



**Land to the East of Leeds Road,  
Chidswell**  
Health Impact Assessment (HIA)

April 2020

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# 1 Introduction

## Introduction

- 1.1 This Health Impact Assessment (HIA) has been prepared to consider the potential health effects associated with the development of Land to the East of Leeds Road, Chidswell (“the Site”).
- 1.2 C.C. Projects (“the Applicant”) will be submitting a planning application (“the Application”) which will seek outline planning permission for a proposed mixed use development of up to 1,354 dwellings, 35 hectares of employment development, a primary school, local centre, green space and other associated infrastructure (the “Proposed Development”). All matters will be reserved except for access. The Proposed Development forms part of the proposed mixed-use allocation MXS7 in Kirklees Council’s adopted Local Plan. The Application excludes the smaller ‘Heybeck Lane’ site to the north, which also forms part of allocation MXS7 and is subject to a separate planning application. The Proposed Development is discussed further within section 2 of this report.

## Requirement for HIA

- 1.3 Paragraph 8 b) of the National Planning Policy Framework 2019 (“NPPF”) recognises that a strong, healthy and just society is one of the guiding principles of sustainable development.
- 1.4 HIA supports sustainable development by:
  - Demonstrating that health impacts have been properly considered when preparing, evaluating and determining development proposals;
  - Identifying and highlighting any beneficial impacts on health and wellbeing of a particular development scheme and maximising these benefits where possible; and
  - Identifying and taking action to minimise any negative impacts of a particular development scheme.
- 1.5 The overarching priority for the Kirklees Local Plan is to deliver long-term sustainable growth, ensuring that Kirklees Metropolitan District Council (“KMDC”) positively takes into account the three pillars of sustainable development – that is the economic, the environmental and the social pillars. The Kirklees Local Plan adopted in 2019 (“KLP19”), and in particular Policy PLP47 ‘Healthy, active and safe lifestyles’, highlights how new developments can support sustainable health-related objectives and states that:

*‘Health Impact Assessments will be carried out for all proposals that are likely to have a significant impact on the health and wellbeing 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.’*
- 1.6 As identified within the HIA Guidance Notes issued by KMDC as part of pre-application discussions, there are different types of HIA, often referred to as Rapid, Intermediate and Comprehensive HIA. Each type differs in complexity, the range of stakeholders who might be involved in the process and the time they take to complete. Rapid HIA is the least intensive and Comprehensive HIA the most intensive.
- 1.7 KMDC request that developers complete a Rapid HIA to identify measures to improve health benefits and avoid adverse impacts when the HIA screening process identifies the need for such an assessment.

- 1.8 As contained within Appendix 1 of the aforementioned HIA guidance, a Rapid HIA is required when the Proposed Development is for a 'major' scheme and is within a ward which has been identified to have one or more of the five Public Health Indicators (higher than the Kirklees average) where land use planning could have an influence and/or the Proposed Development is in a ward within Kirklees that has been ranked as one of the five most deprived by the Index of Multiple Deprivation (IMD).
- 1.9 The Site is split between the wards of Dewsbury East and Batley East. As identified within the background paper to the KLP19 'Part 2: Site Allocation Methodology' (April 2017), both wards have indicators where levels are higher than the Kirklees average. For Batley East this includes rates of emergency admission due to respiratory disease and for Dewsbury East indicators include the level of obesity, rates of emergency admission due to respiratory diseases and for under 65's, the rates of adults feeling lonely or isolated, all of which are at levels which are higher than the District's average. As a result, a HIA is required to accompany the Application for the Proposed Development.

# 2 Site Description and Development Proposals

## Site Description

- 2.1 The Site is located to the east of the A653 Leeds Road dual carriageway, which is a strategic corridor between Dewsbury and Leeds. In the immediate vicinity of the Site, Leeds Road runs in a north-south direction, adjoining the A638 Wakefield Road and Junction 28 (the Tingley Interchange) of the M62 Motorway to the north. The A638 Wakefield Road links with the M1 Motorway Junction 40 to the east of the Site.
- 2.2 The Site, which covers an area of approximately 112 hectares, is currently predominantly in agricultural use.
- 2.3 The Site is gently undulating, with two notable landscape features: a higher 'ridge' to the west of the centre, and a 'bowl-like' valley to the north, drained by the streams and ditches.
- 2.4 The Site does not contain any listed buildings, nor is it located within a Conservation Area. The nearest listed building is Haigh Hall (Grade II), located approximately 735m to the east of the Site.
- 2.5 There are no statutory environmental designations on the Site, however the Site is adjacent to an area identified as a Local Wildlife Site which is part of the Wildlife Habitat Network and is designated as Ancient Woodland (Dogloitch Wood and Dum Wood to the east).
- 2.6 There are a number of Public Rights of Way which either pass through the Site or lie in close proximity. These routes will be fully considered as part of the planning application.
- 2.7 The Site is not located within an Air Quality Management Area (AQMA).
- 2.8 The Site is located within Flood Zone 1 and is therefore at low risk of flooding.

