**HIA example**

# 4.1 Case Study Sample

|  |  |
| --- | --- |
| **Nottinghamshire Rapid Health Impact Assessment** | |
| Planning Application Reference | Lane End, Kirkby in Ashfield, Nottingham, NG17 8TD |
| Planning Application Description | To redevelop the former Wyvern Club in Kirkby in Ashfield into a multi-functional building, possibly a pub/restaurant with a function room and staff flat. This will replace the old social club, which has been closed for months. The planning application includes improvements to the public area near Kirkby in Ashfield railway station, adding more greenery and creating a safer, more appealing entrance to the town centre. It will serve as a community hub, with a function room available for various clubs, groups, and private events. The project is funded by the Towns Fund. |
| Name of assessor and organisation | Rajlaxmi Gaware – Graduate Regeneration Officer Ashfield District Council Ashfield District Council |
| Date of assessment | June 2024 |

| **Assessment criteria** | | **Relevant?** | | **Details/evidence** | | **Potential health impact?** | | **Recommended amendments or enhancement actions to the proposal under consideration** | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1. **Housing quality and design**   Having proper and sufficient housing is essential for health and wellness, notably for children and the elderly. Environmental conditions, excessive numbers of people living in one space, cleanliness within structures, as well as improperly designed urban locations, are known contributors to sickness, acknowledged since the inception of urban design. Additionally, the way a building is managed after it's built affects the welfare, unity, and psychological health of the community. | | | | | | | | | |
| 1. Does the proposal seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet multigenerational needs *i.e.* older or disabled people?  [For example, does it meet all Lifetime Homes Standards, Building for Life etc?] | | Yes  Partial  No | | One accommodation unit is being provided within the proposed development comprising of a 2-bed studio apartment. Accommodation is accessed via a designated stairway however should the requirement for a stair lift for example be required later, this can be accommodated.  Internally, the accommodation looks to follow the lifetime home standards.  The appraisal stage concluded that the overall impact upon all criteria relating to housing quality and design was **neutral.** | | Positive  Negative  Neutral  Uncertain | | Ensure provision for future lifetime enhancements are available. | |
| 2. Does the proposal promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer | | Yes  Partial  No | | The building design looks to take PassivHaus standards and adopt measures across the scheme – This includes building construction utilising green energy technology to minimise the carbon footprint and reduce energy consumption, the building will also be connected to the electrical grid. This includes use of good materials for noise insulation and energy-efficiency, and detailed design considerations to make sure that building is accessible, adaptable, and well oriented.  The proposal significantly reduces energy use, compares with the existing building being demolished and maximises the potential to benefit from continued decarbonisation of the electricity grid.  The scheme has responded positively to the Zero Carbon agenda. In terms of more specific areas of design we would like to highlight the following objectives in our design approach:  Deliver an increase to the Building Reg requirement for levels of thermal insulation. Current analysis confirms that the scheme achieves between 12.5 – 42% improvement on an elemental basis.  Deliver a minimum 60% improvement on air permeability requirements. Current analysis confirms scheme is achieving a 62% improvement.  All occupied spaces to benefit from Mechanical Ventilation and Heat Recovery. Currently the design will recover approximately 80% of all the heat from extracted air.  All occupied spaces will benefit from excellent levels of natural daylight.  Deliver increased awareness and control of the energy use of the buildings via the use of the most up to date Smart Building Management Systems with digital displays available.  Maximise the potential to benefit from the decarbonisation of the electricity grid via the use of Air Source heat Pump Technology to support the generation of domestic hot water and space heating which also ensures no operational air quality impact from the development.  The roof will be covered in photovoltaic tiles to generate green electricity and reduce the building’s carbon footprint and operating costs.  It seeks generating efficiencies, through reduced running costs.  Overall, addresses, the following local policies:  CC1: Zero and Low Carbon Developments and Decentralised, Renewable and Low Carbon Energy Generation.  SD2: Good Design Considerations for Development. | | Positive  Negative  Neutral  Uncertain | | Ensure monitoring and evaluation of energy consumption, creation and carbon savings is available for the end user to access. | |
| 1. **Access to healthcare services and other social infrastructure**   Social infrastructure encompasses schools, healthcare facilities, social services, emergency responders, and community amenities like cultural centres and libraries. These are essential for creating strong, sustainable, and united communities with quality public services. Lifetime Neighbourhoods emphasize easy access to these facilities. The usage of local services depends on their proximity, transportation options, service quality, and building accessibility. Having access to high-quality education, healthcare, and community services significantly benefits physical health, while community involvement in service planning enhances mental wellbeing and promotes social unity. | | | | | | | | | |
