

Land at Hyde End Road, Shinfield

Health Impact Assessment

Name of proposed development	Land at Hyde End Road, Shinfield
Planning Reference (if applicable)	
Date Template completed	12th February 2026

As required by emerging Local Plan Policy HC1 – Promoting Healthy Communities, a Health Impact Assessment has been prepared to support Bloor Homes Planning and the University of Reading’s Planning Application for residential development at Land at Hyde End Road, Shinfield.

For ease of reference, Policy HC 1 reads as follows:

Policy HC1: Promoting healthy communities.

1. Vibrant, healthy and safe communities will be promoted through a high-quality environment with local services to support health, social and cultural wellbeing and help contribute to reducing deprivation and inequalities in the borough.
2. Development proposals should consider impacts on the health and wellbeing of new and existing residents, by including measures that contribute to healthier communities and reduce inequalities. This includes the creation of high quality, active, safe and accessible places.
3. Development proposals will be supported where they:
 - a) Contribute to the health and wellbeing priorities of the borough, including those outlined in the Berkshire West Health and Wellbeing Strategy and Wokingham Health and Wellbeing Strategy (and any other successor or associated document).
 - b) Support the provision of new or improved health facilities, in consultation with the borough’s Health and Wellbeing Board, Integration Partnership, the Buckinghamshire, Oxfordshire and Berkshire West (BOB) Integrated Care Board and NHS England; and
 - c) Protect existing health facilities in line with Policy HC2: Community Facilities.
4. Residential development proposals of 10 dwellings or more, or non-residential development proposals of 1,000 m2 or greater gross internal area must include a Health Impact Assessment (HIA).

Health Impact Assessments (HIA) are a useful tool that can help to identify the likely health impacts of development proposals and set out measures to improve health outcomes and address negative effects and inequalities. The scope of a HIA will vary depending on the size and location of the development.

The Assessment Approach

In accordance with best practice for Health Impact Assessments, as promoted by the Healthy Urban Development Unit, the following categories will hereby be considered as part of this Health Impact Assessment:

Category 1: Housing Quality and Design

Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has an impact on community welfare, cohesion and mental wellbeing.

Category 2: Access to Healthcare Services and Other Social Infrastructure

Social infrastructure includes education (primary, secondary, higher and special needs); health facilities (hospitals and primary care providers); social services; emergency services (police, fire and ambulance); and other community facilities, such as cultural facilities, libraries, cemeteries and community halls.

Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods.

Encouraging the use of local services is influenced by accessibility, in terms of transport and access to and into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.

Category 3: Access to Open Space and Nature

Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health.

The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children are missing out on regular exercise, and an increasing number of children are being diagnosed as overweight and obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.

Category 4: Air Quality, Noise and Neighbourhood Amenity

The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels among children. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and planning, and the separation of land uses can lessen noise impacts.

Category 5: Accessibility and Active Travel

Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe can also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.

Category 6: Crime Reduction and Community Safety

Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the perception and 'fear' of crime, all of which impact on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences, including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.

Category 7: Access to Healthy Food

Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families and older people, are the least able to eat well because of a lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar.

Opportunities to purchase and grow local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.

Category 8: Access to Work and Training

Employment and income are a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem.

Work can aid recovery from physical and mental illnesses.

Category 9: Social Cohesion and Lifetime Neighbourhoods

Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion.

Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing.

Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy.

Category 10: 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.

Category 11: Climate Change

There is a clear link between climate change and health. The Marmot Review is clear that local areas should prioritise policies and interventions that 'reduce health inequalities and mitigate climate change' because of the likelihood that people with the poorest health would be hit hardest by the impacts of 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.