## Site Context

- 2.9 The Site lies within Dewsbury East ward and Batley East ward. The Site is located in close proximity to Woodkirk and Shaw Cross. Both locations offer a range of services and facilities to meet the daily needs of its residents. Woodkirk provides a primary school, a secondary school, convenience store and a public house. Batley Railway station is located 1.5 miles west of the Site.
- 2.10 The surrounding area is characterised by agricultural land, with a mix of early and late 20<sup>th</sup> century bungalows and semi-detached properties fronting the main arterial highway routes.
- 2.11 The Site is allocated as part of a larger residential and employment led mixed-use development within the KLP19 (allocation site reference MXS7). The gross site area for the allocation totals 120.78 hectares. The Site forms 112 hectares of the allocation. A separate outline planning application has been simultaneously submitted by C.C. Projects for residential development to the north of this Site and south of Heybeck Lane, comprising the remainder of the allocation.
- 2.12 The allocation description states:
  - The allocation is for mixed use development comprising housing and employment land.

- The illustrative capacity for housing is identified as 1,535 dwellings. The illustrative employment capacity is 122,500 sq.m.
  - The provision of a new 2 form entry primary school will be required on this site. Early Years and Childcare provision will also be required relating to this allocation.
  - In accordance with KLP19 Policy LP13, the creation of a new local centre commensurate with the scale of growth proposed will be supported, subject to the sequential test and impact assessment.
  - A landscape character assessment has been undertaken for this site which should be considered in the development masterplan/ site proposals.
  - The location is identified in the Leeds City Region Strategic Economic Plan and in the Kirklees Economic Strategy and the Site will play a key role in helping transform Dewsbury. Proposals should indicate how the place shaping strengths, opportunities and challenges can be addressed through reference to policies in the Local Plan, the Dewsbury Strategic Framework and other regeneration and urban renaissance strategies and initiatives.
  - Residential amenity will need safeguarding through sensitive siting of buildings and landscape buffer areas.
  - A buffer will be required to protect the ancient woodlands at Dum Wood and Dogloitch Wood.
- 2.13 The vision for Kirklees as set out within KLP19 is that by 2031, it will be a great place to live, work and invest in, delivered through an integrated approach to housing and employment. Development will have taken place in a sustainable way by balancing economic, social and environmental priorities.
- 2.14 The Leeds City Region Strategic Economic Plan (LCRSEP) sets out the spatial priority areas to maximise growth potential and ensure prosperity across the whole City Region so that by 2036 the City Region will (*inter alia*) create upwards of 35,000 additional jobs and an additional £3.7 billion of annual economic output.
- 2.15 The LCRSEP identifies growth opportunities which have strategic significance to the whole of the City Region. This includes strategic employment and mixed-use sites. Chidswell is listed as one of six initial Employment Growth Areas in the Leeds City Region.
- 2.16 This Site presents a sustainable and substantial opportunity for new development in the Plan. The vision is to create a sustainable urban extension to Chidswell, with a strong sense of place and identity based on easily navigable walkable routes linking neighbourhoods, employment, community uses and open spaces.
- 2.17 An illustrative masterplan (drawing reference 00-001 Rev P) has been developed which sets out how the Site could be developed to accommodate the housing and employment development. Details of the masterplan are set out below.

### Proposed Development

- 2.18 The Proposed Development is as follows:

*"the demolition of existing dwellings and the development of a phased, mixed use scheme comprising residential development (up to 1,354 dwellings), employment development, residential institution (C2) development, a local centre (comprising class*

*A1/A2/A3/A4/A5/D1/D2 uses), primary school, green space, access and other associated infrastructure”.*

#### 2.19 The Proposed Development:

- The residential development will comprise up to 1,354 residential dwellings incorporating an appropriate range and mix of housing to meet local needs and respond to market requirements;
- The employment space created will comprise up to 122,500 square metres of floorspace, allowing for range of larger and smaller scale opportunities, providing the flexibility to respond to local and national requirements attracted by good accessibility to the M1 and M62 strategic road network;
- It will provide a sustainable community with access to school facilities and a local centre on site to serve the new community and existing residents;
- Key woodland blocks (Dum Wood and Dogloitch Wood, which fall outside the red line application boundary) will be retained and green corridors introduced throughout the Site to promote walkable and cycle friendly neighbourhoods, allowing for a hierarchy of easy to navigate routes connecting neighbourhoods, spaces and employment uses; and
- Multiple vehicular access points will be provided to ensure effective connectivity with the strategic transport network for cars and public transport.

# 3 Planning Policy Context

## National Planning Policy Framework

3.1 The NPPF recognises that a strong, healthy and just society is one of the guiding principles of sustainable development. HIA supports sustainable development by:

- Demonstrating that health impacts have been properly considered when preparing, evaluating and determining development proposals.
- Identifying and highlighting any beneficial impacts on health and wellbeing of a particular development scheme and maximising these benefits where possible.
- Identifying and taking action to minimise any negative impacts of a particular development scheme.