| 3. Does the proposal seek to retain, replace, or provide health and social care related infrastructure? | | Yes  Partial  No | | The facility will offer community/function space for users to access which could include social care related offers. | | Positive  Negative  Neutral  Uncertain | | End user can promote social related offers for use within the available community/function space | |
| 4. Does the proposal address the proposed growth/ assess the impact on healthcare services? | | Yes  Partial  No | | The site is situated approximately 500m to the west of the town centre which has the Ashfield Health Village offering a range of outpatient services to the surrounding area. | | Positive  Negative  Neutral  Uncertain | |  | |
| 5. Does the proposal explore/allow for opportunities for shared community use and co-location of services? | | Yes  Partial  No | |  | | Positive  Negative  Neutral  Uncertain | |  | |
| 1. **Access to open space and nature**   Ensuring secure and appealing open/green spaces can promote increased physical activity, which in turn may lower the occurrence of heart disease, stroke, and other health issues tied to sedentary work and high stress living. Evidence is accumulating that having parks, open spaces, and natural areas nearby can aid in preserving or enhancing mental well-being. The exercise habits formed during childhood often influence adult behavior; currently, more children are lacking daily exercise, with rising instances of overweight and obese diagnoses. Providing play areas and facilities for community use or sports, such as sports fields, can stimulate regular physical activity. There's a notable link between how much an open space is valued and how often it's used for exercise, socializing, or unwinding. | | | | | | | | | |
| 6. Does the proposal seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity? | | Yes  Partial  No | | The proposal includes a multi-functional community/ meeting area / function space which looks to be used for shared community use. The development will unlock council-owned Brownfield site for mixed-commercial use by addressing site viability issues.  Example-   * creating economic growth (new jobs) * delivering more integrated, customer-focused services through restaurant, event space and staff accommodation   The proposal addresses following local policies:  SD5: Developer Contributions  Highlights opportunities for the multifaceted use of existing facilities as making a positive contribution towards sustainable growth.  SD13: Provision and Protection of Health and Community Facilities  - Encourages the co-location of health and community services and facilities  See section 3 Planning Policy of this report for further detail on how this scheme supports the National Planning Policy Framework and Ashfields Local Plan. | | Positive  Negative  Neutral  Uncertain | | Programme of community use to be advertised by the end user to promote the services available within the new space. | |
| 7. Does the proposal promote links between open and natural spaces and areas of residence, employment, and commerce? | | Yes  Partial  No | | The proposed high-quality hospitality venue with indoor and outdoor seating areas, as well as a public function room promotes the interlinkages.  Natural spaces and tree cover provide areas of shade and can improve the air quality in the area.  The provision of publicly accessible green spaces can encourage physical activity and maintain or improve mental health.  Accessible links are being created to enable access for all from the train station into the development site. | | Positive  Negative  Neutral  Uncertain | | Ensure these links are available at all times and well maintained. | |
| 8. Does the proposal seek to ensure that open and natural spaces are welcoming, safe, and accessible to all? | | Yes  Partial  No | | The proposed public realm improvements between the development site and the rail station entrance, improves the perception and permeability of West Kirkby Gateway.  Example - The proposal opens the barrier between the station and the public realm which improves the legibility and quality of public space and make it more welcoming. | | Positive  Negative  Neutral  Uncertain | |  | |
| 9. Does the proposal seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled? | | Yes  Partial  No | | The building has been designed with high level access for all, across the site, into the building (including lift to the function room) and accessible routes through to the train station and car park. | | Positive  Negative  Neutral  Uncertain | | There are opportunities with the end user to integrate play spaces with possible support from other related Council programmes. | |
| 1. **Air quality, noise, and neighbourhood amenity**   The state of the surrounding environment plays a critical role in influencing both physical and mental well-being. The pollutants generated from building projects, vehicular movement, and business operations can lead to compromised air quality, disruptive noise, and structural vibrations. There's a known correlation between suboptimal air conditions and chronic respiratory illnesses (like chronic bronchitis or emphysema), cardiac issues, as well as increased asthma rates in children. Additionally, noise pollution can adversely affect health by causing sleep disruptions, cardiovascular stress, and psychophysiological problems. Through thoughtful urban design and proper zoning, the negative effects of noise can be mitigated | | | | | | | | | |