Heath Impact Assessment – Hyde End Road Shinfield

Category 1: Housing Quality and Design

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?
Does the proposed development meet (or exceed) Building Regulation M4(2)?	Yes	The majority of the dwellings proposed on site adhere to Part M4(2) and M4(3) of the Building Regulations, as is shown on the accommodation attached to the presentation layout.	☐ Positive
Does the proposed development address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	Yes, M4(3) dwellings will be provided in accordance with emerging Local Plan Policy H1 – Housing mix, density and standards.	☐ Positive
Does the proposed development include homes that can be adapted to support independent living for older and disabled people?	Yes	M4(3) dwellings will be provided in accordance with emerging Local Plan Policy H1 – Housing mix, density and standards. The majority of other properties are M4(2) and therefore adaptable, should occupiers' accessibility needs change during their lifetime.	☐ Positive
Does the proposed development promote good design through layout and orientation, meeting internal space standards?	Yes	Yes, the development on the land east and west of Shinfield Road presents an opportunity to provide a sustainable, landscape-led urban extension to Shinfield. Located at Shinfield's southern edge, it is envisaged that development on the site will provide a new edge to the built-up area of the village, in transition to the open countryside. Substantial provision of multi-functional public open space, will allow for an attractive backdrop for the new homes, facilitating sustainable alternative modes of travel and enhanced pedestrian and cycle permeability. Taking inspiration from its surroundings, development on the Site is envisaged to provide a new place to live, while recognising new approaches to urban design and master planning. There will be: • Multi-functional green public open spaces. • New formal and informal children's play areas and green spaces for recreation for a wide range of users. • Open natural green spaces.	☐ Positive

		• A highly connected network of attractive streets and spaces. • Verdant tree lined streets. • Houses of all sizes to meet a range of needs; and • Architecture and design that takes inspiration from the existing local character of Shinfield.	
Does the proposed development include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The development proposes a wide range of property types from 1 to 4-bedroom homes. 40% of the new homes will be affordable in tenure.	☐ Positive
Does the proposed development contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes	Yes, as shown by the Energy Statement that supports this Planning Application, provisional SAP assessment of the house types proposed demonstrates that baseline Part L compliant emissions for the development will be 200,799.29 kgCO₂ per annum, with an energy demand of 800,691.00 kWh per annum. Energy demand reduction has been prioritised as part of the widely supported 'fabric first' approach. The benefits to the resident include an improvement in thermal comfort, lower energy bills, reducing the risk of fuel poverty and minimal maintenance requirements. These benefits are realised alongside the crucial aspect of the long-term reduction in energy demand that is built into the lifetime of the dwellings.	☐ Positive
Does the <i>housing quality and design</i> of the proposal impact on health inequalities?	Yes	The proposed residential development at Hyde End Road, Shinfield has been designed to pull all aspects of good residential development recognised with improving health together. These include: • Accessibility and Adaptability: Providing accessible, "future-proof" homes allow elderly residents and those with disabilities to live independently, reducing the need for social care. • Ventilation and Light: Good ventilation prevents mould and reduces air pollution, while maximized daylight improves mental health, regulates sleep patterns, and reduces energy consumption. • Sound Insulation: Proper insulation reduces noise pollution from neighbours or traffic, which can disrupt sleep and lead to psychological distress. • Outdoor Space: Access to private or shared green spaces promotes mental wellbeing, physical activity, and social interaction.	☐ Reduces health inequalities

Category 2: Access to Healthcare Services and Other Social Infrastructure

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?
Does the proposed development retain or re-provide existing social infrastructure?	No	Not applicable as the site is currently agricultural land within private ownership.	☐ Neutral
Does the proposed development assess the impact on healthcare services (both primary and acute)?	Yes	The development forms an emerging allocation within the draft Local Plan and as such, its impact upon Local Services and infrastructure will have been fully assessed to warrant its inclusion within the plan. Notwithstanding this, the application proposals have been specifically assessed by the Buckinghamshire, Oxfordshire and Berkshire Wets Integrated Care Board (ICB). As part of this review, the ICB requested a Developer Contribution of £165,833 towards the creation of additional clinical capacity at Swallowfield Medical Practice or South Reading and Shinfield Group Medical Practice or an identified primary care estates project in the local area to serve the development to be secured through a Section 106 Agreement. Such a contribution has been agreed to and therefore the impact of the proposals upon health care service is therefore mitigated against.	☐ Neutral
Does the proposed development include the provision, or replacement, of a healthcare facility meeting NHS requirements (and/or does the proposed development provide a financial contribution for this)?	Yes	Yes, please see above.	☐ Neutral
Does the proposed development assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	Yes	Yes, as illustrated on Page 12 of the Design and Access Statement, an assessment of the location and accessibility to local services and infrastructure has been undertaken. The site benefits from forming part of the South of M4 Strategic Development Location, which has been one of the Council's successful strategic growth projects. The SDL succeeded in delivering holistic and comprehensive development proposals, fully supported by required services and infrastructure. The proposed development is therefore very well placed in this respect, as demonstrated.	☐ Neutral

