

Indicator Rank (out of 32,844 LSOAs)																	
LSOA	Total Population	Index of Multiple Deprivation	Income	Employment	Education, Skills & Training	Health, Deprivation & Disability	Crime	Barriers to Housing and Services	Living Environment	IDACI	IDAOP1	Children and Young People	Adult Skills	Geographical Barriers	Wider Barriers	Indoors	Outdoors
On-Site LSOA																	
North Lincolnshire 005A	2,269	8,962	9,467	7,308	6,059	6,769	9,443	14,565	28,415	11,318	11,682	8,200	4,499	7,886	19,586	31,234	16,577
Surrounding LSOAs																	
North Lincolnshire 005C	1,681	21,590	22,502	16,231	17,366	17,967	27,377	9,248	29,844	29,719	15,746	22,748	12,548	3,172	28,880	29,186	22,984
North Lincolnshire 005B	1,448	15,807	17,169	14,111	14,209	14,811	18,359	12,994	9,173	21,507	16,692	15,995	12,187	4,865	27,402	7,193	13,338
North Lincolnshire 019B to the south	1,727	20,084	20,040	16,300	15,390	17,452	8,941	30,413	23,771	22,581	20,117	16,368	13,832	17,052	31,463	25,057	14,409
North Lincolnshire 012B	1,309	15,285	18,196	15,725	13,194	11,395	2,060	30,285	25,931	13,265	26,208	13,573	12,400	17,440	30,333	29,724	13,433
North Lincolnshire 012A	1,525	374	816	427	787	692	119	18,788	23,474	803	4,134	856	1,545	15,985	13,360	26,314	12,562
North Lincolnshire 016B	1,521	11,888	10,500	10,004	7,289	15,536	4,406	31,414	26,526	5,410	19,298	8,145	6,600	24,829	25,076	29,819	14,361

Environmental and Health Infrastructure Baseline

Air Quality

- 4.12 According to the Air Quality Assessment undertaken as part of the planning application for the Proposed Development (LLP1-BWB-XX-ZZ-LA-RP-0001-AQA), the Site is not located within, or in the vicinity of, an Air Quality Management Area (AQMA).
- 4.13 North Lincolnshire Council (NLC) monitors air quality using automatic monitors and diffusion tubes. The nearest nitrogen dioxide (NO₂) monitoring station to the Site is the diffusion tube DT24 which is located approximately 1km to the south of the Site along Burringham Road. There were three other monitoring stations considered in the air quality assessment, and all locations were considered representative of the Site. The recorded 2022 annual mean NO₂ concentration for DT24 was 15.9µg.m⁻³ which is well below the current annual mean NO₂ air quality objective. It is expected that concentrations across the Site will also be below the current annual mean objective.
- 4.14 NLC undertakes monitoring of PM₁₀ and PM_{2.5} using automatic monitors. Monitored annual mean PM₁₀ and PM_{2.5} concentrations were below the current relevant air quality objectives at all reported locations between 2016 and 2022, with no discernible trend. In addition, all these monitors are located within an AQMA and concentrations are considered to be impacted by a nearby steelworks. It is therefore considered that these monitoring locations are not representative of the Site and study area, and PM₁₀ and PM_{2.5} concentrations are predicted to be lower at the Site.
- 4.15 Based on the assessment results, the impact of the proposed development on local air quality with regards to the current relevant air quality objectives was considered to be not significant.

Noise

- 4.16 According to the Noise Impact Assessment undertaken as part of the planning application for the Proposed Development, the noise environment at the Site was dominated by the M181/A1077(M) to the west of the Site.
- 4.17 A baseline noise survey was undertaken to determine the prevailing noise climate at the Site. The noise levels at the worst affected dwellings, the closest residential development parcel to the M181/A1077(M), would be expected to be desirable in accordance with British Standards guidance without accounting for any additional mitigation measures.
- 4.18 The predicted internal noise levels at worst affected dwellings with partially open windows achieve the internal desirable British Standards guideline values without any further consideration of mitigation measures. Typical night-time noise levels also achieve the criterion from the WHO guidelines.
- 4.19 In summary, suitable external and internal noise levels can be achieved at the worst affected residential development parcels, without the need for additional mitigation.

Flood Risk

- 4.20 The Site is located across Flood Zones 1 to 3 according to the Environment Agency (EA) Flood Map for Planning. This is land at low to high probability of flooding from rivers / sea. The Site is also shown to be at reduced risk of flooding due to the presence of river / sea defences including walls and embankments on the River Trent.
- 4.21 According to the Flood Risk Assessment produced for the Site (LLP1-BWB-ZZ-XX-RP-YE-0001_FRA) the EA Tidal Trent (2023) modelling shows the Site is removed from the fluvial floodplain for modelled events up to, and including, the 1 in 100-year + 29% climate change design event.
- 4.22 The developable area for the Proposed Development is also removed from the tidal floodplain for modelled events up to, and including, the 1 in 200-year 2123 Upper End event.

Ground Conditions

- 4.23 An intrusive ground investigation and Phase 2 Geo-Environmental Assessment was produced for the Site (LLP1-BWB-XX-XX-T-G-0002_Ph2). Chemical soil analysis did not identify significant contamination, with all soil samples recording contaminant concentrations below the relevant screening criteria. Asbestos was not identified at the Site. All pesticide and herbicide concentrations were recorded below the laboratories lowest level of detection.
- 4.24 Marginal leachate exceedances of chromium III, copper, lead and zinc have been identified when compared to the Environmental Quality Standards (EQS) criteria. However, it is considered unlikely that the leachate concentrations from soil samples would migrate towards the underlying aquifers or surface water features at elevated concentrations. Furthermore, the test results relate to samples of natural ground; it is therefore considered that these concentrations are reflective of natural background concentrations in the local area and not a result of contaminative land uses.
- 4.25 Exceedances of the Ammonia screening criteria within groundwater have been recorded in the south of the Site, adjacent to the historical Scotter Road Landfill site, previously identified as a contamination source. No exceedances have been identified from one groundwater sample within the residential / commercial development area.
- 4.26 Based on the gas monitoring completed, the results indicate that the Site should be characterised as CS1. However, given that only one borehole was monitored as per the prescribed monitoring programme within the northern parcel of land, (where the residential and commercial development is proposed), and due to the organic rich nature of the peat found further north of the borehole location, the gas assessment is not considered to have captured the true gassing scenario to the north. It is recommended that further assessment is undertaken following the surcharging of the Site to allow for gas protection measures to be included during the design phase if necessary.

Total Deprivation, Health and Crime

- 4.27 **Figure 4:1** illustrates the performance of areas in proximity to the Site in relation to 'IMD'. It shows that most communities in the vicinity of the Site perform poor to average compared to the England average
- 4.28 **Figure 4:2** illustrates the performance of areas in proximity to the Site in relation to 'Health'. It shows that most communities in the vicinity of the Site perform poor to average compared to the England average.
- 4.29 **Figure 4:3** illustrates the performance of areas in proximity to the Site in relation to 'Crime'. It shows that most communities in the vicinity of the Site perform poor to average compared to the England average.