| 10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration, and odours? | | Yes  Partial  No | | Construction phase plans, method statements and RAMS (Risk assessment method statements) will be implemented and approved prior to any construction to minimise construction impacts including dust, noise, vibrations, and odours as well as construction traffic, hours of working and waste management.  Improved Natural space and additional trees can help in improving the air quality in the area.  The proposal addresses following local objective:  S2: Achieving Sustainable Development  Sets out that proposals should be of high-quality design and construction, which enhance local character and distinctiveness. | | Positive  Negative  Neutral  Uncertain | | Site to be secured at all times with limits on disturbance levels adhered to. Vehicle movement will also be limited to hours of operational hours to prevent disturbance to the surrounding communities. Best practices regarding noise, dust and pollution will be adhered to. Suitable wate disposal policies will be followed. | |
| 11. Does the proposal seek to minimise air pollution caused by traffic and employment/ commercial facilities? | | Yes  Partial  No | | New cycle parking/shelter will be introduced to the site being made available to all users including staff and customers.  Site is on the main bus route with stops within a short distance away.  Electric Vehicle charging points are proposed to be provided on the development site.  New and improved wider and accessible foot paths are being implemented connecting to the railway station.  Limited car parking (shared space between the railway station and proposed development). | | Positive  Negative  Neutral  Uncertain | | Travel plans which encourage the use of public transport, cycling and walking will result in better local environmental conditions. | |
| 12. Does the proposal seek to minimise noise pollution caused by traffic and employment/ commercial facilities? | | Yes  Partial  No | | New cycle parking/shelter will be introduced to the site being made available to all users including staff and customers.  Site is on the main bus route with stops within a short distance away.  Electric Vehicle charging points are proposed to be provided on the development site.  New and improved wider and accessible foot paths are being implemented connecting to the railway station.  Limited car parking (shared space between the railway station and proposed development). | | Positive  Negative  Neutral  Uncertain | | As above | |
| 1. **Accessibility and active transport**   Easy access to various services and amenities reduces the necessity for travel and enhances the chances for community engagement. Structures and areas designed for accessibility and security promote inclusion, allowing individuals such as the elderly and those with disabilities to make use of them. Limiting reliance on automobiles and promoting forms of active transportation like walking and biking can boost physical exercise, aiding in the prevention of chronic illnesses, decreasing early mortality risks, and bettering mental wellbeing. | | | | | | | | | |
| 13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks? | | Yes  Partial  No | | The immediate proximity of the site with the railway station (adjacent to the car park) which has a passenger number of over 100,000 per year, (source Office of Road and Rail) encourages the use of public transport.  Moreover, the close proximity of the site to Kirkby Leisure Centre and Kingsway Park promotes active travel and builds the perception of the place as a hotspot that promotes health and well-being.  Overall, the proposal addresses the following local objective:  SO2: Promote Socially Cohesive, Healthy and Active Communities  - Facilitates walking and cycling for travel and leisure.  SO12: Transport and Accessibility  SD1: Social Value | | Positive  Negative  Neutral  Uncertain | | Combining active travel and public transport options can help people achieve recommended daily physical activity levels. | |
| 14. Does the proposal prioritise and promote cycling by providing secure bicycle parking, workplace shower facilities, and dedicated cycle lanes that connect to local and strategic bicycle networks? | | Yes  Partial  No | | The provision of secure cycle parking more than the minimum standard requirements promotes active travel. The site links to wider Council cycle projects including the Counties Local Cycling and Walking Infrastructure Plan (LCWIP) scheme. | | Positive  Negative  Neutral  Uncertain | | Ashfield District Councils Towns Funded Cycling and Walking project looks to enhance links across the town including this site and the train station. Proposals are developed collaboratively with this scheme. | |
| 15. Does the proposal support traffic management and calming measures to help reduce and minimise road injuries? | | Yes  Partial  No | | No traffic elements proposed on this scheme. | | Positive  Negative  Neutral  Uncertain | |  | |
