



JohnsonMowat
Planning & Development Consultants

SAN PEDRO PROPERTIES LTD

**HIGHFIELDS CENTRE,
NEW NORTH ROAD,
HUDDERSFIELD**

HEALTH IMPACT ASSESSMENT

November 2018



San Pedro Properties Ltd
Highfields Centre, New North Road, Huddersfield

Viability Appraisal

Date: 22 November 2018

Johnson Mowat
Planning & Development Consultants
Coronet House
Queen Street
Leeds
LS21 2TW

t: 0113 887 0120
e: hello@johnsonmowat.co.uk
w. www.johnsonmowat.co.uk





LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

Except as otherwise requested by the Client, Johnson Mowat Planning Ltd is not obliged and disclaims any obligation to update the report for events taking place after:

- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

Johnson Mowat Planning Ltd makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

This report has been prepared for the sole use of San Pedro Properties Ltd. No other third parties may rely upon or reproduce the contents of this report without the written permission of Johnson Mowat Planning Ltd. If any unauthorised third party comes into possession of this report they rely on it at their own risk and the authors do not owe them any Duty of Care or Skill.



CONTENTS

1.0 INTRODUCTION

2.0 SCHEME DESCRIPTION

3.0 POLICY CONTEXT

4.0 HEALTHCARE ASSESSMENT

5.0 EVALUATION OF HEALTHCARE REQUIREMENTS

6.0 OTHER MATTERS RAISED IN THE DRAFT METHODOLOGY

7.0 SUMMARY AND CONCLUSIONS



1.0 INTRODUCTION

1.1 This Health Impact Assessment has been prepared on behalf of San Pedro Properties to examine the potential health effects associated with the proposal for the conversion and alteration of the Highfields Centre, New North Road, Huddersfield to 33 No. residential units. The site is a number of former Kirklees College buildings some of which are Grade II Listed. The site is located within the urban area of Huddersfield.

1.2 The report has been produced at the request of Kirklees Council as set out in pre-application advice received (Ref 2018/20247). The document formed part of the validation documentation list.

Background

1.3 Kirklees Council produced a 'Health Impact Assessment in Framework' as part of a Sustainability Appraisal document in 2015 to support the Draft Local Plan. This states:

“HIA seeks to measure the potential health impacts of a policy, programme or project on the wider population. The rationale of the assessment is to assess impacts on health and health inequalities in a systematic and transparent way. Ultimately the aims of the HIA are to reduce health inequalities, contribute to improved health and contribute to better decision making”.

1.4 The social detriments of health with links to planning are listed below:

- ***“Housing***
- ***Access to public services***
- ***Opportunities for physical activity***
- ***Air quality, noise and neighbourhood amenity***
- ***Accessibility and transport***
- ***Crime reduction and community safety***
- ***Access to healthy food***
- ***Access to work and impact of unemployment and low incomes***



- ***Social cohesion and social capital***
- ***Resource minimisation***
- ***Climate change***
- ***Fuel poverty”***

1.5 The HIA works towards combatting these social detriments which have a direct and indirect influence on planning. The HIA Framework is based on social determinants of health identified in the Marmot review of health inequalities in England, which found that social inequalities in health arise because of inequalities that exist in the conditions of daily life and the fundamental drivers that give rise to these.

Methodology

1.6 The approach that is being taken to the HIA of the Local Plan is consistent with the HIA work that was undertaken in relation to the now-withdrawn Kirklees Core Strategy. The same ‘HIA framework’ has been used with minor amendments made following the SA Scoping consultation and to remove out of date references to primary care trusts. Consideration has been given to whether the Draft Local Plan addresses the various decision-making questions and specific policies referred to as relevant.

2.0 SCHEME DESCRIPTION

Site Description

- 2.1 The application site is located off New North Road and is located to the north west of the Huddersfield town centre. The site is around 500m to the north west of Huddersfield Train Station.
- 2.2 It should be noted that the site was previously for educational purposes and served over 200 pupils and staff. The college no longer occupy the building and the building remains vacant.
- 2.3 The site bounds residential properties to the eastern boundary. Highfield Road with educational and office uses to the north. New North Road to the south and west which adjoins predominately residential properties. The site is in the town of Huddersfield which has a population of 162,949.
- 2.4 The site is in a sustainable location with good access to primary and secondary schools, colleges, shops, services and employment areas. The site is within a short walking distance of Huddersfield Town Centre. There is also frequent bus services on New North Road and is in walking distance of Huddersfield Train Station.