Does the proposed development explore opportunities for shared community use and co-location of services?	No	Not on site, but the wider settlement of Shinfield is well served by community services, which are sited nearby, as has been demonstrated through the Planning Application submission.	☐ Negative
Does the proposed development contribute to meeting primary, secondary and post 19 education needs (either financially or in kind)?	No	No additional educational needs have been identified within Shinfield, as there are a number of schools within the settlement that either have capacity or where they are full, capacity is taken up by children from nearby Reading Borough and therefore will be available to support the development in the future. Should any funding be required, the development generate approx. £6.6 million in CIL receipts which could be directed towards education projects and school facilities.	☐ Neutral
Do the effects of the proposed development on access to healthcare services and other social infrastructure impact on health inequalities?	No	No, the development contributes financially towards improved local health facilities to ensure sufficient capacity is available for future residents of the development. This was requested by the NHS Integrated Care Board.	☐ Neutral

Category 3: Access to Open Space and Nature

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?
Does the proposed development retain and enhance existing open and natural spaces?	Yes	The development site is currently privately owned agricultural land, with limited access to the public. The application proposals however deliver Public Open Space over and above the quantum required by Planning Policy and also provides improved connectivity with surrounding open space, including the Langley Mead SANG and the Millworth Lane Recreation Ground.	☐ Positive
In areas where they are deficient, does the proposed development provide new open or natural space, or improve access to existing spaces?	Yes	The Shinfield area is not deficient in open or natural space; however the proposed development does provide new open or natural space and also improves access to existing spaces.	☐ Positive
Does the proposed development provide a range of accessible play spaces for children and young people?	Yes	Yes, a LAP is provided on the eastern side of the site, along with areas with 'play on the way' equipment within other green spaces on the site. The development also includes accessible shallow basins for added interest and play space.	☐ Positive
Does the proposed development provide links between open and natural spaces and the public realm?	Yes	Yes, in consultation with the Local Planning Authority the development proposals have been recently amended and now provide a greater number of links and connections between the public realm and natural spaces. The site benefits from sitting adjacent to large swathes of Suitable Alternative Natural Greenspace (SANG) which will be directly accessible from the development site by a series of bridges and footpath links.	☐ Positive
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	Yes, the open spaces have been designed to be safe and accessible spaces. All open spaces benefit from natural surveillance and equipped areas will be provided to conform to ROSPA standards.	☐ Positive
Does the proposed development set out how new open space will be managed and maintained?	No	No, however the open space is most likely to be adopted by a management company and therefore will be managed in accordance with an agreed management plan to ensure that the open space remains well maintained and usable at all times.	☐ Positive
Do the effects of the proposed development on <i>access to open space and nature</i> impact on health inequalities?	Yes	Yes, given that the development proposals will provide public access to enhanced open space, it is considered that the health benefits in this respect will be enhanced. With regards to nature, the proposals proposed to provide at least a 10% biodiversity net gain on site.	☐ Reduces health inequalities