## Planning Practice Guidance

3.2 Paragraph 001 of 'Healthy and safe communities', (reference ID: 53-001-20190722), recognises the design and use of the built and natural environments, including green infrastructure are major determinants of health and wellbeing. It states that planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).

3.3 Paragraph 002 of the same section (reference ID: 53-002-20190722) encourages engagement between plan-making bodies and relevant organisations to help ensure that local strategies to improve health and wellbeing and the provision of the required health infrastructure are supported and considered in plans.

3.4 Paragraph 003 (reference ID: 53-003-20191101) defines a healthy place as one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing. It is a place which is inclusive and promotes social interaction. It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.

3.5 Paragraph 004 (reference ID: 53-004-20190722) states that planning can influence the built environment to improve health and reduce obesity and excess weight in local communities. Planning policies and proposals may need to have particular regard to the following issues:

- Proximity to locations where children and young people congregate such as schools, community centres and playgrounds
- Evidence indicating high levels of obesity, deprivation, health inequalities and general poor health in specific locations
- Over-concentration of certain uses within a specified area
- Odours and noise impact
- Traffic impact

- Refuse and litter

- 3.6 Paragraph 005 encourages engagement with the Director of Public Health at pre-application stage for developments that are likely to have a significant impact on the health and wellbeing of the local population. It states that a health impact assessment is a useful tool to use where there are expected to be significant impacts.
- 3.7 Given the Site is allocated within the KLP19 for mixed-use development, it is understood that KMDC has already engaged with Public Health as part of the plan-making process.
- 3.8 Paragraph 008 (reference ID: 53-008-20190722) states that precise site allocation policies provide clarity and certainty by identifying the total amount of land required for education use, with regard to the Department for Education space standards, and any necessary characteristics for the school site such as its shape, accessibility and serviced provision at an appropriate time. Master planning of large developments with multiple developers can help to inform decisions about the appropriate scale and siting of new or expanded schools.

### The Kirklees Local Plan

- 3.9 The KLP was adopted February 2019. The KLP is the statutory Development Plan for Kirklees and has superseded the Kirklees Unitary Development Plan.
- 3.10 The overarching priority for the KLP is to deliver long-term sustainable growth, ensuring that the KMDC positively takes into account the three pillars of sustainable development – that is the economic, the environmental and the social pillars.
- 3.11 The KLP, and in particular Policy PLP47 '*Healthy, active and safe lifestyles*', highlights how new developments can support sustainable health-related objectives and states that 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 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 wellbeing 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.*

3.12 The HIA should measure the potential health impacts of a proposal on the wider population and allow any necessary mitigation measures to be identified and can help to identify the potentially cumulative significant effect a proposal could have on health infrastructure and / or the demand for health care services.

### **Mixed Use Allocation – MXS7**

3.13 The Site is allocated in the KLP19, reference MXS7. The site allocation includes considerations to health and wellbeing:

- The provision of a new 2 form entry primary school on site;
- The provision of secondary school places will be monitored and delivered to meet demand as new housing is delivered during and beyond the plan period;
- Early Years and Childcare provision is required;
- Residential amenity will need safeguarding through sensitive siting of buildings and landscape buffer areas; and
- In accordance with LP13 (part a, paragraph 4) the creation of a new local centre commensurate with the scale of growth proposed will be supported, subject to the sequential test and impact assessment.

### **Rapid HIA for Spatial Planning – Guidance Notes**

3.14 KMDC has prepared guidance notes to assist with the process of carrying out the Rapid HIA, which includes a template that covers a number of planning and development issues that can impact on health. The issues covered in the template may overlap with other assessments that are submitted with the application.

3.15 The Rapid HIA template is completed in section 5.

### **Kirklees Joint Health and Wellbeing Strategy 2014 - 2020**

3.16 The vision of the Kirklees Joint Health and Wellbeing Strategic (JHWS) is that by 2020, *“No matter where they live, people in Kirklees live their lives confidently, in better health for longer and experience less inequality.”*

3.17 In order to achieve shared outcomes on economy, health and wellbeing, the JHWS point to economic development being able to support health and wellbeing, and vice versa, through the following:

- Open spaces and green infrastructure that encourage physical activity and support positive emotional wellbeing;

- Good quality housing and high standards of energy efficiency which supports affordable warmth, good health and reduce living costs;
- Access to suitable, good quality homes and neighbourhoods providing a secure place for families to thrive and promote good health, wellbeing and independent living;
- Development that creates and respects attractive places, thriving communities and supports health and wellbeing;
- Resilient people powering business success; and
- Improved perceptions of places and communities helping to support enterprise and investment.

3.18 In the formulation of the Proposed Development the requirements of national and local policies have been considered and addressed where they relate to improving local health and tackling wider socio-economic and environmental determinants of population health.