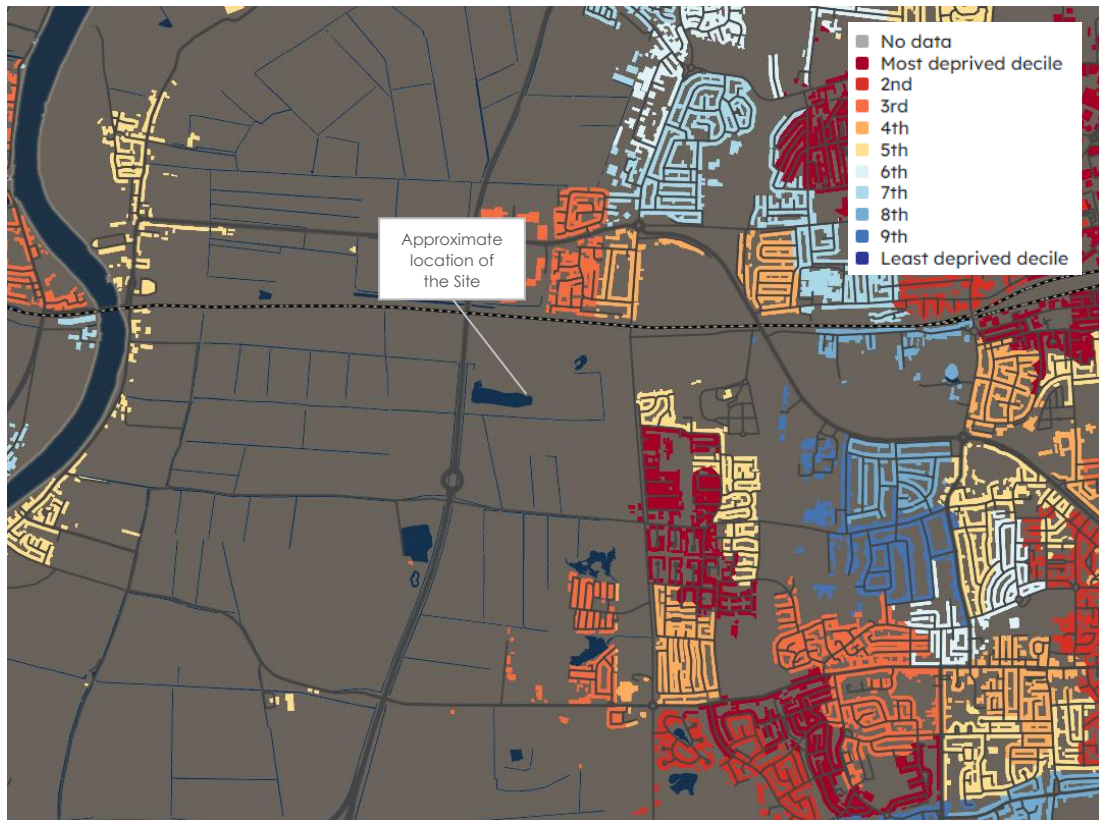


Figure 4:1: IMD Performance in the Surrounding Area

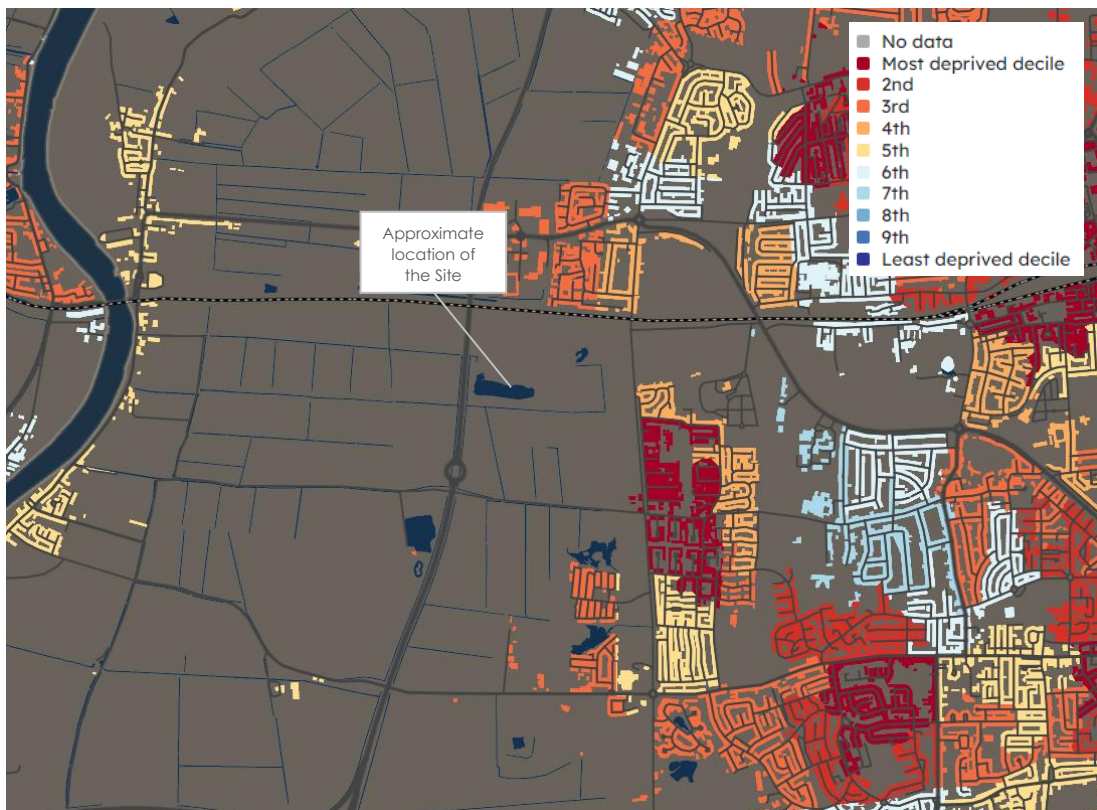


Figure 4:2: Health Performance in the Surrounding Area

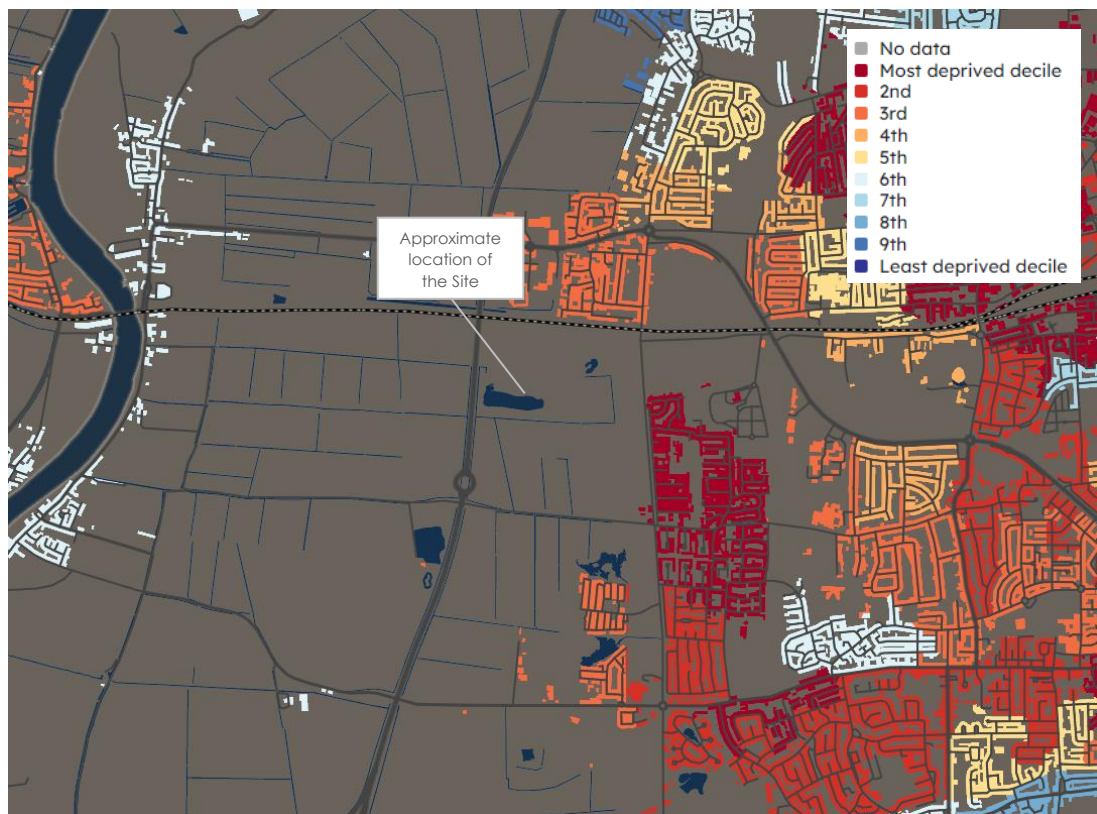


Figure 4:3: Crime Performance in the Surrounding Area

- 4.30 Overall, it is considered that the local communities may be sensitive to worsening levels of deprivation, health and crime if the Proposed Development is not designed, managed and delivered well.

Local Health Infrastructure

- 4.31 According to the NHS¹⁹, "there is no recommended number of FTE GPs per 1,000 patients per practice, recognising the differing needs of the registered patients of GP practices. GP practices plan and utilise their workforce to best meet the needs of their patients".

- 4.32

¹⁹ NHS 'GPs per 1,000 Patients' Available from: <https://www.nhs.uk/scorecard/100063>

4.33 **Table 4.2** provides key information on NHS-registered general practitioners within 3 km of the Site²⁰.

²⁰ NHS, 'Catalyst Public Insight Portal', available: <https://www.nhsbsa.nhs.uk/access-our-data-products/catalyst>

Table 4.2: GPs within 3 km of the Site

GP Practice and Postcode ²¹	Distance from the Site (km)	Number of GPs (Headcount)	Accepting New Patients?	No. of Patients	Patients per GP
West Common Lane Teaching Practice (DN17 1YH)	50m east	11	Y	7,800	709
Ancora Medical Practice (DN16 2AB)	2km east	14	Y	20,432	1,459
Cedar Medical Practice (DN16 2AB)	2km east	9	Y	9,714	1,079
Ashby Turn Primary Care Partners (DN16 2UT)	2.5km east	10	Y	12,506	1,251
Church Lane Medical Centre (DN15 7AN)	2.4km north-east	7	Y	10,483	1,498
Ashby Clinic and Childrens Centre / The Birches Medical Practice (DN16 2SZ)	2.8km east	4	Y	9,737	2,434

4.34 **Table 4.3** provides key information on NHS-registered dental practices within 5 km of the Site.

Table 4.3: Dental Practices within 5 km of the Site

Dental Practice and Postcode ²²	Distance from the Site (km)	Number of Dentists (Headcount)	Accepting New Patients?
The Dental Design Studio	1.8km east	1	Yes – Children aged 17 or under
Scunthorpe Dental Care	1.8km east	Not available	Yes - Children aged 17 or under and adults entitled to free dental care
Ashby Dental Practice	2.4km south-east	6	Yes
mydentist, Ashby Road, Scunthorpe	2.5km east	2	Yes

²¹ NHS 'Find a GP' Available from: <https://www.nhs.uk/service-search/find-a-gp>

²² NHS 'Find a dentist' Available from: <https://www.nhs.uk/service-search/find-a-dentist>

Dental Practice and Postcode ²²	Distance from the Site (km)	Number of Dentists (Headcount)	Accepting New Patients?
Portman Dental & Implant Clinic	2.6km north-east	4	No
Scunthorpe Health Club Limited	2.7km north-east	4	Yes
The Forum Practice Ltd	3.1km north-east	10	Unknown
Orthocentres Limited	3.1km north-east	2	Yes
Bottesford Dental Practice	3.8km south-east	3	No

Educational Infrastructure

- 4.35 New residential developments have the capacity to affect nearby surrounding education facilities by increasing the demand for places within schools.
- 4.36 Information from the GOV.UK website^{23, 24} was used to build a profile of primary and secondary schools in the vicinity of the Site. **Table 4.4** lists the primary and secondary schools within 3 km of the Site.
- 4.37 There are 14 primary schools within 3 km of the Site. Across these, there is a total capacity for 5,119 pupils, although it is worth noting that four of the schools are cater for infants or juniors only. The latest information indicates that two school are oversubscribed and that there are 500 vacancies across the remaining ten schools, 382 of which are schools for children ages 3/4 - 11.
- 4.38 There are six secondary school within 3 km of the Site. The latest information identifies 399 vacancies across these schools.
- 4.39 There are three colleges and two secondary schools with sixth forms within 3km of the Site. The latest information identifies 31 vacancies within one of the colleges, but the capacity for the other colleges and sixth forms was not available at the time of writing.