The Proposal

- 2.5 The document supports a full application for the conversion and alteration of the buildings on site to form 33no residential units.

3.0 POLICY CONTEXT

National Health Policy

3.1 National Health Policy is set out in a wide range of sources including White Papers, various strategy and operational publications and ministerial speeches. The health policy of the Conservative Government is still emerging but there are some key themes that are likely to have a lasting impact. These include:

- A focus on prevention of ill health (being proactive)
- Local decision making
- Greater clinical input in decision making (particularly general practitioners)
- A focus on health outcomes
- Greater plurality of healthcare provision, with more voluntary and independent sector providers competing for work alongside public sector bodies.

3.2 There are many policy documents dealing with specific health issues (eg. heart disease, mental health etc.) but the rest of this chapter highlights some important overall policy drivers. An important document to set the scene for future planning is the recent NHS White Paper (July 2010 - Equality and Excellence: Liberating the NHS). This has four main elements:

1) Putting patients and the public first:

“We will put patients at the heart of the NHS, through an information revolution and greater choice and control” (p3).

2) Improving healthcare outcomes:

“To achieve our ambition for world-class healthcare outcomes, the services must be focused on outcomes and the quality standards that deliver them. The Government’s aims are to reduce mortality and morbidity, increase safety, and improve patient experience and outcomes for all” (p4).

3) Autonomy, accountability and democratic legitimacy:

“The Government’s reforms will empower professionals and providers, giving them more autonomy and in return, making them more accountable for the results they



achieve, accountable to patients through choice and accountable to the public at local levels” (p5).

4) Cutting bureaucracy and improving efficiency:

“The NHS will need to achieve unprecedented efficiency gains with saving reinvested in front line services, to meet the current financial challenge and the future costs of topographic and technological change” (p5).

- 3.3 It will therefore be increasingly important to ensure that general practitioners and the local authority are involved in the health impacts of development proposals. The emphasis on choice and competition also means that the pattern of health services provision is likely to be different in future, with a strong possibility of new health providers being in place locally.
- 3.4 Within the overall policy context, some strategic priorities for the NHS are set out in a 5 year plan for 2010 to 2015, published in December 2009 (Department of Health, NHS 2010-2015 From Good to Great: Preventative, People-centred, Productive). This included a commitment to:
- More rights for patients
 - Accelerated improvements in quality across five key areas of care
 - Transformed services for those with a long term condition
 - Ensuring that a proportion of hospital income is dependent on patients experience and satisfaction with services.
- 3.5 More detailed priorities for the NHS are set out each year in the Department of Health Operating Framework. This NHS Operating Framework sets out the planning, performance and financial requirements for NHS organisations in 2012/13 and the basis on which they will be held to account. To improve services for patients, there will be four key themes for all NHS organisations during 2012/13:
- Putting patients at the centre of decision making
 - Completion of the last year of transition to the new system, building the capacity of emerging clinical commissioning groups and supporting the establishment of Health and Wellbeing Boards so that they become key drivers of improvement across the NHS
 - Increasing the pace on delivery of the quality, innovation, productivity and prevention challenge and

- Maintaining a strong grip on service and financial performance, including ensuring that the NHS Constitution right to treatment within 18 weeks is met.

- 3.6 The Operating Framework also states that **“it is imperative that all NHS organisations prepare themselves for the reforms that come into place for 2013/14 and as such this NHS Operating Framework sets out the steps to allow that to happen”**.
- 3.7 The Health and Social Care Act 2012 transfers the responsibility for public health to upper-tier local authorities from April 2013. It also requires the creation of health and wellbeing boards to bring together key commissioners from the local NHS and local government to strategically plan local health and social care services.
- 3.8 Healthy Lives, Healthy People: Our Strategy for Public Health in England (Department of Health, November 2010) the Public Health White Paper makes several key references to the planning function and new role of local government in public health, and to integrating policy areas, including planning and housing.