# 4 Health Profile of Kirklees

## Introduction

4.1 This section provides a summary of the health inequalities within Kirklees and the area the Site is located in.

4.2 Health inequality is defined by the World Health Organization (WHO)<sup>1</sup> as:

*"...differences in health status or in the distribution of health determinants between different population groups. For example, differences in mobility between elderly people and younger populations or differences in mortality rates between people from different social classes. It is important to distinguish between inequality in health and inequity. Some health inequalities are attributable to biological variations or free choice and others are attributable to the external environment and conditions mainly outside the control of the individuals concerned. In the first case it may be impossible or ethically or ideologically unacceptable to change the health determinants and so the health inequalities are unavoidable. In the second, the uneven distribution may be unnecessary and avoidable as well as unjust and unfair, so that the resulting health inequalities also lead to inequity in health."*

## Kirklees

4.3 Kirklees is a varied district which includes the open isolated farmland of Holme and Colne Valleys, the agricultural land of the Denby Dale and Kirkburton areas, the central urban area of Huddersfield and the towns of Dewsbury, Mirfield, Cleckheaton, Batley, Heckmondwike and Liversedge.

4.4 KMDC is divided into 23 wards. The Site is split between Dewsbury East Ward and Batley East Ward. According to KLP19, KMDC has a growing population that is set to increase from 428,100 (2013) to 475,900 in 2031. This is an additional 47,800 people.

4.5 There is need and demand for new homes in all parts of KMDC. If identified housing needs are to be met, houses of all sizes are needed together with an increasing number of bungalows and flats/apartments. People over 60 will be an increasing proportion of the population increasing by 35,600 from 2013 to 2031<sup>2</sup>, but in some parts of KMDC there will also be significant increases in numbers of young people. It is also expected that the average household size will decline from 2.43 in 2013 to 2.34 in 2031, as household numbers grow faster than the population<sup>3</sup>.

4.6 KLP19 identifies a key challenge for KMDC is to ensure a greater diversity of support services are made available to older people wanting to stay in their own home and to develop funding mechanisms to achieve this. Additionally, the range of housing options available to older people needs to be diversified, for instance through the development of open market housing designed for older people and the development of sheltered accommodation, extra care housing and co-housing for rent or sale.

4.7 Life expectancy at birth for males and females (78.6 and 82.5 respectively) is lower in KMDC than in England as a whole (79.6 and 83.1 respectively). The KMDC average is higher than the worst ward in England which is 74.2 and 79.5.

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<sup>1</sup> WHO <https://www.who.int/hia/about/glos/en/index1.html> (accessed: 23/10/2019)

<sup>2</sup> 2012-based ONS sub national population projections – excerpt from Kirklees Council Local Plan (2019).

<sup>3</sup> 2014-based CLG household projections for England

- 4.8 Suicide rates are also higher in KMDC (10.3 per 100,000) than for the average in England (9.6 per 100,000).
- 4.9 There are wide differences in health and well-being across KMDC<sup>4</sup>. Better quality of life, health and well-being may be achieved by enabling everyone in KMDC the opportunity to be as physically active as they can be, by providing new and improving existing facilities for sport and recreation and providing better access to good quality open spaces. Good quality open spaces close to where people live provide opportunities for sport, recreation and play, providing enjoyment, encouraging healthy lifestyles and benefiting mental well-being. They are also an essential component of local character providing visual amenity and wildlife value.

### **The Index of Deprivation 2019**

- 4.10 The south of the Site is located within Dewsbury East Ward and the north of the Site is located in the Batley East Ward.
- 4.11 The Combined Index produced by the Ministry of Housing, Communities and Local Government is created using seven domains with the following weightings: Income (22.5% weighting), Employment (22.5%), Health Deprivation and Disability (13.5%), Education Skills and Training (13.5%), Barriers to Services (9.3%), Crime (9.3%), and Living Environment (9.3%).
- 4.12 The IMD 2019 ranks the southern part of the Site (located in the Dewsbury East Ward) in the worst 10% to 20%<sup>5</sup>. The worst 10% deprived is based on rank of all 2011 Lower Super Output Areas (LSOAs) in England (32,844 LSOAs in total).

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<sup>4</sup> Joint Strategic Needs Assessment, Kirklees Council (2010)

<sup>5</sup> Index of Deprivation 2019, Ministry of Housing, Communities & Local Government (MHCLG). Population is ONS Mid-Year Estimates 2015 (excluding prisoners). Worst 10% deprived is based on rank of all 2011 Lower Super Output Areas (LSOAs) in England (32,844 LSOAs in total), <http://observatory.kirklees.gov.uk/profiles/profile?profileId=108&geoTypeId=27&geoIds=00CZGD#iasProfileSection5> accessed 06/11/2019

