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Bwrdd Iechyd Prifysgol
Caerdydd a'r Fro
Cardiff and Vale
University Health Board

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Ein cyf/Our ref: **Fk-jtf-01-2023-02**

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Fiona Kinghorn- Executive Director of Public Health

23 January 2023

Vale of Glamorgan Council

Dock Office

Barry Docks

Barry

CF63 4RT

Submitted by email to: Planning@valeofglamorgan.gov.uk

Dear Sir/Madam

Town and Country Planning Act, 1990 (as amended). Planning Application No. 2022/00958/FUL

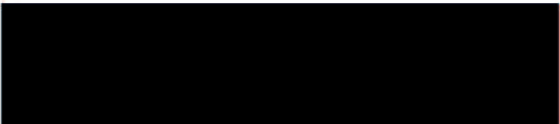
Location : Land between Windmill Lane and St Athan Road, Cowbridge

Proposal : Residential development of up to 105 dwellings, open space and associated highway and drainage infrastructure

Please find enclosed comments from Cardiff and Vale University Health Board with regard to the proposed development.

If you have any queries regarding our comments, please do not hesitate to contact us.

Yours faithfully


Fiona Kinghorn
Executive Director of Public Health

Location	Land between Windmill Lane and St Athan Road, Cowbridge
Nature of development	Residential development
Proposal	Development of up to 105 dwellings
Estimation of population increase	Approximately 241 residents (using an average occupancy rate of 2.3 persons per household), of which approximately 66% could be new to the Vale (160 residents)

1. Summary

In summary, our recommendations are:

- Consideration is given to the range of users of the green spaces, and their needs, to ensure that the spaces are inclusive and accessible for all. This includes places for children to play and exercise, spaces for older adults to be physically active but also to rest and socialise, and ensuring that people with disabilities or impairments are able to access the spaces equally.
- Informal outdoor active play areas in addition to open spaces and a formal play space should be designed in, with the inclusion of natural play facilities and features
- The pedestrian is prioritised throughout the development to create a walkable neighbourhood, 20mph zones should cover the entire development and use made of a variety of methods to reduce and control traffic speed (signage, road materials, design, layout, shared surfaces etc).
- Cycling is prioritised over car use throughout the development, in accordance with the Active Travel Act.
- If shared cycle/ pedestrian routes are provided, they should be segregated to ensure safety and attractiveness for users.
- The needs of different cycle users should be considered in the design of cycle routes and cycle storage within the homes/gardens of a new development. Many types of cycles are used such as tricycles, cargo cycles, cycles with trailers and hand cycles, which require different sizes of storage and places to be locked up.
- The needs of disabled people who may use mobility scooters, wheelchairs and adapted cycles should be considered in the design of the cycle and pedestrian routes
- The access point via St Fagans Road should be made as safe as possible for cyclists and pedestrians

- the provision of community food growing spaces is considered within the site
- The design of the housing gives consideration to the various population groups who may become resident, and particular consideration for older people
- Housing is designed to be adaptable to be able to meet future needs

2. Public Health and Wider Determinants of Health

An individual's health is determined not only by their own behaviours, but also strongly impacted upon through the environment, buildings, street design, natural spaces and social networks. These are known as wider determinants of health, and are influenced by planning. All of the elements play a part in determining the health and well-being of the population and therefore are all important in creating healthy places. Substantial health inequalities exist in our communities, and planning and development plays a key role in addressing these inequalities.

This response will focus on some of these determinants in relation to this application and summarises the likely impact of the planning application on both public health issues in the immediate and surrounding areas and also the impact upon local healthcare services.

The majority of the evidence referred to in the comments below is available in the Public Health Wales resources '[Creating healthier places and spaces for our present and future generations](#)' and '[Planning and Enabling Healthy Environments: incorporating a template for planning policy](#)', the Public Health England resource '[Spatial Planning for Health: an evidence resource for planning and designing healthier places](#)', and [Natural Resources Wales](#). Additional links are provided for specific sources of evidence on elements of the response.

Summary of the demographics profile for the development area

- Cowbridge sits within an Upper Super Output Area where 24% of the population are age 65 and over (using mid-year estimates for 2020). This very large number of older residents will impact upon all elements of service provision, driven by population need, and should be a key consideration in planning and design of new developments in this area.