National Planning Policy

- 3.9 National Planning Policy referring to health is found in the National Planning Policy Framework (NPPF), updated in July 2018.
- 3.10 The one of the objectives of achieving sustainable development is **“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”** (paragraph 8).
- 3.11 Section 8 of the NPPF is titled ‘promoting healthy and safe communities’. In this section paragraph 91 states:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;***

- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

3.12 Paragraph 96 states ***“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”.***

3.13 Paragraph 94 states ***“ It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education”.***

Local Policy

3.14 The Kirklees Local Plan was submitted to the Secretary of State for Communities and Local Government on 25 April 2017, so that it can be examined by an independent Inspector. The Plan is currently open for consultation on the proposed modifications, the following policies are considered relevant:

3.15 Policy PLP 47 – Healthy, active and safe lifestyles states:

“The council will, with its partners, create an environment which supports healthy, active and safe communities and reduces inequality. Healthy, active and safe lifestyles will be enabled by:

- a) facilitating access to a range of high quality, well maintained and accessible open spaces and play, sports, leisure and cultural facilities;*
- b) increasing access to green spaces and green infrastructure to promote health and mental well-being;*
- c) the protection and improvement of the stock of playing pitches;*

- d) supporting initiatives which enable or improve access to healthy food. For example, land for local food growing or allotments;*
- e) increasing opportunities for walking, cycling and encouraging more sustainable travel choices;*
- f) supporting energy efficient design and location of development;*
- g) ensuring that the current air quality in the district is monitored and maintained and, where required, appropriate mitigation measures included as part of new development proposals;*
- h) creating high-quality and inclusive environments incorporating active design and the creation of safe, accessible and green environments which minimise and mitigate against potential harm from risks such as pollution and other environmental hazards;*
- i) encouraging the co-location of facilities so that different types of open space and facilities for sport and recreation can be located next to each other and in close proximity to other community facilities for education and health;*
- j) working with partners to manage the location of hot food take-aways particularly in areas of poor health;*
- k) encouraging initiatives to promote energy efficiency within homes; and*
- l) supporting appropriate initiatives which address poor health indicators and anti-social behaviour in the district.*

Health Impact Assessments will be carried out for all proposals that are likely to have a significant impact on the health and well-being of the local communities, or particular groups within it, in order to identify measures to maximise the health benefits of the development and avoid any potential adverse impacts”.

3.16 In relation to community facilities and services, Policy PLP 48 states that:

“Community facilities should be provided in accessible locations where they can minimise the need to travel or they can be made accessible by walking, cycling and public transport. This will normally be in town, district or local centres.

Proposals will be supported for development that protects, retains or enhances provision, quality or accessibility of existing community, education, leisure and cultural facilities that meets the needs of all members of the community”.

3.17 Policy PLP 49 – Education and health care needs states:



“Where the scale of development proposed may impact on education and health provision, the council will actively work with applicants to resolve key planning issues in advance of a planning application being submitted.

The need for the provision of additional school places will be a material consideration when proposals for new housing development are considered. Developers should work with the council at the earliest opportunity to ensure the phasing of development and appropriate mitigation is identified in a timely manner to ensure education provision can be secured”.

4.0 HEALTHCARE ASSESSMENT

4.1 This section outlines the existing situation regarding access to healthcare near the application site. It is appropriate to assess the primary care service provision of doctors surgeries, dental surgeries pharmacies and opticians as these are the most commonly accessed forms of healthcare and therefore will most likely experience any increase in demand resulting from this development. An analysis of secondary and tertiary healthcare is also included in order to show the full picture of existing health care provision in this locality.

Existing Primary Health Care

Doctor's Surgeries

4.2 The table below shows the 13No. closest doctors surgeries to the application site which provide general practitioners services. These are all within a distance a 1 mile from the application site. The data is from NHS Choices.

Practice Name and Postcode	Distance from site (Miles)	No. of Patients on Roll	Accepting New Patients
Greenhead Family Doctors HD1 5PX	0.1	2,656	Yes
Dr Iain Glencross HD1 5PU	0.2	2,535	Yes
Whitehouse Centre GP Practice HD1 4EW	0.3	1,430	Yes
Dr Msn Ahmed & Dr Mb Ahmed HD1 6DZ	0.5	5,142	Yes
Dr Sukhdeep Singh Gujral HD1 4LE	0.5	2,970	Yes
Westbourne Surgery HD1 4QR	0.6	3,755	Yes
University Health Centre HD1 3AL	0.8	15,114	Yes
Paddock and Longwood Family Practice HD1 4TS	0.9	8,751	Yes
The Grange Group Practice HD2 2QA	0.9	15,918	Yes
Birkby Health Centre HD2 2YD	0.9	3,537	Yes

Practice Name and Postcode	Distance from site (Miles)	No. of Patients on Roll	Accepting New Patients
Dr Hafiz Rehman HD1 3SB	0.9	2,500	Yes
Brook Street Surgery HD1 3JW	0.9	5,142	Yes
Dr Handa & Partner HD2 1AE	1.0	3,692	Yes

* Based on optimum patient numbers of 1,800 per GP (Sources: Royal College of General Practitioners)

- 4.3 The table shows that all local doctors' surgeries within 1 mile radius of the site are currently accepting new patients.