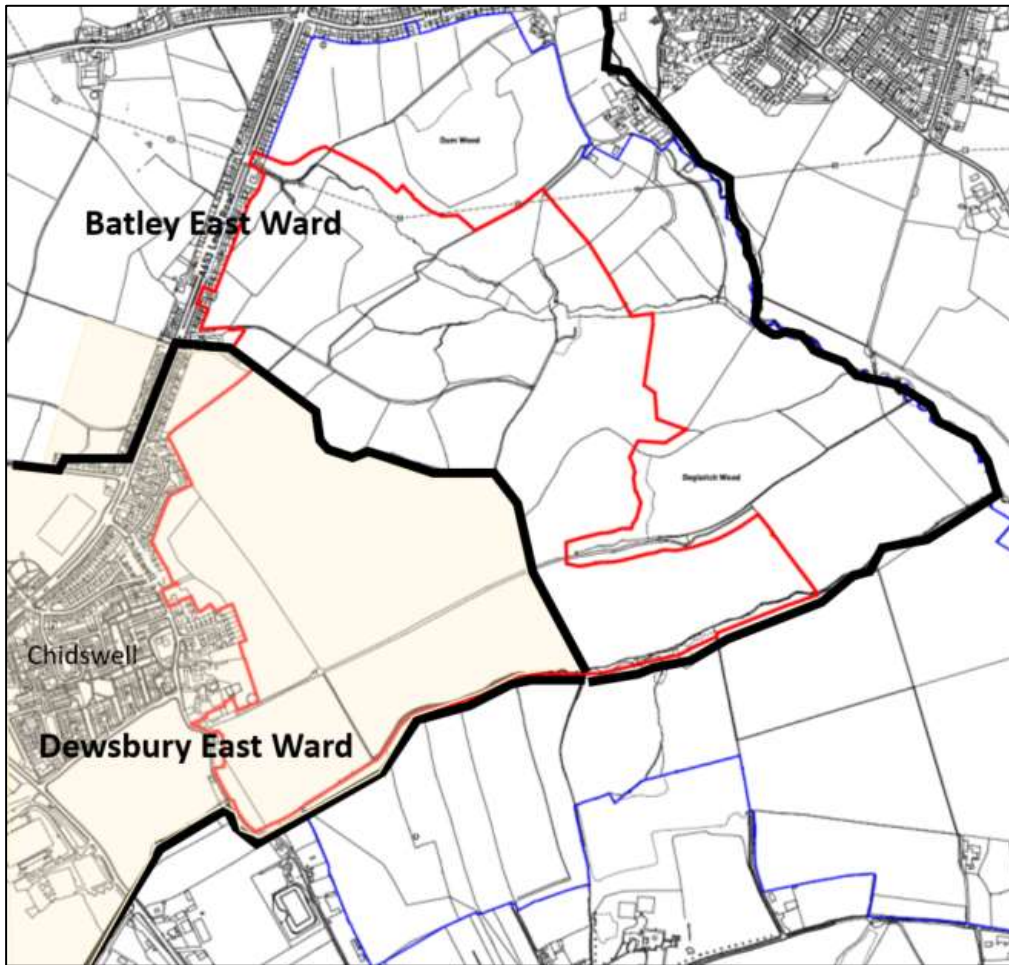


Figure 1: The approximate site area is outlined in red, the Applicant's land ownership in blue and the Ward boundaries in black. The map is not to scale. The yellow shaded area shows the IMD rank 2019 "Worst 10 to 20 percent".

Table 1: Index of Multiple Deprivation, Child Benefit and Crime (Source: Kirklees Observatory, 2019<sup>6</sup>)

	Dewsbury East Ward	Batley East Ward	KMDC	England
<b>Population in top-10% most multiply deprived neighbourhood (2019)<sup>7</sup></b>	3,272 (17.5%)	1,247 (6.5%)	52,946 (12.2%)	5,394,816 (9.9%)
<b>Families receiving Child Tax Credit and workless households (2016)<sup>8</sup></b>	640 (27.0%)	15,385 (28.7%)	15,385 (28.7%)	1,408,900 (22.7%)
<b>All crime (rate per 1000) (2019)<sup>9</sup></b>	3,883 (199.0%)	46,115 (105.1%)	46,115 (105.1%)	4,877,000 (87.1%)

4.13 Table 1 identifies some determinants of health. It shows that Dewsbury East has a higher crime rate and more families receiving child benefits that are unemployed than the Kirklees and England average. It also shows that the percentage of the population in the ward that is in the 10% most multiply deprived is higher than the KMDC average as a whole.

4.14 In contrast, Batley East performs better than KMDC as a whole. The percentage of the population in Batley East that are within the top 10% most multiply deprived neighbourhoods is 6.5% and the Kirklees average is 12.2%.