Table 4.4: Primary and Secondary Schools and Colleges within 3 km

School Name and Postcode	Distance from the Site (km)	School Capacity	Current Number of Pupils	Current Capacity
Primary Schools				

²³ GOV.UK, 'Compare school and college performance in England' Available from: <https://www.compare-school-performance.service.gov.uk/find-a-school-in-england?searchtype=search-by-location&LocationCoordinates=&keywords=DN12+2AY&radius=3>

²⁴ GOV.UK, 'Get Information about Schools', available: <https://www.get-information-schools.service.gov.uk/Search?SelectedTab=Establishments>

School Name and Postcode	Distance from the Site (km)	School Capacity	Current Number of Pupils	Current Capacity
Oasis Academy Parkwood (DN17 1SS)	0.6km east	389	326	63
Westcliffe Primary School (DN17 1PN)	0.8km south-east	315	334	-19
Priory Lane Community School (DN17 1HE)	1.4km east	398	329	69
Berkeley Primary School (DN15 8AH)	1.8km north-east	669	625	44
Gunness and Burringham Church of England Primary School (DN17 3LT)	2km west	99	93	6
Enderby Road Infant School (DN17 2TD)	2.1km south-east	146	107	39
Saint Augustine Webster Catholic Voluntary Academy (DN15 8BU)	2.2km north-east	420	364	56
Willoughby Road Primary Academy (DN17 2NF)	2.4km south-east	376	295	81
Outwood Junior Academy Brumby (DN16 2HY)	2.5km east	480	463	17
Leys Farm Junior School (DN17 2PB)	2.5km south-east	180	139	41
Bushfield Road Infant School (DN16 1NA)	2.6km east	219	198	21
Oasis Academy Henderson Avenue (DN15 7RW)	2.6km north-east	665	686	-21
Lincoln Gardens Primary School (DN16 2ED)	2.9km east	420	412	8
Oakfield Primary School (DN16 3JF)	2.9km south-east	343	285	58

School Name and Postcode	Distance from the Site (km)	School Capacity	Current Number of Pupils	Current Capacity
Secondary Schools				
OneSchool Global UK Ridgeway Campus (Mixed Primary and Secondary, ages 7 – 18) (DN17 1BS)	1.3km north-east	270	185	85
Melior Community Academy (DN17 1HA)	1.3km east	900	872	28
The St Lawrence Academy (DN15 7DF)	2.2km north-east	825	798	27
South Park Enterprise College (ages 11-19) (DN17 2TX)	2.4km south-east	150	33	117
Outwood Academy Brumby (DN16 1NT)	2.6km east	860	736	124
St Bede's Catholic Voluntary Academy (DN16 2TF)	2.7km south-east	700	682	18
Colleges				
Trent View College (DN17 1DS)	0.9km south-east	60	29	31
John Leggott Sixth Form College	1.0km east	Not recorded	Not recorded	Not recorded
Skills Centre PLUS (DN15 7DQ)	1.4km north	50	Not recorded	Not recorded

Childcare Facilities

4.40 **Table 4.5** lists the Ofsted registered nursery schools within 3 km of the Site²⁵. This table shows that there are currently 18 nursery schools within 3 km.

²⁵ Family Information Services, 'Family Information Directory', available from: <https://familydirectory.northlincs.gov.uk/Provider>.

Table 4.5: Nursery Schools within 3 km of the Site

Nursery Name and Postcode	Distance from the Site (km)
Oasis Academy Parkwood Nursery (DN17 1SS)	0.6km east
Westcliffe Primary School (DN17 1PN)	0.8km south-east
Happy Stars Private Day Nursery (DN17 1DU)	1.2km east
Gunness & Burringham Pre-School (DN17 3LT)	2km west
Wise Owl Private Day Nursery Ltd62 (DN16 2AW)	2km east
Enderby Road Infant School (DN17 2TD)	2.1km south-east
Lincoln Gardens Primary School Nursery (DN16 2ED)	2.3km south-east
Little Owls Nursery (DN17 2LD)	2.3km south-west
Toy Box Nursery (Scunthorpe) (DN16 1AA)	2.3km east
Bushfield Road Infant School Nursery (DN16 1NA)	2.5km east
Ashby Neighbourhood Nursery (DN16 2SZ)	2.5km south-east
Moorwell Miracles Children's Nursery (DN17 2TX)	2.5km south-east
Oasis Academy Henderson Avenue (DN15 7RW)	2.6km north-east
Althorpe and Keadby Primary School Nursery (DN17 3BN)	2.6km north-west
Little Owls Scunthorpe Ltd (DN15 8LG)	2.6km north-east
Little Tots Nursery Scunthorpe Ltd (DN15 7PE)	2.6km north-east
Busi Bodies Nursery (DN15 8EA)	2.7km north
Oakfield Primary School (DN16 3JF)	2.9km south-east

5. HEALTH AND PLANNING SCREENING CHECKLIST

5.1 The Health and Planning Screening Checklist within NLC's Supplementary Planning Document², in combination with the 4th edition of the NHS London Healthy Urban Development Unit (HUDU - October 2019) rHIA tool, to inform the assessment.