Category 4: Air Quality, Noise and Neighbourhood Amenity

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?
Does the proposed development minimise construction impacts such as air pollution, dust, noise, vibration and odours?	Yes	Yes, a Construction Environmental Management Plan (CEMP) has been submitted with the application. This sets out how air pollution, dust, noise, vibration and odours will be adequately managed during the construction phase of the development to prevent adverse impact upon health.	☐ Positive
Does the proposed development minimise long term air pollution caused by traffic and energy facilities (e.g. power stations)?	Yes	A review of the Air Quality Assessments undertaken by WBC has indicated that air quality within the district is generally good and as a result only one Air Quality Management Area (AQMA) has been declared within the Borough, 'Wokingham Town Centre AQMA'. The proposed development site is not located within or near the declared AQMA. The latest monitored annual mean concentrations for all the automatic and non-automatic monitoring locations are >5% below the national annual mean objective for NO₂, between 2020-2024. Consequently, the proposed development site is likely to fall within APEC – A for site suitability, which states: “No air quality grounds for refusal; however, mitigation of any emissions should be considered.” A construction dust risk assessment has been undertaken for the relevant four stages of construction activities associated with the proposed development in accordance with IAQM guidance on the assessment of dust from construction activities. Mitigation measures have been proposed for construction traffic and stationary plant associated with the proposed development. Following the successful implementation of the specific mitigation measures, the residual effects of construction dust and emissions from construction plant/vehicles upon the local area and sensitive receptors although adverse, will be temporary and considered to be ‘not significant’.	☐ Neutral

		The predicted net traffic associated with the operation of the proposed development is unlikely to result in a detrimental pollution impact upon the local highway network and the local pollution levels. The proposed energy strategy accords with the minimum emission standard/requirements outlined within the EPUK & IAQM criteria and no pollution emissions have been identified as a result of the proposed energy strategy. Compliance to relevant regulations and standards should be secured through planning conditions, where necessary. Based on the information available at the time of writing, the proposed development does not raise any significant adverse impacts on the health and/or quality of life for any existing or proposed receptors, as a result of any anticipated changes to air quality. It is therefore concluded that the proposed development complies fully with air quality related national and local planning policy and any mitigation can, if considered necessary, be enforced by means of appropriate planning conditions, consistent with paragraphs 56 and 57 of the National Planning Policy Framework	
Does the proposed development minimise long term noise pollution caused by traffic and commercial uses?	Yes	Yes, a noise survey has been undertaken at the site to quantify the prevailing noise climate. From this data, a 3D noise model of the site has been prepared to allow for a detailed appraisal of site conditions. A noise mitigation strategy has been developed to ensure suitable noise conditions for future residents, taking into account noise effects relating to building overheating control measures where appropriate. For the entirety of the site, standard thermal double glazing will be sufficient to suitably control noise to the proposed dwellings and openable windows will be sufficient to control overheating effects for a large proportion of the site (in combination with the proposed ventilation strategy). Noise levels in external amenity areas are expected to meet the aspirational noise target agreed with the local authority, taking into account localised 1.8 m tall acoustic screening to a small number of gardens as per the proposed development layout. It has been demonstrated that it will be entirely possible to ensure a suitable noise climate internally and externally for future residents of the proposed development and a detailed noise mitigation strategy is set out herein for approval by the local authority.	☐ Neutral

Has the proposed development been assessed for any potential risk to construction workers and/or the future users of the development by possible land contamination (e.g. by a desk study or site investigation)?	Yes	Yes, a Preliminary Quantitative Risk Assessment has been undertaken in order to evaluate any unacceptable risks posed to human health with respect to the proposed redevelopment. It should be noted that this assessment is protective of the chronic long-term effects of contaminants, which is also likely to be protective of any possible immediate acute effects. A quantitative risk assessment has been undertaken by comparing the results of the laboratory chemical testing of shallow soils against the ATRISKOIL Soil Screening Values (SSVs) derived by Atkins, or against the Suitable for Use Levels (S4ULs) published by LQM (Copyright Land Quality Management Limited reproduced with permission, Publication Number S4UL3453. All rights Reserved) and Category 4 Screening Levels (C4SLs) published by DEFRA for the proposed end use. Although the C4SLs were released for Part 2A use, the associated policy companion document for the C4SLs indicated that they may also be used for planning. Although the C4SLs represent a marginally higher risk level than the SSACs (low risk rather than minimal risk) it is considered that the risk levels remain very low. Therefore, the final C4SLs are considered to be suitable to assess soils under the planning regime. In the first instance the results of the sample analysis were compared to the Tier 1 screening criteria, for a residential with plant uptake use, where available. All of the results were noted to be below the respective assessment criteria and therefore no remedial works are considered necessary. In addition, samples submitted for laboratory testing were also screened for asbestos. Geochemical testing of the shallow soils across the site has not returned any positive identification for asbestos. Nonetheless, the absence of asbestos in samples analysed does not mean that asbestos might not be present at locations remote from exploratory holes. It must be noted that at the time of the intrusive investigation works, access to the yard area of the site was not possible, due to the presence of buildings and the yard being in use for storage. As such, a post demolition investigation will be required within this area of the site, to enable the assessment of shallow soils in this area to determine their suitability for use. Assessment of the yard area will be undertaken prior to the commencement of development to ensure that any potential risks associated with ground conditions are known.	☐ Neutral
Do the effects of the proposed development on <i>air quality, noise and neighbourhood amenity</i> impact on health inequalities?	No	No, the in respect of air quality, noise and neighbourhood amenity, there will be no residual impacts upon health inequality. Whilst there might be potential for short term impacts during construction, all efforts will be pursued to manage and mitigate such risks as set out in the submitted CEMP.	☐ Neutral