4.15 In summary, the Site is located in an area where health inequalities are greater than the national average.

### The Five Indicators of Public Health

4.16 Kirklees Public Health has provided ward data from the evidence base for the Joint Health and Wellbeing Strategy (2014-2020) regarding five indicators of public health where land use planning could have an influence. These indicators are:

- Levels of obesity (adults and children)
- Physical activity levels
- Rates of emergency admission due to respiratory disease
- Rates of adults feeling lonely or isolated in the over 65's
- Rates of adults feeling lonely or isolated in the under 65's

4.17 Any ward within KMDC that ranked within the top 5 on any of the above indicators or ranked within the top 5 of the Index of Multiple Deprivation has been assessed by health professionals at Kirklees. These wards together with the associated public health indicators

<sup>6</sup>Kirklees Council, Kirklees Observatory

<http://observatory.kirklees.gov.uk/profiles/profile?profileId=108&geoTypeId=27&geoIds=00CZGM#iasProfileSection5> (accessed: 23/10/2019)

<sup>7</sup> Index of Deprivation 2019, Ministry of Housing, Communities & Local Government (MHCLG). Population is ONS Mid-Year Estimates 2015 (excluding prisoners). Worst 10% deprived is based on rank of all 2011 Lower Super Output Areas (LSOAs) in England (32,844 LSOAs in total).

<sup>8</sup> DWP Information Directorate, HM Revenue and Customs, Department for Communities and Local Government

<sup>9</sup> West Yorkshire Police, Home Office (national figures). Note: Due to limitations with the InstantAtlas software, the recorded crime figures shown for England are NOT for England (no figures appear to be in the public domain), they are actually for England and Wales.

are shown in Table 2. The Wards that the Site is located in are shown in the table; Batley East and Dewsbury East.

4.18 Recommendations have been given for mitigation, such as the provision of infrastructure to encourage active travel.

Table 2: Public Health Indicators, excerpt from KC “Methodology Part 2: Site Allocation” other Wards in the table but not shown above include, Dewsbury West, Heckmondwike, Mirfield, Holme Valley North, Holme Valley South.

Ward	Levels of Obesity	Physical Activity Levels	Rates of emergency admission due to respiratory disease	Rates of adults feeling lonely or isolated
Ashbrow	Higher than the Kirklees average.			In the under 65's are higher than the Kirklees average.
Batley East			Higher than the Kirklees average.	
Batley West	Higher than the Kirklees average.			In the under 65s are higher than the Kirklees average.
Cleckheaton			Higher than the Kirklees average.	
Colne Valley		Lower than the Kirklees average.		
Crosland Moor & Netherton	Higher than the Kirklees average.			In the under and over 65s are higher than the Kirklees average.
Dalton			Higher than the Kirklees average.	In the under and over 65s are higher than the Kirklees average.
Dewsbury East	Higher than the Kirklees average.		Higher than the Kirklees average.	In the over 65s are higher than the Kirklees average.

# 5 Healthy Planning Checklist

## Introduction

5.1 This section provides a summary of the health impacts of the Proposed Development, which can be direct or indirect on wider determinants of health. KMDC has prepared a Healthy Planning Checklist to assess these impacts, this is completed below.

5.2 The Checklist assess the likely positive and negative impacts of the Proposed Development and also whether the impacts are uncertain or certain.

## What impact, if any, will the proposal have with regard to the themes listed below?

### Key

Positive impact

Negative impact

Uncertain impact

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
<b>Housing</b> Think about any effects the proposal may have on the affordability, location, variety, accessibility and construction of housing.	✓		✓	✓	<ul style="list-style-type: none"> <li>Modern safety devices and appliances</li> <li>Efficient heating and insulation</li> <li>Improved building fabric</li> <li>More and better quality indoor space</li> <li>Less overcrowding</li> </ul>	The mix of housing types will be a matter for determination at a later Reserved Matters stage but the Site can accommodate a range of types. The mix of housing will be designed to reflect the housing needs of the area and market demand.  31,140 new homes need to be delivered within KMDC over the plan period to meet housing demand. The creation of new homes at the Site will help achieve this. This Site is amongst the largest of the site allocations in the district.  The Site is in a location that has already been allocated for housing development through the KLP19.
<b>Physical Activity</b> Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel.	✓			✓	<ul style="list-style-type: none"> <li>New greenspace that will help increase social interaction/play and general health and well-being.</li> <li>The illustrative masterplan features a multi-use games area, a series of allotment</li> </ul>	The illustrative masterplan demonstrates that substantial areas of parks and recreation grounds could be provided (3.56 ha), which would be used for physical activity. The Proposed Development will provide pedestrian and cycle