Table 5.1: Health and Planning Screening Checklist

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
<p>Will the proposal have a direct impact on health, mental health and wellbeing? For example would it cause ill health or affect social inclusion, independence and participation? You should consider whether any socio economic or equalities group will be particularly affected.</p>	No	<p>The Proposed Development will not cause ill health. A Construction Environment Management Plan (CEMP) will be required to support the application at the Reserved Matters stage. The CEMP would set out how construction impacts such as dust, noise, vibration, odours and pollution would be minimised.</p> <p>The Proposed Development would not negatively affect social inclusion. The proposed pedestrian / cycle way along Brumby Common would connect the Proposed Development to residential development to the east. Pedestrian / cycle ways, open space and areas of play would be provided within the Proposed Development. In addition, a Local Centre is proposed as part of the development and this will encourage interactions and social cohesion.</p> <p>The Proposal will also address the key components of Lifetime Neighbourhoods. The design of buildings within the Proposed Development would accord with NLC's Core Strategy Policies CS5: Delivering Quality Design in North Lincolnshire and CS7: Overall Housing Provision. Planning Policy requires for 30% of the dwellings overall will achieve Building</p>	Positive	<p>A full Health Impact Assessment is not required for the Proposed Development.</p> <p>All measures set out within the CEMP should follow best practice within the construction industry.</p> <p>Homes should be designed to meet as many of the 16 criteria within the Lifetime Homes Standard as possible.</p> <p>As well as meeting M4 (2) requirements, houses should be designed to comply with Building Regulation requirement M4 (3) where feasible.</p> <p>A Local Centre is proposed as part of the</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>Regulations M4(2) standard (accessible and adaptable dwellings) and a further 5% of the dwellings to be M4(3) (wheelchair accessible). The exact details of housing will be resolved at Reserved Matters Stage.</p> <p>A Statement of Community Involvement is being submitted with the planning application. Community consultation was undertaken with local residents in November and December 2024. This involved the distribution of leaflets, the launch of a consultation website and a public exhibition, held on 4th December 2024.</p>		<p>development and this will encourage interactions and social cohesion.</p>
<p>Will there be a change in demand for or access to health and social care services? For Example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?</p>	<p>Yes</p>	<p>The Proposed Development will lead to an increase in people accessing health and social care services in the local area.</p> <p>A Local Centre is proposed as part of the Proposed Development which may include a Doctor's Surgery and Pharmacy which would alleviate some of the pressure on the healthcare services within the local community.</p>	<p>Positive</p>	<p>Any healthcare facilities should be designed to meet NHS requirements.</p>
<p>Is the proposal site located close to and accessible for community services and facilities, including fresh food, GP and schools?</p>	<p>Yes</p>	<p>As shown in Table 4.2 and Table 4.3, there are six GPs within 3km of the Site and nine dental practices within 5 km of the Site. The Proposed Development will result in more people accessing healthcare facilities. However, there is no recommended number of GPs per patient. In addition, the Proposed Development may include a Doctor's Surgery and</p>	<p>Negative</p>	<p>A financial contribution towards education services may be sought as part of a S106 agreement.</p> <p>Any healthcare facilities should be designed to meet NHS requirements.</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>Pharmacy which would alleviate some of the pressure on the healthcare services within the local community.</p> <p>As shown in Table 4.4, there are currently 14 primary schools, six secondary schools and three colleges within 3 km of the Site. The proposal will result in more children attending these schools. However, there are currently 500 primary school vacancies and 399 secondary school vacancies across these school. In addition, the Proposed Development includes a Local Centre, comprising of 1,500 sqm of non-main town centre uses which includes a nursery.</p> <p>The Site has a range of local services and facilities located within a comfortable walking / cycling distance, including a number of foodstores which would sell fresh food. In addition, a Local Centre will be provided as part of the Proposed Development which may include a foodstore, pub / family restaurant and high street units, and residents would be able to walk to access these services.</p>		
<p>Is the proposal site within close proximity to employment opportunities?</p>	<p>Yes</p>	<p>The Site has a range of local services and facilities located within a comfortable walking / cycling distance which may offer employment opportunities.</p> <p>Scunthorpe town centre is located approximately 2.5km north-east of the Site and would offer a range of employment opportunities. The Council are in</p>	<p>Negative</p>	<p>It is recommended that construction contractors used for the Proposed Development should be local to ensure local people benefit from the jobs created. Furthermore, a more</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>discussions to re-route the #35 bus through the Site, which will provide sustainable links to Scunthorpe. In addition, Scunthorpe train station is approximately 2.5km to the north-east and would provide onward connectivity to Doncaster, Liverpool and Cleethorpes.</p> <p>During construction, employment is construction related jobs would be created. Should any construction contractor be from the local area, these jobs would likely be taken up by local people.</p> <p>During the operational phase, there would be employment opportunities as part of the local centre, as well as maintenance of open spaces.</p>		<p>significant benefit would occur if training and apprenticeships were offered.</p>
<p>Are walking and cycling opportunities available which are safe and appealing?</p>	<p>Yes</p>	<p>There are various Public Rights of Way (PRoW) routes within close vicinity of the Site. PROW GUNN 180 #1 routes in an east / west direction and provides access from the southern extents of the village of Gunness towards A1077 and the wider extents of Scunthorpe. BURR 181 routes in an east / west direction also and provides access from High Street, adjacent to the River Trent and continues towards Brumby Common Lane. Residents will be able to use these as traffic-free walking routes, will allow residents to go for leisure walks.</p> <p>National Cycle Route (NCN) 1679 is located approximately 750m to the east of the proposed Site access on Brumby Common Lane. NCN Route 1679</p>	<p>Positive</p>	<p>The segregated cycle and pedestrian path along Brumby Common Lane will be lit and overlooked by residential dwellings where feasible to make the path a safe and attractive route to accessing facilities to the east of the Site.</p> <p>All walkways within the Site should designed to be accessible to people with reduced mobility.</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>is commonly known as 'Scunthorpe Ridgeway' and provides travel north to south through Scunthorpe, to the west of the town centre.</p> <p>Segregated cycle and pedestrian paths will be provided along Brumby common to encourage active travel. In addition, footpaths will be provided through the Proposed Development to encourage pedestrian access to areas of public open space.</p> <p>A Travel Plan has been produced for the Proposed Development (LLP1-BWB-GEN-XX-RP-TR-0005_Travel Plan) which will encourage residents to use active forms of travel.</p>		