<p>Green and blue spaces</p>	<p>The provision of green and blue spaces is important to health and well-being, and there is significant evidence, such as from the European Environment Agency, linking contact with the natural environment with improved health and well-being.</p> <p>Green and blue spaces benefit both the environment and human health. They include formal and informal places for children to play, and places for adults and children to socialise and meet each other. People with good access to green spaces are more likely to be more active, and older adults can improve mobility with physical activity. Evidence indicates that undertaking physical activity in a natural setting also improves mental health outcomes more than physical activity undertaken in an indoor setting. Having access to parks and playgrounds is associated with reduced risk of obesity among young people.</p> <p>Policy MD3 of the Vale Local Development Plan provides the framework and requirements for open space provision, and accessible and useable green spaces. Policy MD3 also provides the framework and requirements for the provision of children's play.</p>
<p>Comment on application</p>	<p>The proposal includes areas of green space and play areas which are welcomed:</p> <ul style="list-style-type: none"> • Areas of semi-formal and informal green space, grassland, trees, and hedgerow planting • Infrastructure for a range of community members (benches and cycle stands) which will enable use of the spaces by children, their caregivers and other residents • A Local Area for Play is proposed as a formal play space and a range of informal play spaces <p>Green spaces should be accessible, safe, well maintained and provide the opportunity for use by differing members of the community, from children to older people, and include people with disabilities or restricted mobility. As Cowbridge is an area where a large number of older people live, and the population is expected to continue to grow in come years, the needs of this group in accessing open space should be specifically considered, including the provision of resting spaces within the open areas.</p>
<p>Recommendations</p>	<p>It is recommended that:</p> <ul style="list-style-type: none"> • Consideration is given to the range of users of the green spaces, and their needs, to ensure that the spaces are inclusive and accessible for all. This includes places for

	<p>children to play and exercise, spaces for older adults to be physically active but also to rest and socialise, and ensuring that people with disabilities or impairments are able to access the spaces equally.</p> <ul style="list-style-type: none"> • Informal outdoor active play areas in addition to open spaces and a formal play space should be designed in, with the inclusion of natural play facilities and features
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<p>Walking and cycling</p>	<p>Supporting walking and cycling are crucial elements of enabling people to increase physical activity levels, and therefore benefit their health and wellbeing. Being able to be active in the areas people live, work and have leisure time is key to reducing obesity levels, increasing wellbeing and reducing stress.</p> <p>Evidence demonstrates that improving the infrastructure around walking and cycling can lead to health gains including an increase in physical activity, improved mobility among children, adults and older adults, and improvements in weight status.</p> <p>The Active Travel Act and the Placemaking Charter in Wales both strongly advocate and provide the evidence for the need for good quality routes which are segregated from traffic, well lit and connect to existing routes and facilities.</p> <p>Policy MG16 supports the provision of high quality, safe, convenient and attractive cycling and walking routes which offer good connections to services, jobs and other neighbourhoods.</p>
<p>Comment on application</p>	<p>The Active Travel Act states that ‘development proposals shall, in accordance with the sustainable transport hierarchy, start with identifying the shortest, most attractive walking and cycling connections and then addressing the other transport needs’.</p> <p>If the walking and cycling routes are prioritised in this development, more people will take the opportunity to use active travel as the easiest and most attractive option. The development is in close proximity to a range of facilities, and so people should be encouraged to access these using active travel options.</p> <p>Shared use routes are generally not favoured by either pedestrians or cyclists, particularly for vulnerable users, so if</p>

	possible segregation of these routes is favourable. Where the access roads are shared with cars, methods should be used to control traffic speed and prioritise cycling.
Recommendations	<p>It is recommended that:</p> <ul style="list-style-type: none"> • The pedestrian is prioritised throughout the development to create a walkable neighbourhood, 20mph zones should cover the entire development and use made of a variety of methods to reduce and control traffic speed (signage, road materials, design, layout, shared surfaces etc). • Cycling is prioritised over car use throughout the development, in accordance with the Active Travel Act. • If shared cycle/ pedestrian routes are provided, they should be segregated to ensure safety and attractiveness for users. • The needs of different cycle users should be considered in the design of cycle routes and cycle storage within the homes/gardens of a new development. Many types of cycles are used such as tricycles, cargo cycles, cycles with trailers and hand cycles, which require different sizes of storage and places to be locked up. • The needs of disabled people who may use mobility scooters, wheelchairs and adapted cycles should be considered in the design of the cycle and pedestrian routes • The access point via St Fagans Road should be made as safe as possible for cyclists and pedestrians

Food: access to healthy food	<p>Having access to healthy food can improve health and well-being. It can support people to maintain a healthy weight and reduce their risk of developing long-term conditions.</p> <p>Gardening and community allotments have numerous benefits, such as increasing physical activity, and contributing to better mental health and well-being.</p> <p>Policies MG28 and MD3 of the Local Development Plan provides the framework around the provision of allotments.</p>
Comment on application	<p>This proposal does not include any community growing spaces or allotments, but it is within walking and cycling distance from existing allotments in Cowbridge.</p> <p>Additional community growing spaces on this site would further enhance the access to healthy food for residents.</p>