Category 5: Accessibility and Active Travel

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?
Does the proposed development prioritise and encourage walking and cycling?	Yes	The development proposes a network of new footpaths, cycle paths and crossing points, which will prioritise and enhance walking and cycling by future occupiers of the development, as well as enhancing and extending existing routes for current residents of Shinfield.	☐ Positive
Does the proposed development connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	Yes, as set out within Section 4 and 9 of the submitted Transport Assessment, a full appraisal of Non-Car Travel, including walking and cycling has been undertaken to inform the development proposals. The proposed pedestrian and cycle provision has been designed to provide a permeable network within the site. Particular emphasis has been given to creating a number of connections to the surrounding area for future residents to use at each parcel of development to ensure direct routes are available for the key desire lines to Shinfield, Spencer's Wood and Reading Notably, a new pedestrian island crossing is promoted on Hyde End Road to connect the development parcels to each other and a 3m shared use pedestrian / cycleway route is being provided along Hyde End Road at the site frontage. In addition, the potential to improve pedestrian connectivity towards School Green in the vicinity of Shinfield Infant & Nursery School has been identified. It is proposed that a financial contribution will be secured for such works through the associated S.106 Legal Agreement.	☐ Positive
Does the proposed development include traffic management and calming measures to help reduce and minimise road injuries, e.g. designed to 20mph zones?	Yes	The proposed development has been designed to ensure road speed suitable for a residential development. Measures such as raised tables, a toucan crossing, refuse splitter island have been incorporated into the development to facilitate this, along with the geometry of the road network itself.	☐ Positive
Is the proposed development well connected to public transport, local services and facilities?	Yes	Yes, as set out within the submitted Transport Assessment, the development is well connected to public transport and facilities.	☐ Positive

		The 600 service operates at bus stops located on Bolton Drive a c500m walk from the centre of the site offering a 60-minute frequency service between Mere oak park and Ride and Reading. In addition, the Leopard 3 service operates at a 15-minute frequency through the Hollow Lane Corridor with bus stops located a c850m walk distance from the centre of the site. Pedestrian routes to these bus stops from the proposed site has helped to inform the location of the new pedestrian accesses at the north of each parcel in order to help facilitate bus travel. These services will therefore offer future residents a good level of accessibility for bus journeys. Financial contributions towards the running of local bus services and improvements to local bus stops will be secured through the associated S.106 Legal Agreement.	
Does the proposed development seek to reduce car use e.g. by using travel plans to maximise single car use and other alternatives?	Yes	In addition to the measures discussed above, a contribution of £567.00 per dwelling will be secured towards Wokingham Borough Council's 'My Journey' sustainable transport scheme, which can be used to further seek the reliance on the private car use.	☐ Positive
Does the proposed development allow people with mobility problems or a disability to access places and buildings?	Yes	Yes, the majority of the new homes proposed will be built to M4(2) or M4(3) standards and will therefore be adaptable or accessible to cater for persons with mobility difficulties.	☐ Positive
Do the effects of the proposed development on <i>accessibility and active travel impact on health inequalities?</i>	Yes	The proposed development seeks to provide improvements to the local area in terms of accessibility and active travel. Whilst such benefits will be felt by residents, measures such as improved bus services will also be positive for existing residents.	☐ Reduces health inequalities