| 16. Does the proposal promote accessible buildings and places to enable access to people with mobility problems or a disability? | | Yes  Partial  No | | By provision of the accessible ramp linking the site to the rail station, the facility it is attending to inclusive design and catering to people with mobility or a disability.  Furthermore, the site is full accessible with level access and an internal lift for users to access the first floor.  The access, orientation, and public streetscape will make it easier for people to access facilities using public transport, walking, or cycling.  The design takes into consideration matters such as contrasting colours for people with sight loss, décor consideration for people with sensory conditions, better lighting, accessible toilets for people with dementia, and training the staff could help address even other disabilities like hearing.  Overall, the proposal addresses the following local objective:  S5: Place Making and Design  SH3: Shopfronts  SD2: Good Design Considerations for Development | | Positive  Negative  Neutral  Uncertain | | Dementia friendly environment checklist to examine going forward. (https://www.alzheimers.org.uk/get-involved/dementia-friendly-resources/organisations/dementia-friendly-environment-checklist)  1. Quiet space – Is there a quiet space for someone who might be feeling anxious or confused?  2. Signage - Are signs clear, in bold face with good contrast between text and background?  3. Lighting - Well-lit spaces.  4. Flooring - Avoid highly reflective/slippery surfaces.  5. Changing rooms and toilets - Unisex and accessible toilet.  6. Seating/ Waiting area.  7. Navigation – clear signage | |
| 1. **Crime reduction and community safety**   Careful urban planning and design that encourages visibility and community engagement can lower crime rates and the fear associated with crime, positively affecting residents' mental health. Beyond the direct physical and psychological effects of experiencing crime, individuals may also face lasting health issues, such as disability, repeated victimization, and social withdrawal due to fear. Involving the community in development plans can help alleviate these fears and concerns. | | | | | | | | | |
| 17. Does the proposal create environments & buildings that make people feel safe, secure, and free from crime? | | Yes  Partial  No | | The development promotes natural surveillance and social interaction that can help to reduce crime and the ‘fear of crime’, both of which impacts on the mental wellbeing of residents.  Example-  Improved permeability by opening the wall at the Gateway from the rail station.  By continuation/linking of the public realm with the proposed building.  Overall, the proposal addresses the following local objective:  S5: Place Making and Design  SD2: Good Design Considerations for Development  SD3: Amenity | | Positive  Negative  Neutral  Uncertain | |  | |
| 1. **Access to healthy food**   Consuming healthy, nutritious food contributes to a better diet and reduces the risk of obesity-related chronic illnesses. Low-income individuals, including young families and the elderly, struggle to find nutritious options and are more exposed to foods high in salt, oil, dense fats, and sugar. Increasing the availability of locally sourced, healthy foods and reducing the prevalence of fast-food outlets can positively influence dietary habits and enhance overall physical and mental well-being. | | | | | | | | | |
| 18. Does the proposal support the retention and creation of food growing areas, allotments, and community gardens in order to support a healthy diet and physical activity? | | Yes  Partial  No | | The design of the new development can help create an environment which supports healthier lifestyle choices.  It encourages the provision of healthy eating options and is keen on improving the nutritional value of the menu.  Overall, the proposal addresses the following local objective.  S12: Health and Community | | Positive  Negative  Neutral  Uncertain | | The end user will be encouraged to source produce locally and if possible, look to include any community food growing opportunities. | |
| 19. Does the proposal seek to restrict the development of hot food takeaways in specific areas? | | Yes  Partial  No | |  | | Positive  Negative  Neutral  Uncertain | |  | |
| 1. **Access to work and training**   Good quality jobs and stable employment is one of the vital building blocks of a healthy life and healthy society. Decent work with adequate income is proven to benefit both physical and mental health in many ways, such as, providing a routine, sense of identity and purpose, and reducing isolation, loneliness, and financial stress. It is well researched that those in good, stable employment live more years in good health than those who are unemployed, with unemployed people being 5 times more likely to have poor health than people with jobs. Both employment and training can promote and support recovery from a range of physical and mental health conditions. | | | | | | | | | |
| 20. Does the proposal seek to provide new employment opportunities and encourage local employment and training? | | Yes  Partial  No | | The proposed development will provide safe and secure jobs with good working hours and conditions, supportive management and opportunities for training and development.  The provision of local work can encourage shorter trip lengths, reduce emissions from transport and enable people to walk or cycle.  The Index of multiple deprivation 2019 for the Greenwood and summit ward (west kirkby gateway located in this ward) indicates 92% of homes in this ward are in the bottom 2 deciles. This also highlights employment falling into one of the most deprived category.    Overall, the proposal addresses the following local objective.  S05: Strong and Vibrant Rural Communities  SO6: Economic Opportunity for All  SO12: Transport and Accessibility | | Positive  Negative  Neutral  Uncertain | | Employees can access the workplace through a variety of transport modes including walking cycling, train, and bus | |