Recommendations	<p>It is recommended that:</p> <ul style="list-style-type: none"> the provision of community food growing spaces is considered within the site
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Building design	<p>Well-designed buildings can improve the well-being, productivity and satisfaction of people working them, and good quality housing can help reduce respiratory conditions, improve mental health and reduce health inequalities.</p> <p>The provision of affordable housing for vulnerable groups can lead to health-related outcomes. Homes that have adequate kitchen facilities, cycle storage and access to outdoor spaces also contribute to overall health and well-being.</p> <p>Policy MG1 of the Local Development Plan provides the framework and requirements for the provision of housing to meet requirements in the Vale.</p>
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Comment on application	<p>The development proposal includes a range of housing types, which will accommodate the needs of different population groups. Specific consideration should be given to the needs of older people and those with limited mobility. Homes should ideally be easily adaptable to enable people to stay in them as they age or develop mobility issues, and building design should be dementia friendly.</p> <p>Housing design should reflect changes in society, including many more people now working from home, and the ageing population. The 2021 Census data indicates that the proportion of people in every age cohort from 65 and above in the Vale has increased since 2011, and are predicted to continue to increase.</p>
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Recommendations	<p>It is recommended that:</p> <ul style="list-style-type: none"> The design of the housing gives consideration to the various population groups who may become resident, and particular consideration for older people Housing is designed to be adaptable to be able to meet future needs
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3. Healthcare Service Provision

The following summarises the likely impact of the planning application on healthcare service provision in the immediate and surrounding areas.

3.1 Primary Care

<p>Primary Care</p>	<p>The UHB is responsible for ensuring access to NHS primary care services in Cardiff and the Vale of Glamorgan, including General Practitioners (GPs), Community Pharmacists, Dentists and Optometrists. The UHB works with a best practice GP to patient ratio of 1:1,800 and the current rate of access to NHS dentistry is 55% of the population.</p>						
<p>Comment on application</p>	<p>The application is for a development which would allow for an estimated 241 new residents.</p> <p>The UHB has been made aware of significant pressures on GP practices currently in terms of capacity and increased demand resulting from the Covid 19 pandemic.</p> <p>The scheme falls within the Western Vale Cluster which has a total population of circa 30,000 patients served by 3 practices working from 7 sites. Western Vale has the largest geographical area of the 9 Cardiff and Vale clusters.</p> <p>There are pockets of deprivation and a relatively aged population. These features represent a unique challenge when providing primary care to the population.</p> <p>The Primary Care team has identified that the proposed development falls within the boundaries of the following practices:-</p> <table border="1" data-bbox="499 1265 1375 1422"> <thead> <tr> <th>Practice</th> <th>List Size</th> </tr> </thead> <tbody> <tr> <td>Western Vale Family Practice</td> <td>12,186</td> </tr> <tr> <td>Cowbridge and Vale Medical Practice</td> <td>7,965</td> </tr> </tbody> </table> <p>At this time, there would appear to be capacity to absorb the growth linked to this particular development, in terms of premises/estates across these 2 Western Vale GP practices. However, it must be noted that there are recruitment challenges across GMS as a whole and these developments add pressure to an already stretched system, that may not necessarily be addressed through investment in buildings.</p> <p>Dental Provision</p> <p>The Health Board's NHS dental allocation from Welsh Government is cash limited funding and in</p>	Practice	List Size	Western Vale Family Practice	12,186	Cowbridge and Vale Medical Practice	7,965
Practice	List Size						
Western Vale Family Practice	12,186						
Cowbridge and Vale Medical Practice	7,965						

	<p>turn NHS dental contracts are based on a fixed contract value to deliver a specified amount of dental activity per year.</p> <p>As such, NHS dental practices do not have the capacity to accommodate NHS growth within their practices without a recurrent increase to their baseline contract values, even if they have the structural capacity to accommodate extra patients.</p> <p>Optometry</p> <p>Optometric care (General Ophthalmic Services) is non-cash limited to an extent and so opticians can accept an increase in resident numbers provided they have the internal capacity. However, Welsh Government intend to introduce a new optometric contract by April 2023 which will present similar restrictions as the dental services contract with a cash limited element on part of the contract value.</p> <p>Community Pharmacy</p> <p>The Health Board's NHS Pharmaceutical service allocation from Welsh Government is cash limited funding but this is not restricted to a number of patients per pharmacy. Patient registration is not part of the current contractual framework; therefore, pharmacies can accept an increase in resident numbers provided they have the internal capacity. The CAVUHB Pharmaceutical Needs Assessment first published in October 2021 will be used to determine the need for new services across the estate, the document in 2021 did not identify any current or future gaps in pharmaceutical services within the lifetime of the document that could not be met by existing establishments in the area.</p>
Recommendations	None
Triggers for provision	N/A
Costs	

Community and Intermediate Care

Community and Intermediate Care	The UHB is responsible for delivering care in people's own homes and in community clinics. Services include district nursing, health visiting, podiatry, dietetics, sexual health, primary mental health support, midwifery, community dental, child health, speech and language therapy etc.
Comment on application	None
Recommendations	
Triggers for provision	N/A
Costs	

3.2 Secondary Care

Secondary care	
Comment on application	No comments
Recommendations	
Triggers for provision	
Costs	

For further information contact:

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