Dental Surgeries

- 4.4 The table below shows the nearest 12No. dental surgeries to the application site, all of which are within 1 mile of the application site, using data from NHS Choices.

Surgery Name and Post Code	Distance from Site (Miles)	Accepting NHS patients by referral	Accepting new adult NHS Patients	Accepting Children aged 0 - 18
Edgerton Dental Clinic HD1 5NE	0.1	Yes	No	No
Huddersfield Orthodontics HD1 5NE	0.1	Yes	No	No
Park View Dental Practice HD1 4DT	0.1	No data supplied by dental practice	No data supplied by dental practice	No data supplied by dental practice
Only Orthodontics HD1 4EN	0.3	Yes	No	No
Greenhead Dental Practice HD1 4EN	0.3	No	No	No
Calderdale & Kirklees Community Dental Care	0.3	No data supplied by dental practice	No data supplied by dental practice	No data supplied by dental practice
Genix Healthcare Huddersfield HD1 1LG	0.4	Yes	No	No
JC & AA Rayner Dental Practice HD1 6JE	0.5	No	No	No
Marsh Dental Care HD1 4LF	0.6	No	No	No

Surgery Name and Post Code	Distance from Site (Miles)	Accepting NHS patients by referral	Accepting new adult NHS Patients	Accepting Children aged 0 - 18
Huddersfield Dental Care Centre HD1 2RD	0.7	No	No	Yes
Fartown Dental Practice HD1 6LQ	0.8	No	No	No
Lindley Dental Centre	0.9	No	No	No

- 4.5 The table above shows there are 12No. dental surgeries within 1 mile of the site. The nearest dental surgery accepting new adult patients (by referral), is Edgerton Dental Clinic, which is 0.1 miles from the site. The nearest dental surgery accepting new children as new NHS patients is the Huddersfield Dental Care Centre, which is 0.7 miles from the site.

Pharmacies

- 4.6 There are 6No. pharmacies within 1 mile of the site, the nearest being Greenhead Pharmacy on Greenhead Road, a distance of approximately 0.3 miles from the application site. It is therefore considered that there is sufficient access to existing pharmacies from the site.

Opticians

- 4.7 There are 14No. opticians within 1 mile of the site, the nearest being The Eye Clinic located on New Street and Angela Barraclough, both being a distance of approximately 0.6 miles from the application site. It is therefore considered that there is sufficient access to existing opticians from the site.

Secondary and Tertiary Health Care Provision

- 4.8 The application site is in the immediate proximity to 2No. hospitals; BMI The Huddersfield Hospital (0.6 miles) and Huddersfield Royal Infirmary (1.1 miles). BMI The Huddersfield Hospital is a private hospital which also treats NHS funded patients.
- 4.9 In relation to public hospitals with accident and emergency departments, Huddersfield Royal Infirmary Pinderfields Hospital is a large hospital providing a range of services and is run by the Calderdale and Huddersfield NHS Foundation Trust. There is also an NHS hospital in Halifax, the Calderdale Royal Hospital (4.6 miles) and a hospital in Dewsbury,



Dewsbury and District Hospital (6.7 miles). It is therefore considered that the application site is well located to access secondary and tertiary health care provision.