<p>Is the proposal site well served by public transport?</p>	<p>Yes</p>	<p>The Site is currently serviced bus limited bus services, provided from Scotter Road and West Common Lane. The closest bus stop to the Site, is approximately 175m east of the Site on West Common Lane.</p> <p>Within Scunthorpe, there is a North Lincolnshire Demand Responsive Transport (DRT) bus service, which is a flexible, on-demand public transport service and provides residents with the greater access to Scunthorpe from rural and less-connected areas. Bookings for the service can be made via a dedicated app and provides real-time tracking and booking updates. The services also aims to provide transport for elderly residents who struggle to access conventional bus services or require assistance.</p>	<p>Neutral</p>	<p>Discussions are currently taking place with NLC and Stagecoach East Midlands about the diversion of the #35 bus route to provide through the proposed Site access which would provide access to Scunthorpe town centre.</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>Discussions are currently taking place with NLC and Stagecoach East Midlands about the diversion of the #35 bus route to provide through the proposed Site access which would provide access to Scunthorpe town centre.</p> <p>The nearest railway station to the Site is Scunthorpe Railway Service, which is approximately 2.5km to the north-east of the Site. This is considered to be within an acceptable cycling distance of the Site.</p> <p>A Travel Plan has been produced for the Proposed Development which will signpost public transport options to residents.</p>		
Does the proposal promote good air quality through the planting of trees?	Yes	<p>In relation to air quality during construction, a qualitative construction phase assessment was undertaken as part of the Air Quality Assessment and measures were recommended to minimise emissions during construction activities. With the implementation of these mitigation measures the impact of construction phase dust emissions is considered to be 'not significant' in accordance with the Institute of Air Quality Management (IAQM) guidance.</p> <p>It is anticipated that a Construction Environmental Management Plan (CEMP) would be required to support the application at the Reserved Matters</p>	Positive	<p>All measures set out within the CEMP should follow best practice within the construction industry.</p> <p>As stated in the AQA, no mitigation is required, however, the inclusion of EV charging points would be considered beneficial.</p> <p>A Landscape Management Plan has been prepared that details the monitoring and</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>stage. The CEMP would set out how construction impacts such as dust, noise, vibration and odours would be minimised.</p> <p>The majority of the existing woodland and tree canopy along the boundary of the Site will be retained.</p> <p>The Landscape Plan (6024-OOB-ZZ-00-D-L-000002) produced for the Site details the planting of native mixed species hedgerow and trees as part of the Proposed Development.</p>		<p>maintenance regime for habitats at the Site in order to ensure their success.</p>
<p>How has biodiversity enhancements been considered?</p>	<p>Yes</p>	<p>An Ecological Impact Assessment (EclA) has been produced for the Site and provides recommendation measures to enhance biodiversity at the Site.</p> <p>According to the Biodiversity Net Gain (BNG) feasibility report, the Proposed Development will achieve a 6.36% gain in habitat units, 21.21% hedgerow gain and 52.74% watercourse gain, in accordance with the Environment Act (2021).</p> <p>The Landscape Plan details the proposed planting including native meadow grassland, native wet meadow, native marginal and aquatic planting, native mixed species hedgerow and trees. In addition, a water vole mitigation area is being created.</p>	<p>Positive</p>	<p>A Landscape Management Plan has been prepared that details the monitoring and maintenance regime for habitats at the Site in order to ensure their success.</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
How have heritage assets and the historic built environment been considered?	Yes	<p>A Heritage and Archaeology Desk Based Assessment (DBA) has been produced for the Site (LLP1-BWB-ZZ-XX-RP-LH-0001_Heritage Statement). The assessment considers that there will be no impact to the setting or significant of any designated heritage assets as a result of the Proposed Development.</p> <p>The geophysical survey of the Site did not identify any anomalies clearly suggestive of archaeological activity. The survey primarily identified anomalies related to the post-medieval water management of the Site. Further agricultural anomalies, relating to former field boundaries and drainage regimes were also identified.</p> <p>The DBA concluded that there is the potential for impacts to archaeological assets, however the significance of effect was considered to be Slight.</p>	Neutral	<p>Given the limited archaeological potential, a strategy involving trenching, test pitting, and window sampling, followed by specialist analyses, should be agreed with the Archaeological Advisor.</p>
Has land contamination been considered?	Yes	<p>A Phase I Geo-Environmental Assessment (LIN-BWB-EGT-XX-RP-LE-0001_DS) and an intrusive ground investigation (LIN-BWB-ZZ-XX-RP-YE-0002_Ph2) have been undertaken at the Site.</p> <p>The soil samples were screened against the LQM S4ULS for a residential end use development, and no contaminant concentrations were recorded above the screening criteria. In addition, all pesticides concentrations were recorded below the laboratory's lowest level of detection and no positive result for asbestos were identified.</p>	Neutral	<p>Gas protection measures are recommended in accordance with BS8485: 2015. Based on a Type A development and CS2 / NHBC Amber 2 classification a gas protection score of 3.5 will need to be achieved.</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>The risk posed to controlled waters is predominantly considered to be low due to the lack of a significant contamination source identified on-site.</p> <p>Gas monitoring recorded localised elevated concentrations of carbon dioxide and carbon monoxide and depleted oxygen at the Site. Gas screening values from this monitoring has classified the Site as CS2 Amber 1 and Amber 2. As such, ground gas protection measures are required to be included in the design of new properties.</p> <p>The proposal for dealing with surface water runoff generated by the development is to utilise a combination of sustainable urban drainage (SuDS) features to mimic the rates of flow which would arise from the previous greenfield nature of the land. These SuDS will also provide a level of treatment to ensure water quality is appropriately protected.</p>		
<p>Will the construction use local building services, supplies and material?</p>	<p>Yes</p>	<p>The Sustainability Statement produced for the Site (LIN-BWB-ZZ-XX-RP-ME-0002_S2_P01_Sustainability Statement) states that all materials will be responsibly sourced and where practical and feasible, materials will be sourced from local suppliers.</p> <p>The building materials to be utilised, would also be addressed at the Reserved Matters stage. It is anticipated that materials used during the construction phase would be locally sourced.</p>	<p>Neutral</p>	<p>It is recommended that construction contractors used for the Proposed Development should be local to ensure local people benefit from the jobs created.</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>The Proposed Development will be designed to achieve Part L (2021) compliance through the adoption of an energy hierarchy. Other measures to be incorporated include use of sustainable building materials where feasible, water efficiency measures and sustainable transport measures.</p> <p>During construction, the Principal Contractor will have an appropriate environmental management system (EMS) covering their main operations. All areas of concern will be managed, including waste reduction strategies, noise and dust pollution, construction traffic and protection of any and all ecology features identified on the site. Contractors will furthermore monitor and set targets for, and monitor, energy usage, water usage and construction waste related to the site for the duration of the works stage to encourage transparency and accountability.</p>		
<p>Does the proposal enhance the opportunities for access to open space, amenity space, parks and play areas?</p>	<p>Yes</p>	<p>As shown in the Landscape Plan the Proposed development includes areas of open spaces, a children's play area with play equipment as well as seating.</p> <p>The Proposed Development would accord with Supplementary Planning Guidance 10 Provision of Open Space in New Housing Developments²⁶. The provision of high quality accessible open space will have a beneficial effect by encouraging greater</p>	<p>Positive</p>	<p>Ensure that all Public Open Spaces and access routes are accessible for people with reduced mobility.</p>