Category 6: Crime Reduction and Community Safety

Criteria	Relevant to this proposal?	Details/evidence	Potential impact?	health
Is the proposed development designed in ways that reduce the opportunities for crime?	Yes	As set out within section 5 of the Design and Access Statement, the following measures have been incorporated into the development with a view to seeking to reduce opportunities for crime and anti-social behaviour. The design proposals for the site are based on an understanding of best practice guidance and reference has been made to the relevant documents including “Safer Places: The Planning System” and “Manual for Streets as well as ACPO “New Homes” guidance. Well-designed public lighting increases the opportunity for surveillance at night and has been integrated into the development accordingly. Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection. In forming the design proposals, the following key attributes have been included: Buildings have been generally orientated back-to-back to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings. Public open spaces, and in particular children’s play spaces are well overlooked by the surrounding built form. All routes are necessary and serve a specific function or destination. The primary movement route/internal street network forms a connected loop within the site, with lower category roads forming off the Avenue to serve smaller groups of dwellings, but with a clearly different street character to signal a semi-private environment. The ownerships and responsibilities for external spaces will be clearly identified, and the proposals facilitate ease of maintenance and management;	☐ Positive	

		Semi-private clusters of courtyard parking serving a limited number of dwellings to encourage residents to take ownership of the space and to let users know it 'belongs' to the dwellings;; Natural surveillance is promoted wherever possible; and Architectural details which promote natural surveillance, and the active overlooking of spaces have been included in the design of dwellings, not only through window positioning, but also through the use of bay windows in key locations, offering further angles of natural surveillance.	
Does the proposed development incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	Yes, as set out above.	☐ Positive
Does the proposed development include attractive, multi-use public spaces and buildings?	Yes	There are no multi use buildings on this site, however there are significant areas of multi-use green space incorporated within the development.	☐ Positive
Has engagement and consultation been carried out with the local community?	Yes	Yes, the process of consultation has involved the following activities: ▪ Meetings with Shinfield Parish Council. ▪ Emails issued to key stakeholders, including political representatives and community groups inviting them to the online public webinar. ▪ Publication of project specific website and communication channels ▪ Consultation flyer distributed to over 1000 residents and businesses surrounding the Site. ▪ Public Webinar with live Q&A session. ▪ Ongoing resident and stakeholder liaison and communication.	☐ Positive
Does the proposed development assess the impact on Police Infrastructure?	No	The development proposals are not deemed to have adverse impacts upon Police Infrastructure. The development does however generate CIL receipts of approximately £6.6 million, which can be directed towards community infrastructure such as Police resources if required.	☐ Neutral
Do the effects of the <i>crime reduction and the community safety</i> design elements of the proposed development impact on health inequalities?	☐ Yes	The measures incorporated will ensure that the physical environment is conducive to feeling safe and having low potential for crime and antisocial behaviour.	☐ Neutral

Category 7: Access to Healthy Food

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?
Does the proposed development facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes	The proposals will provide allotment provision within the University of Reading's neighbouring High Copse Pavillion allotments, which future residents will be able to sign up to if they choose. Aside from the apartments, most properties also have their own private garden area, where food produce can be grown if so desired.	☐ Positive
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises, either within the scheme or nearby and easily accessible?	Yes	There is no retail provision within the site itself, however there are numerous shops and services located within Shinfield itself, whilst nearby Reading offers top tier retail provision, which is easily accessible from the site.	☐ Neutral
Does the proposed development avoid contributing towards an over concentration of hot food takeaways in the local area and in close proximity to schools and learning centres?	Yes	No hot food takeaway provision is proposed as part of this development.	☐ Positive
Do the effects of the proposed development on <i>access to healthy food</i> impact health inequalities?	Yes	Given the wide range of retail provision available locally, it is considered that there will be no health inequality caused by this development coming forward.	☐ Reduces health inequalities