5.0 EVALUATION OF HEALTH CARE REQUIREMENTS

- 5.1 The Household Projections (Department for Communities and Local Government, July 2016) suggest that the number of households in Kirklees will rise by 20%, from 178,000 in 2014 to 213,000 in 2039. In the same period, average household size in Kirklees is predicted to decrease by 5%, from 2.39 to 2.27 people per household.
- 5.2 As this application seeks permission for change of use and conversion of the buildings on site to form 33no residential units, a population increase of approximately 75 people can be expected. It is not considered that on site health care facilities would be required for the relatively modest population increase associated with the development within a central Huddersfield location.
- 5.3 Based on the existing patient roll, the Greenhead Family Doctors has an average of 1,328 patients per doctor. In the event that all future residents of the proposed scheme become registered to this surgery, the number of patients per doctor would increase by approximately 75 as there are 2 doctors at this surgery. This would be a total of 1,366 patients per doctor, remaining significantly below the optimum level of 1,800 patients per doctor as adopted by the Royal College of General Practitioners.
- 5.4 The assessment of General Practitioners within 1 mile of the site indicates a general capacity to absorb the increase in population. Of the 13 surgeries, there are currently 73,142 patients served by 41 doctors, an average of 1,784 patients per doctor, which remains below the optimum number of 1,800.
- 5.5 Furthermore, it should be noted that it is likely that a proportion of the future occupiers of the development will currently live within the immediate area and therefore potentially already be registered to a doctors surgery assessed in section 4 of this report.
- 5.6 In addition, there is good existing availability of opticians and pharmacies in an accessible distance from the application site. There is some capacity in local dental surgeries to accept more NHS patients. It is therefore considered very unlikely that this development would result in an under provision of these services in the surrounding area. All of the assessed doctors surgeries are accepting new patients. The closest surgery to this site, the



Greenhead Family Doctors, has capacity to take on all potential new residents to its patient roll.

6.0 OTHER MATTERS RAISED IN THE HEALTH IMPACT ASSESSMENT FRAMEWORK

6.1 The Health Impact Assessment Framework contains a number of topic areas that consider the social and environmental strands of sustainable development. The principal of the change of the use of the building to a residential use was considered acceptable at the pre-application stage by the Council's Planning Officer (Ref 2018/20247).

6.2 With respect to certain topic areas that require consideration, the following bullet points are made:-

- The site is in a sustainable location for housing, it lies in a predominately residential area.
- The site is within close proximity to Huddersfield Town Centre.
- The proposal seeks the reuse of existing buildings.
- The proposal will ensure the long term upkeep and maintenance of Grade II Listed Buildings.
- The new homes proposed will be built to modern day Building Regulations Standards.
- The site is located close to Highfields Community Centre and Huddersfield Lawn Tennis and Squash Club.
- A Noise Impact Assessment is provided with the planning submission.

7.0 SUMMARY & CONCLUSION

- 7.1 This Health Impact Assessment has considered the impacts of the proposed change of use and conversion of the former Highfields Centre, New North Road, Huddersfield on primary health care provision in the surrounding area and the health benefits of the proposal.
- 7.2 The location and design of the proposal will result in a development which can contribute towards health objectives and provide high quality and adaptable dwellings for future occupiers.
- 7.3 The assessment of existing health care provision has reviewed the existing provision of doctor's surgeries, dental surgeries, pharmacies and opticians within 1 mile of the site. There are multiple options for each service within 1 mile of the site, including 13 doctors' surgeries, 12 dental surgeries, 6 pharmacies and 14 opticians.
- 7.4 The analysis of existing local doctors' surgeries indicates there is significant capacity to absorb the projected number of occupiers of this development. The nearest doctors' surgery is 0.1 miles from the application site, therefore it is accessible to all residents, with 4 other practices within at least 0.5 miles of the site.
- 7.5 In addition there are 3 NHS hospitals with accident and emergency departments within 7 miles of the site, including Huddersfield Royal Infirmary which is only 1.1 miles from the site. These hospitals provide a range of medical services within an accessible distance including an accident and emergency department.
- 7.6 In addition to good access to existing healthcare facilities, this proposal will provide the following health and wellbeing benefits for future residents:
- This proposal is for high quality dwellings within close proximity of the town centre within a highly sustainable location. Better housing provision has been identified as a pre-condition for enhancing the health of individuals.
 - The site is accessible to a range of services and facilities such as schools, shops, employment areas, restaurants, parks and recreation areas. Residents will therefore be able to walk or cycle to these services reducing the need to travel by private car and providing opportunities for exercise. These local services and



facilities will also provide opportunities for social interaction, bringing together different members of the community and reducing isolation. Huddersfield town centre is within walking distance of the site and can be accessed via a regular bus service or cycle ride.

- Access to high quality open space within the immediate area will provide opportunities for exercise, recreation and interaction with other members of the community. Proximity to open spaces has been shown to enhance peoples health and wellbeing.

7.6 This Health Impact Assessment has been produced with the recognition of the influence that planning and housing has on improving health and wellbeing and reducing health inequalities. The proposal will not significantly impact upon the provision of existing health services within the local area or result in an under provision of services for the existing and future population. The proposed development has also been carefully planned to ensure that it will contribute towards a healthy community, is safe and accessible and provides benefits to future resident's health and wellbeing.