²⁶ North Lincolnshire Council (2006) Supplementary Planning Guidance 10 Provision of Open Space in New Housing Developments.

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>physical activity and positively affecting mental health and general wellbeing of future occupants and existing local residents.</p> <p>There are currently no footpaths on-site. The Operational Access Parameters Plan (7730-SMR-01-ZZ-DR-A-8022-S3-P6) proposes pedestrian access routes around the Site, which would provide access to the open spaces proposed.</p>		
<p>Does the proposal include amenity space which could be used for allotments or community food growing areas?</p>	<p>No</p>	<p>There are currently no provisions for proposal to facilitate the supply of local food. However, the Proposed Development includes a Local Centre, comprising of 2,499 sqm of "main town centre uses" which includes food retail. This will enable local residents to purchase fresh food.</p> <p>No hot food takeaway uses have been proposed.</p>	<p>Neutral</p>	<p>No mitigations as of yet.</p>
<p>Has the scheme considered the following in terms of design and layout: Code for Sustainable Homes BREEAM</p>	<p>No</p>	<p>The Proposed Development will be designed in accordance with the Building Regulations. The Proposed Development will be designed to achieve Part L (2021) compliance through the adoption of an energy hierarchy. Other measures to be incorporated include use of sustainable building materials where feasible, responsible material sourcing, water efficiency measures and sustainable transport measures.</p>	<p>Neutral</p>	<p>Renewable energy sources will be incorporated into the design of the Proposed Development as much as possible.</p> <p>The Site layout should ensure front doors address the street and rear gardens are secure and</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>Compliance in relation to achieving a BREEAM 'Very Good' cannot be fully assessed at this stage due to the outline nature of the Proposed Development. However, adherence to one of these standards will be ensured, once more detailed information on design and specifications becomes available during the Reserved Matter Stage.</p> <p>The feasibility of renewable energy generation within the Energy Statement (LLP1-BWB-ZZ-XX-RP-ME-0001_Energy Statement) concluded that the most appropriate recognised on-site renewable energy technologies with high opportunities for the Site are Solar Photovoltaic (PV), Solar Thermal, Wastewater Heat Recovery, Air Source Heat Pump and Ground Source Heat Pump.</p> <p>Secured by Design guidance will be carefully considered throughout the design of the Proposed Development to ensure crime is designed out as much as possible.</p> <p>The Sustainability Statement states that to minimise the risk of overheating, the Proposed Development will utilise appropriate overheating mitigation measures, such as thermal mass and glazing with low g-values and will also consider mechanical ventilation with heat recovery (MVHR) system if required.</p>		<p>private. Which would allow views of public realm and areas of open space and provide natural surveillance to make people feel safe.</p> <p>The layout of on plot carparking spaces should be such that future residents could see their car from their home.</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<p>All dwellings will be designed to provide a thermally efficient building envelope in accordance with Part L (2021) of the Building Regulations.</p> <p>The design of buildings within the Proposed Development would accord with NLC's Core Strategy Policies CS5: Delivering Quality Design in North Lincolnshire and CS7: Overall Housing Provision.</p> <p>As mentioned above, the Proposed Development has been designed to encourage social cohesion through the provision of pedestrian / cycle ways through the development, accessible open spaces and play equipment. The provision of high quality accessible open space will have a beneficial effect by encouraging greater physical activity and positively affecting mental health and general wellbeing of future occupants and existing local residents.</p>		
Does the scheme comply with the North Lincolnshire Accessibility Criteria?	Yes	<p>The North Lincolnshire Accessibility Criteria²⁷ has been reviewed with the following results:</p> <ul style="list-style-type: none"> The nearest bus stop is located within 550m of the Site, which is greater than the 400m guideline. However, as part of the discussions to re-route the #35 bus route, it is proposed to include bus stops on the proposed Site access road. This will enable proposed residents to access public transport; 	Unknown	A Local Centre is being proposed as part of the Proposed Development, which may include retail units and Doctor's Surgery, a Pharmacy and a Creche.