Category 8: Access to Work and Training

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?
Does the proposed development provide access to employment and training opportunities for local people, including temporary construction and permanent 'end-use' jobs?	Yes	Bloor and its appointed sub-contractors regularly offer apprenticeships for young persons to learn trades associated with house building. In addition, it is proposed to pay a financial contribution to the Local Authority to spend on skills and employment programmes within the local area. This will be secured by the associated S.106 Legal Agreement.	☐ Positive
Does the proposed development provide childcare facilities?	No	No, however there are numerous existing nursery facilities within Shinfield and the surrounding area including: • Honeysuckle Day Nursery • Spencer's Wood Nursery and Pre-School • Happy Trails play • Wise Owls Childcare • Chapel Lane Pre School • Shinfield Infant and Nursery School	☐ Neutral
Does the proposed development include managed and affordable workspace for local businesses?	No	No – there are however many employment opportunities within easy reach of the application site including Shinfield Science Park and Studios, AWE Burghfield and many employment sites around J11 of the M4 to the South of Reading.	☐ Neutral
Do the effects of the proposed development on <i>access to work and training</i> impact on health inequalities?	No	No, it is considered that there are multiple employment opportunities in and around Shinfield within easy reach of the application site. Also, job opportunities will be created by the development itself during and following construction.	☐ Neutral

Category 9: Social Cohesion and Lifetime Neighbourhoods

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?
Does the proposed development connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	Yes, multiple new footpath and cycle path connections are proposed within the new development itself and the future residents will be required to integrate through the use of existing community villages and social spaces. It is considered that Shinfield represents a highly sustainable settlement, which new residents of the proposed development will have every opportunity to integrate, whether that be social, recreationally, through employment opportunities and through education.	☐ Positive
Does the proposed development include a mix of uses and a range of community facilities?	No	No, however it sits on the edge of Shinfield, which is a highly sustainable settlement, well served by shops, services and amenities. No retail provision is required on this site as part of the emerging site allocation policy requirements.	☐ Neutral
Does the proposed development provide opportunities for the voluntary and community sectors?	No	No, however the existing voluntary and community sector in Shinfield consists of a robust network of charities, community groups, and volunteer-led initiatives supported by the Shinfield Parish Council and local organizations. Key services focus on transport, elderly care, youth support, and maintaining community spaces. Key Voluntary & Community Groups • Shinfield Voluntary Car Service (SVCS): A primary service providing door-to-door transport for residents to medical and social appointments, operated entirely by volunteers. • Home-Start Wokingham District: Based at Shinfield Grange, this charity provides support to disadvantaged and vulnerable families in the area. • Shinfield Parish Volunteer Group (SPVG): Involved in environmental projects, including the creation of local walking trails. • Girlguiding Units: Active in Shinfield and Spencer's Wood, including Rainbows, Brownies, Guides, and Rangers. • Youth & Social Groups: Includes the 1st Shinfield (St Marys) Scout Group, Shinfield Players Theatre, and the Shinfield Community Singers. • The Welcome Club: A local group supported by the council for community social interaction.	☐ Neutral

		Support for the Sector • School Green Centre: A central facility for community events, a café, and the parish library. • Shinfield Parish Council: Actively supports the sector through grant funding for initiatives like the Link Visiting Scheme (for elderly) and Thrive (therapeutic gardening). • Involve Community Services: A Bracknell-based charity that supports community groups across Wokingham Borough with guidance on legal obligations, trustee recruitment, and training. • Reading Voluntary Action (RVA): Works across the wider Reading area to provide training and volunteer recruitment for community organizations. Volunteering Opportunities • SVCS Drivers: The Voluntary Car Service is regularly in need of drivers with their own cars, often offering expenses and training. • Activity Leaders: Local units like Girlguiding and Scouts require adult volunteers for weekly sessions.	
Does the proposed development address the key components of Lifetime Neighbourhoods?	Yes	The development its self has been designed to meet the broad criteria for Lifetime Neighbourhoods in that it achieves the following: ✓ Accessible and well-connected ✓ Safe, clean and easy to navigate ✓ Rich in services, amenities, and green spaces ✓ Inclusive, participatory, and socially cohesive ✓ Designed for all ages and abilities, including adaptable homes Whilst some elements such as public toilets for example are not proposed as part of this development, the proposals are seen to integrate seamlessly with the existing settlement of Shinfield, which has grown based on becoming a neighbourhood, which can meet the needs of all its residents within their lifetime. In this respect, the development is considered to be highly sustainable.	☐ Positive
Do the effects of the proposed development on <i>social cohesion</i> impact on health inequalities?	Yes	Given the above, the development is considered a very healthy place to live and therefore will most likely reduce health inequalities, particularly for those moving to the area.	☐ Reduces health inequalities