| 1. **Social cohesion and lifetime neighbourhoods**   Having friends and a supportive community can lessen depression, reduce chronic disease, and quicken healing while also enhancing overall well-being. However, the breakdown of social bonds can create isolated communities divided by wealth, age, or ethnicity, leading to insecurity and reduced community unity. Supported voluntary and community organizations can combat this isolation by fostering connections for those estranged and engaging in interactions that benefit mental health. Lifetime Neighbourhoods extend the design principles of Lifetime Homes to promote spaces accessible and enjoyable for everyone, irrespective of age or ability. | | | | | | | | | |
| 21. Does the proposal connect with existing communities where the layout and movement avoid physical barriers and severance and encourages social interaction?  [For example, does it address the components of Lifetime Neighbourhoods?] | | Yes  Partial  No | | The given mixed-use developments at the gateway can help to widen social options for people. The public realm improvements this scheme includes looks to lift the physical barriers between the surrounding areas and opens up the opportunity for movement across the domains. In particular, the scheme is removing the brick wall between footpaths, car parks and train station entrance as well as introducing accessible ramps to enable all users to interact across the sites.  The proposal provides access to safe and permeable community places where people can meet informally like multipurpose hall, restaurant, indoor and outdoor seating, and public realm.  Overall, the proposal addresses Lifetime Neighbourhood guidance and the following local objective.  SO1: Facilitate Place Making,  SO2: Promote Socially Cohesive, Healthy and Active Communities  SO6: Economic Opportunity for All  SO12: Transport and Accessibility | | Positive  Negative  Neutral  Uncertain | | The proposals look to limit corners and areas that present perception of lowered security. Opening the development site up with use of green space and accessible links to ensure safe access to buildings. | |
| 1. **Minimising the use of resources**   Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environment impact, such as air pollution. | | | | | | | | | |
| 22. Does the proposal seek to incorporate sustainable design and construction techniques? | | Yes  Partial  No | | Making the best use of existing land - Redevelopment on derelict urban land ensures that land is effectively used, recycled, and enhanced.  Sustainable design and construction – locally available materials are used maximum in the building construction process.  Waste management – It ensures that hazardous waste is disposed of correctly.  Overall, the proposal addresses the following local objective.  SO4: Timely and Viable Infrastructure  SO13: Minimising Our Impact on the Environment | | Positive  Negative  Neutral  Uncertain | |  | |
| 1. **Climate change**   The planning system is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer, contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs have the potential to contribute towards the mental wellbeing of residents, as well as their physical wellbeing. | | | | | | | | | |
| 23. Does the proposal incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping? | | Yes  Partial  No | | Design techniques, sustainable travel, and energy will ensure that new restaurant and public realm can adapt to changes in temperature.  Overall, the proposal addresses the following local objective.  SO1: Facilitate Place Making -  Ensures that energy needs are reduced through the adoption of sustainable energy measures. | | Positive  Negative  Neutral  Uncertain | | Mature trees surrounding the development are being retained and protected – Their over will help reduce the thermal loads on the glazing of the new development. Benches under the tree shade will also be provided by the end users | |
| 24. Does the proposal maintain or enhance biodiversity and net gain | | Yes  Partial  No | | The proposal enhances the biodiversity by greening of west Kirkby gateway public realm.  The proposal addresses the following local policy:  S13: Green Infrastructure and the Natural Environment | | Positive  Negative  Neutral  Uncertain | | Biodiversity net gain calculations are included in the planning application | |
| 1. **Health inequalities- Building Blocks of Health to help Communities Thrive**   Where people live in Nottinghamshire greatly affects their health and life expectancy. Disparities among neighbourhoods’ influence factors like air quality and local goods availability. Those in less advantaged areas live 7.5 years shorter and spend 14 more years in ill-health. Life expectancy at birth is 82.6 years for females and 79.5 years for males. Healthy life expectancy is 62 years for women and 63 years for men, highlighting health inequalities. | | | | | | | | | |
| 25. Does the proposal consider health inequalities and encourage engagement by priority communities &Protected Characteristics | | Yes  Partial  No | | The health of people in Ashfield is varied compared with the England average. About 21.1% (4,880) children live in low-income families. Life expectancy for both men and women are lower than the England average.  The provision of community event space, promoting active travel with secured cycle parks, greening of public realm and equal access to all encourages the idea of serving all the communities in Ashfield and improving their health and well-being.  Overall, the proposal intends to address:  SO2: Promote Socially Cohesive, Healthy and Active Communities | | Positive  Negative  Neutral  Uncertain | | The events should be organised catering to the needs of the community | |
| **Any other comments** | | | | | | | | | |
|  | | | | | | | | | |
|  | | | | | | | | | |