²⁷ North Lincolnshire Council (2016) Housing and Employment Land Allocations Development Plan Document. Available from: https://m.northlincs.gov.uk/public/planningreports/HEDPD_Adoption_2016/Housing%20Employment%20Land%20Allocations%20DPD.pdf

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<ul style="list-style-type: none"> The Site is located within 800m of a primary school, however the walking distance would be 19 minutes, which is outside of the 10-minute guideline and currently outside of the 20-minute public transport time; The Site is located within 1.6km of a secondary school, however, the walking distance would be 32 minutes which is outside of the 20-minute guideline and currently outside of the 40-minute public transport time; The nearest local services are located 850m from the Site which is just outside of the 800m guideline. However, a Local Centre is proposed as part of the Proposed Development which may include facilities such as a food retail / convenience store. This will enable proposed residents to access local services; The Site is located within 800m of a GP and is within the 10-minute walking distance guideline. In addition, a Local Centre is proposed which may include a Doctor's Surgery and Pharmacy. This will enable proposed residents to access healthcare services; The nearest leisure facility is Westcliffe Community Association, located 900m from the Site which is just outside the 400m guideline. However, open space and play areas are proposed as part of the Proposed Development. This will enable proposed residents to access areas that can be used to recreation; 		<p>Discussions are currently taking place with NLC and Stagecoach East Midlands about the diversion of the #35 bus route through the proposed Site access.</p>

Question	Yes/No	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		<ul style="list-style-type: none"> • The nearest retail centre is 1.3km north of the Site. It is a 34 minute walking distance from the Site which is outside of the 5-minute guideline and is currently outside of the 30-minute public transport time. However, a Local Centre is being proposed as part of the Proposed Development, which will include retail units, enabling proposed residents to access retail facilities; • The nearest hospital is 1.8km north-east of the Site. It is a 36 minute walking distance from the Site which is outside of the 5-minute walking distance guideline and is currently outside of the 30-minute public transport time; • The nearest major area of employment is Scunthorpe which is 2.4km north-east of the Site. It is a 49 minute walking distance from the Site and is currently outside of the 30-minute public transport time. <p>With the development of the Local Centre, and the diversion of the #35 bus route through the proposed Site access, it is considered that the Proposed Development has the potential to achieve seven out of the nine accessibility criteria.</p> <p>The Site is also part of the Lincolnshire Lakes Area Action Plan (AAP). It is considered that when the Lincolnshire Lakes development is delivered in full, this will create a number of high quality, sustainable village communities, with major opportunities for leisure, sport, recreation and employment.</p>		

6. CONCLUSIONS

- 6.1 The assessment has utilised information within other reports and documents associated with the Proposed Development, as well as information provided by the Project Team to assist in determining its potential health effects. Professional judgement has been used to determine whether these potential effects would be positive, neutral or negative, or are unknown at the time of writing.
- 6.2 It is considered that the Proposed Development would comply with both national and local policy in relation to health and would not negatively affect the health of either the local community or future residents within the Proposed Development. However, some matters have yet to be addressed at this stage given the outline elements of the hybrid application and it is anticipated that these matters will be discussed and agreed with NLC at the Reserved Matters stage.
- 6.3 **Table 6.1** sets out suggested mitigation and enhancements measures that have been identified for the Proposed Development.

Table 6.1: Summary of Potential Mitigation and Enhancement Measures

Health Theme	Recommended Mitigation or Enhancement Action
Air Quality and Noise	<p>As stated in the AQA, no mitigation is required, however, the inclusion of EV charging points would be considered beneficial.</p> <p>It is anticipated that a Construction Environmental Management Plan (CEMP) would be required to deliver the elements of the full planning application and to support the application at the Reserved Matters stage. The CEMP would set out how construction impacts such as dust, noise, vibration and odours would be minimised.</p>
Access to Healthcare Services and other Social Infrastructure	<p>A Local Centre is proposed as part of the Proposed Development which may include a Doctor's Surgery and Pharmacy. any healthcare facilities should be designed to meet NHS requirements.</p> <p>A financial contribution towards education services may be sought as part of a S106 agreement.</p>
Crime Reduction and Community Safety	<p>Secured by Design guidance will be considered throughout the design of the Proposed Development. Houses will be orientated in such a way as to provide natural surveillance as much as possible.</p> <p>The segregated cycle and pedestrian path along Brumby Common Lane will be lit and overlooked by residential dwellings where feasible to make the path a safe and attractive route to accessing facilities to the east of the Site.</p>

Health Theme	Recommended Mitigation or Enhancement Action
Accessibility and Active Travel	<p>Communal areas and footpaths will be accessible to people with reduced mobility.</p> <p>The segregated cycle and pedestrian path along Brumby Common Lane will be lit and overlooked by residential dwellings where feasible to make the path a safe and attractive route to accessing facilities to the east of the Site.</p> <p>Speed limits should be clearly signposted throughout the Proposed Development.</p> <p>Discussions are currently taking place with NLC and Stagecoach East Midlands about the diversion of the #35 bus route to provide through the proposed Site access which would provide access to Scunthorpe town centre.</p>
Access to Work and Training	<p>Local construction contractors should be employed as much as possible to ensure that job opportunities are available for local people.</p>
Minimising the use of resources	<p>Building materials should be sourced locally as much as possible. The exact materials to be used would be agreed during the detailed design process.</p> <p>Energy provision and energy efficiency will comply with current Building Regulations as a minimum.</p>
Biodiversity	<p>Biodiversity will be enhanced by a minimum of 10% compared to baseline conditions.</p> <p>A landscape management plan has been prepared which details the monitoring and maintenance regime for habitats at the Site in order to ensure their success.</p>

6.4 In conclusion, if matters which have not yet been addressed at this stage are addressed and agreed during Reserved Matters stage, and the recommended mitigation and enhancement measures within this report are incorporated into the design, it is considered that the Proposed Development would not negatively affect the health of either the local community or future residents.