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					<p>gardens and access to a range of fixed play equipment.</p> <ul style="list-style-type: none"> <li>Publically accessible open space will improve the Site's accessibility for surrounding residents helping to provide inclusive access to a range of different landscaped areas.</li> </ul>	<p>links to the wider network of paths and cycle routes. This will provide walking and cycling routes to schools, open space, town centre services and employment for the residents of the Proposed Development.</p> <p>The parameter plan for approval secures the local centre centrally within the Site and in an area that is accessible for existing residents within the surrounding area.</p> <p>The illustrative masterplan demonstrates that the Proposed Development can incorporate all existing Public Rights of Way (PRoWs), this would help provide linkages to wider areas and access to services and nearby woodland.</p> <p>A Framework Travel Plan is submitted with the application, which sets out measures for encouraging active travel.</p>
<p><b>Diet and Nutrition</b> Think about how the proposal could encourage or discourage people from making healthy food choices and grow their own food.</p>	✓			✓	<ul style="list-style-type: none"> <li>The Site is located close to a Londis; a small convenience store, (approximately 6 minutes walk from the access on Leeds Road) and approximately 20 minutes walk from a Tesco Express. The nearest larger supermarket to the Site is Aldi at Branch Road, Batley and Tesco Extra at Leeds Road, Dewsbury which is about a 10 minute drive.</li> </ul>	<p>To help encourage people to make healthier food choices and to encourage walking it is the local centre has been located centrally and could provide a convenience retail store.</p>
<p><b>Air Quality &amp; Noise</b> Think about how noise and air pollution can be minimised both during construction and once the proposal is in use.</p>		✓		!	<ul style="list-style-type: none"> <li>The Site is located adjacent to Leeds Road, a dual carriageway. Poor air quality can lead to life shortening health conditions. MXS7 identifies site constraints, which</li> </ul>	<p>The Proposed Development has been designed to include a green buffer and landscape corridor as illustrated by the Green Infrastructure Parameter Plan. This will contribute towards improving</p>

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					<p>includes "Air quality issues".</p> <ul style="list-style-type: none"> <li>During construction, noise and vibration can cause sleep disturbance and stress, which can have a detrimental impact on mental health.</li> </ul>	<p>air quality and reduce noise pollution.</p> <p>Pedestrian and cycle links will help improve opportunities for active travel. The Proposed Development will be designed to encourage people to circulate the Site.</p> <p>The Developable Area Use Parameter Plan will secure the provision of a designated area for employment use with significant buffers around it to help create separation from the residential dwellings and reduce the potential impact of noise on future residents.</p> <p>A Construction Management Plan will be implemented to alleviate impacts and provide mitigation measures during the development works.</p>
<p><b>Transport</b> Think about the effect the proposal may have on road safety, congestion and levels of participation in active travel (e.g. walking and cycling.)</p>		✓	✓		<ul style="list-style-type: none"> <li>The Site is located adjacent to Leeds Road, a dual carriageway. Additional homes may increase levels of traffic.</li> </ul>	<p>The majority of roads surrounding the Site, including Leeds Road, Heybeck Lane, Chidswell Lane and Windsor Road, have footways provided on both sides of the carriageway to facilitate pedestrian movement.</p> <p>Cycling provision is available in the local area with cycle lanes being provided on Leeds Road adjacent to the Site. In addition, towns such as Wakefield, Horbury, Morley and Middleton can all be reached by bicycle within 30 minutes via existing cycle routes and Public Rights of Way (PROWs).</p> <p>Pedestrian and cycle links will help improve opportunities for active travel.</p> <p>Pedestrian access to the Site will accompany all four of the vehicular access points (two from Leeds Road and two from Chidswell Lane). The</p>

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
						<p>illustrative masterplan demonstrates that the existing PRoW can be accommodated.</p> <p>A Framework Travel Plan is submitted with the application, which sets out measures for encouraging active travel. A Travel Plan will be implemented following occupation of the development that will set out ways to help achieve sustainable travel and to promote public transport.</p> <p>A Transport Assessment has been undertaken to assess the impact of the Proposed Development and identify any mitigation measures.</p>
<p><b>Crime Reduction and Community Safety</b> Think about if the proposal will create a safe and inclusive environment that acts to discourage crime and antisocial behaviour.</p>	✓	✓	✓		<ul style="list-style-type: none"> <li>• Poor design can lead to unsafe environments through the creation of poorly lit open spaces and footpaths and insecure properties.</li> <li>• An increased number of people may increase perception of safety and may increase natural surveillance.</li> </ul>	<p>The detailed layout of the Site will be addressed at Reserved Matters stage. The Proposed Development will be designed to consider natural surveillance over public accessible space (see the illustrative masterplan).</p> <p>Streets and publically accessible spaces should encourage active use through use of materials, whilst also providing strong and secure boundary treatment to individual premises, providing a sense of separation between private property and the attractive public realm, all of which will be given detailed consideration at the relevant Reserved Matters stage.</p>
<p><b>Alcohol, Tobacco and Illegal drug use</b> Think about the effect the proposal will have on the supply of alcohol and tobacco. Will it create an environment that discourages illegal drug use?</p>			✓		<ul style="list-style-type: none"> <li>• If a convenience store is included in the development it may sell tobacco and alcohol however, given the illustrative scale of the commercial units within the proposed local centre, it is anticipated that as a maximum a small format</li> </ul>	<p>The development will be designed at the Reserved Matters stage with natural surveillance in mind to help discourage illegal activity.</p>