Category 10: Minimising the Use of Resources

Does the proposed development incorporate sustainable design and construction techniques?	Yes	All properties have been designed utilising 'fabric first' principles, to ensure limited heat loss in winter and over heating in the summer months. Whilst the majority of the housing will be constructed using traditional build techniques, where possible, pre-manufactured products will be used, such as roof timbers etc. to limit waste and speed up construction.	☐ Neutral
Do the effects of <i>minimising the use of resources</i> for the proposed development impact on health inequalities?	No	The development is considered to be sustainable and will meet all requirements of current Building Regulations at least, as is required by national policy. It is therefore considered to have a neutral impact in terms of minimising the use of resources in comparison to previous standards.	☐ Neutral

Category 11: Climate Change

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?
Does the proposed development incorporate renewable energy?	Yes	Yes, Photovoltaics are proposed on the majority of dwellings. In the event that the National Future Homes Standards come into effect during the build programme, then it is likely that Air Source Heat Pumps will be utilised.	☐ Positive
Does the proposed development ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. shading, ventilation and landscaping	Yes	Yes, the development has been designed to respond to future summer and winter temperature fluctuations. With regards to the buildings, this includes suitable ventilation to resolve potential overheating in the summer months. Along with a fabric first approach aimed at prioritizing the performance of a building's envelope (walls, roof, floor, windows) through insulation, airtightness, and thermal bridging reduction before installing heating or cooling systems. This is one of the most effective ways to regulate indoor temperature fluctuations. With regards to the landscaping, a significant level of tree planting is proposed, both in public open spaces and along residential streets, which will assist with natural shading during sunny periods.	☐ Positive
Does the proposed development maintain and/or enhance biodiversity?	Yes	Yes, the development proposes to deliver at least a 10% net gain in biodiversity on site.	☐ Positive
Does the proposed development incorporate sustainable urban drainage techniques?	Yes	Yes, the proposed development has been designed to utilise Sustainable Urban Drainage throughout. This includes the use of swales, attenuation basins and permeable paving.	☐ Positive
Do the effects of considering <i>climate change</i> impact on health inequalities?	No	No, the development has been carefully designed to ensure future resilience against climate change including flood risk, drainage, landscaping and the use of sustainable building techniques and renewable energy sources, so as to limit future energy consumption and also assisting to limit carbon emissions. Such measures are considered to be a betterment to the health of future occupiers both in the short term and the future.	☐ Reduces health inequalities

Conclusion

This Health Impact Assessment has demonstrated that the proposed residential development at Hyde End Road, Shinfield has been carefully designed to promote positive health and wellbeing outcomes for both new and existing residents. Across the eleven assessment categories, the development performs strongly, with the majority of criteria generating clear positive effects or reducing potential health inequalities.

The scheme delivers high-quality, accessible homes that meet modern standards for adaptability, energy efficiency and long-term resilience. Significant new areas of public open space, enhanced pedestrian and cycle connectivity, and improved access to nature will encourage active lifestyles and support mental wellbeing. Contributions towards healthcare infrastructure, public transport and sustainable travel initiatives further ensure that the development integrates successfully with the existing community and mitigates any additional demand on local services.

The approach to design, landscaping, crime prevention, climate resilience and sustainable resource use collectively creates a safe, inclusive and environmentally responsible neighbourhood. Importantly, the proposals contribute positively to reducing health inequalities by improving access to open space, sustainable travel options and high-quality housing for a diverse range of households, including older people and those with disabilities.

Overall, the assessment concludes that the development represents a well-considered, sustainable and health-promoting extension to Shinfield. Through its design principles, environmental enhancements and planned contributions to local infrastructure, it will deliver long-term benefits to community wellbeing and aligns fully with the objectives of emerging Local Plan Policy HC1: *Promoting Healthy Communities*.