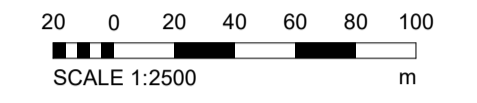
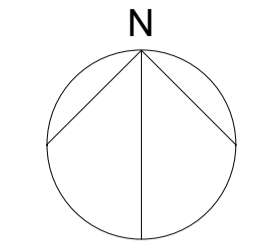
APPENDICES

APPENDIX 1: Site Plan

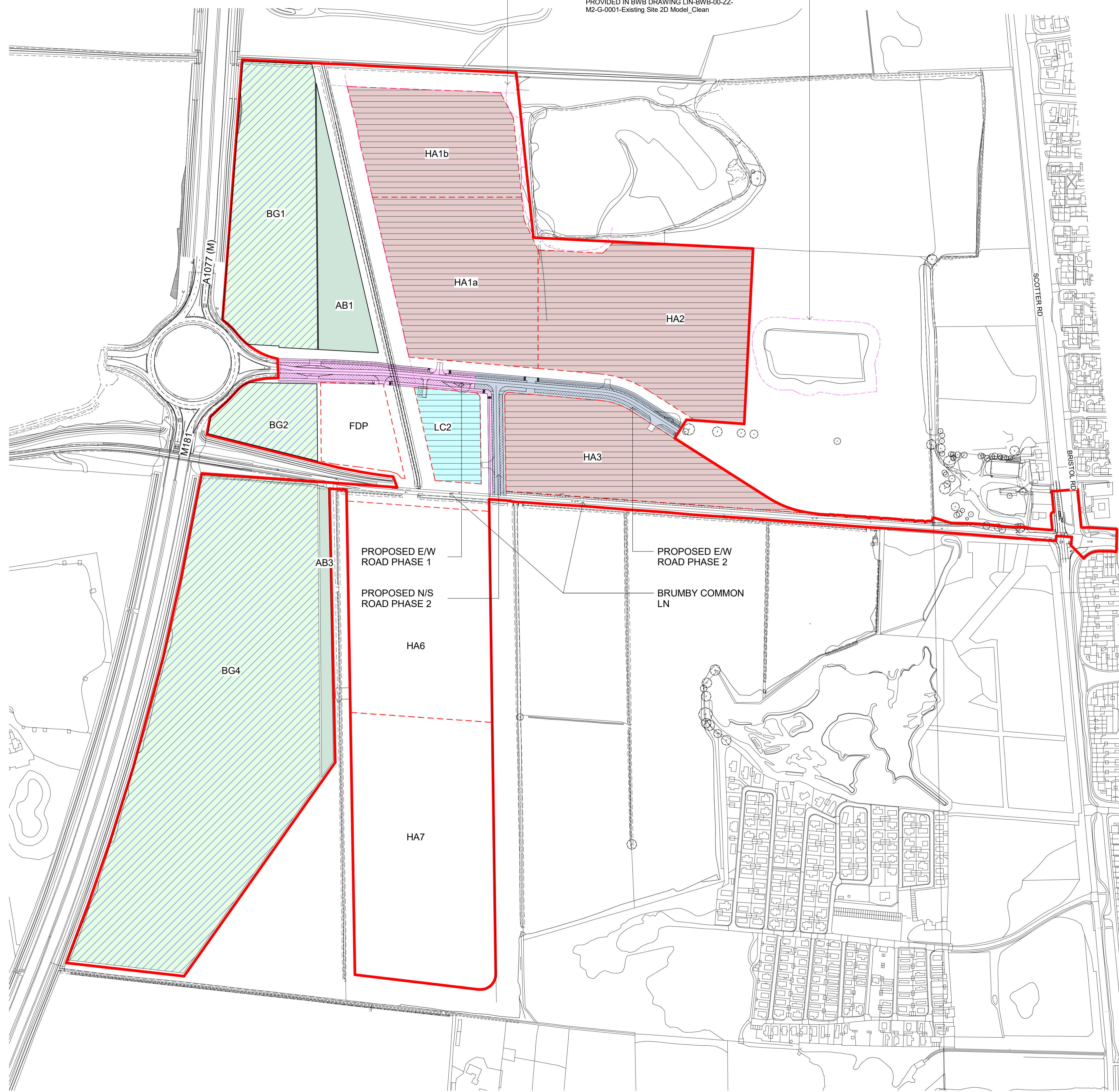
MAGENTA DASHED LINE 15m OFFSET FROM OVERHEAD TREE CANOPY EXTENT AS PROVIDED IN BWB DRAWING LIN-BWB-00-ZZ-M2-G-0001-Existing Site 2D Model_Clean

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--- 15m OFFSET FROM CANOPY LINE
 --- 22m OFFSET FROM TOP OF DITCH LINE



- KEY**
- PA#1 RED LINE BOUNDARY
 - HOUSING ALLOCATION
 - BLUE/GREEN INFRASTRUCTURE
 - ADDITIONAL BLUE/GREEN INFRASTRUCTURE
 - LOCAL CENTRE
 - PHASE 1 PEDESTRIANS/CYCLE ROAD
 - PHASE 2 PEDESTRIANS/CYCLE ROAD

PA1 GROSS AREA

Name	Acres	Hectares
PA1	139.65 acres	56.51 hectare

PHASING ALLOCATION NETT AREAS - PA #1

Name	Acres	Hectares
AB1	3.41 acres	1.38 hectare
AB3	1.26 acres	0.51 hectare
BG1	9.52 acres	3.85 hectare
BG2	2.32 acres	0.94 hectare
BG4	32.01 acres	12.95 hectare
FDP	2.57 acres	1.04 hectare
HA1a	10.00 acres	4.05 hectare
HA1b	7.00 acres	2.83 hectare
HA2	13.02 acres	5.27 hectare
HA3	8.17 acres	3.31 hectare
HA6	12.58 acres	5.09 hectare
HA7	15.71 acres	6.36 hectare
LC2	2.15 acres	0.87 hectare

P1	FIRST ISSUE	15.01.24	TD	CG
Rev	Description	Date	Dm	Ckd

Status SKETCH - NOT FOR CONSTRUCTION

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Project LINCOLNSHIRE LAKES
 Client **Hargreaves Land**

Drawing Title LINCOLNSHIRE LAKES PA#1 PHASING ALLOCATION PLAN

Proj Ref	Origin	Zone	Level	Type	Role	Num	Status	Rev
7730 - SMR	00	- ZZ	- DR	- A	- 2012	- S3	- P1	
SMR Job Ref	Sheet	Scale	Drawn					
7730-00-2012	A1	NOTED	TD					



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