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					convenience store may be developed, meaning there would be limited choice of such goods.	
<b>Employment and the Economy</b> Think about the type of job the proposal may safeguard or create. Are these appropriate to local workforce? Are there sufficient support services?	✓			✓	<ul style="list-style-type: none"> <li>The proposed local hub will provide amenities for residents and may include convenience retail, a pharmacy and doctors surgery subject to demand.</li> <li>A new two form entry primary school is proposed.</li> <li>35ha of employment land will be provided aiming to provide 122,500sqm of floorspace creating up to 2,500 new local jobs.</li> </ul>	The development is located close to a range of major economic activity in Leeds and is therefore well placed to provide employment opportunities.  The Proposed Development will be accessible for a variety of vehicles required to service and facilitate the running of employment uses such of those proposed. The location of the Site ensures the operators of the employment uses will be able to benefit from the Site’s close links into the M1 and A1.  The local centre will also provide services for the future workforce as well as the residents.  The employment use will contribute to meeting priorities in the Leeds City Region Strategic Economic Plan such as growing business and providing new employment opportunities.
<b>Climate Change, Energy Use and Waste Minimisation</b> Think about the effect the proposal may have on carbon emissions and waste. How will effects of climate change (e.g. extreme weather) be dealt with?		✓	✓		<ul style="list-style-type: none"> <li>When developing green field sites, there is the potential for new development to increase the risk of surface water run off and demands for energy and resources.</li> </ul>	Future reserved matters submissions will address detailed design including energy efficiency standards of buildings.  The scheme design is supported by a Flood Risk Assessment and Drainage Strategy which has informed the blue infrastructure parameter plan. The attenuation provided will help slow flows of surface water to appropriate rates.

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
						A Framework Travel Plan is submitted with the application, which sets out measures for encouraging active travel.
<p><b>Equality, Social Cohesion and Community</b></p> <p>Think about the effect the proposal may have on community spirit and how different types of people living in an area interact with one another.</p>	✓		✓		<ul style="list-style-type: none"> <li>• Inequalities and divisions in a community can lead to health inequalities. This may arise through the distribution of dwellings of different tenure and size.</li> <li>• Social interaction in the community has positive effects on the mental health and wellbeing while promoting recovery after illness.</li> </ul>	<p>The development will include a range of homes of different tenures and sizes in accordance with Local Plan policies, which will seek to deliver a balanced community.</p> <p>The local centre is located near the residential institution and this will provide more opportunity for the more vulnerable to engage with the wider community.</p> <p>Residents will have access to existing public transport links on Leeds Road and pedestrian and cycling links through the Site. Everyone will have equal access to available services, whilst the overall illustrative layout shows a sense of inclusion can be promoted. It is anticipated that the protection of the privacy and rights of individual residents will be assessed as part of a future Reserved Matters submission when the final layout and design of Site has been formulated.</p>
<p><b>Access to Public Services</b></p> <p>Think about the effect the proposal may have on the demand for local services and if it will make them more or less accessible to different types of people.</p>	✓			✓	<ul style="list-style-type: none"> <li>• The demand for local services may increase with a higher number of people living in the area.</li> <li>• Increased demand for services creates an opportunity to deliver more services and create more employment opportunities.</li> </ul>	<p>Residents will have access to existing public transport links on Leeds Road, and pedestrian and cycling links means that everyone will have access to available services, whilst the overall layout and design of the Proposed Development will promote a sense of inclusion, whilst protecting the privacy and rights of individual residents.</p>

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
						The local centre also provides opportunities for services such as doctors surgeries, pharmacies and dentists, to be accommodated with the Proposed Development.
<p><b>Suicide Prevention in Public Places</b>                      Think about Restricting access to the site and the means of suicide. Increase opportunity and capacity for human intervention. Increase opportunities for help seeking by the suicidal individual. Change the public image of the site; dispel its reputation as a 'suicide site' – <b>Refer to part 3 of PHE Preventing suicides in public places document for specific actions.</b></p>		✓	✓		<ul style="list-style-type: none"> <li>Isolation can negatively impact people's wellbeing and mental health.</li> </ul>	At the outline application stage the Proposed Development has been designed to help promote activity and social interaction through the location of the local centre and provision of parks, publically accessible open space and allotments (see the parameter plans and illustrative masterplan).  Further consideration will be given at the detailed design stage, as part of any future Reserved Matters submission

## 6 Summary

- 6.1 The Proposed Development has the potential to create many positive health impacts on people who would be directly and indirectly connected to it. The provision of new homes, residential institutions and sustainable green infrastructure and the location of homes and jobs close together is a significant positive step.
- 6.2 It will be important to ensure on-going maintenance of facilities, lighting and green spaces to ensure that the positive benefits of the Proposed Development continue in the long term.
- 6.3 The components of the Proposed Development and the site parameters have been developed with consideration for health impact matters, including accessibility to services and facilities, protection from flood risk, making 'green' choices and providing opportunities to enhance positive social interaction. No further changes are considered necessary at this stage, however there will be further opportunities to consider health impact matters through Reserved Matters submissions.

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## Real Estate

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