



**Land South of Heybeck Lane,  
Chidswell**  
Health Impact Assessment (HIA)

February 2020

# Contents

1	Introduction	3
2	Site Description and Development Proposals	5
3	Planning Policy Context	7
4	Health Profile of Kirklees	11
5	Healthy Planning Checklist	15
6	Summary	22

# 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 south of Heybeck Lane, Chidswell (“the Site”).
- 1.2 C.C. Projects (“the Applicant”) will be submitting a planning application which will seek outline planning permission for a proposed residential development of up to 181 residential units, engineering and site works, car parking, landscaping, drainage 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 larger site to the south which also forms part of allocation MXS7 (‘Land to the east of Leeds Road’) 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 (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 KLP19 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 PLP 47 ‘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 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 As identified within the HIA guidance issued by KMDC as part of pre-application discussions, 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 located in the Batley East Ward. As identified within the background paper to the KLP19 'Part 2: Site Allocation Methodology' (April 2017), the Batley East Ward has indicators where levels are higher than the Kirklees average. This includes rates of emergency admission due to respiratory disease, which are at levels higher than the district's average. As a result, a HIA is required to accompany the planning 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 7.05 hectares, is currently predominantly in agricultural use.
- 2.3 The Site is rural and semi-rural in character with a perimeter of suburban housing present along the northern and western boundaries. The historic land use to the majority of the Site is intensive agriculture linked to a number of surrounding farms and smallholdings.
- 2.4 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 (Dum Wood to the east).
- 2.5 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.
- 2.6 The Site is not located within an Air Quality Management Area (AQMA).
- 2.7 The Site is located within Flood Zone 1 and is therefore at low risk of flooding.

## Site Context

- 2.8 The surrounding area is characterised predominantly by agricultural land, with a mix of early and late 20<sup>th</sup> century bungalows and semi-detached properties fronting the main arterial routes.
- 2.9 The Site is part of mixed-use allocation MXS7 within KLP19. 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.
- 2.10 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.
- 2.11 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.
- 2.12 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.

2.13 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 requirements of the allocation.

### **Proposed Development**

2.14 The Proposed Development is for an outline planning application as follows:

*"Outline Application (all matters reserved except access) for a residential development of up to 181 residential units, engineering and site works, car parking, landscaping, drainage and other associated infrastructure."*

2.15 The Proposed Development aims to include:

- The residential development will comprise up to 181 residential dwellings within an indicative layout that will allow for future development to incorporate an appropriate range and mix of housing to meet local needs and respond to market requirements;
- Retention of key woodland blocks (Dum Wood) through the application of a significant buffer and promotion of green corridors throughout the Site to promote walkable and cycle friendly neighbourhoods, allowing for a hierarchy of easy to navigate routes connecting neighbourhoods, spaces, employment uses and improving the amenity of adjoining residential properties; and
- Publicly accessible open space.

# 3 Planning Policy Context

## National Planning Policy Framework

- 3.1 The NPPF (2019) 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.

## National 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 will 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 how 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 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 KLP19 was adopted February 2019. The KLP19 is the statutory Development Plan for KMDC and has superseded the Kirklees Unitary Development Plan.
- 3.10 The overarching priority for KLP19 is to deliver long-term sustainable growth, ensuring that KMDC positively takes into account the three pillars of sustainable development – that is the economic, the environmental and the social pillars.
- 3.11 The KLP19, and in particular Policy PLP 47 ‘*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 allows 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 will be required on this 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 will also be required relating to this allocation.
- Residential amenity will need safeguarding through sensitive siting of buildings and landscape buffer areas adjacent to the cycling network.
- 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.
- Improved perceptions of places and communities helping to support enterprise and investment.

3.18 In the formulation of the Proposed Development and masterplanning for the wider allocation, consideration has been had for national and local policies in relation 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 farland 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 the KLP19, Kirklees 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 Kirklees. 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 Kirklees 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 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 in Kirklees (78.6 and 82.5 respectively) is lower than in England as a whole (79.6 and 83.1 respectively). The Kirklees average is higher than the worst in England which is 74.2 and 79.5 respectively.

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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 Kirklees (10.3 per 100,000) than in England (9.6 per 100,000).
- 4.9 There are wide differences in health and well-being across Kirklees<sup>4</sup>. Better quality of life, health and well-being may be achieved by enabling everyone in Kirklees 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 Indices of Deprivation 2010

- 4.10 The ID 2007 Income domain score measures the proportions of the population experiencing income deprivation in an area, for example an Income domain score of 0.25 would mean 25% of people in the area are 'income deprived'. Each Lower Layer Super Output Area (LSOA) is ranked across the 32,482 LSOAs in England, with a rank of 1 for the most income deprived LSOA in England and a rank of 32,482 for the least income deprived LSOA. Data presented has been estimated from LSOAs to 2004 Wards.
- 4.11 The Site is located within the Batley East Ward. The ID Score for Batley East is 0.25 and therefore 25% of people in the area are 'income deprived'. It is ranked 8 in the Income National Decile Rank 2010 and is therefore an area ranked within the most deprived areas in England.

### The Index of Multiple Deprivation 2019

- 4.12 The Combined Index produced by the Department for 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%).

Table 1: Index of Multiple Deprivation, Child Benefit and Crime (Source: Kirklees Observatory, 2019<sup>5</sup>)

	Dewsbury East Ward	Batley East Ward	Kirklees	England
<b>Population in top-10% most multiply deprived neighbourhood (2019)<sup>6</sup></b>	3,272 (17.5%)	<b>1,247 (6.5%)</b>	52,946 (12.2%)	5,394,816 (9.9%)
<b>Families receiving Child Tax Credit and workless households (2016)<sup>7</sup></b>	640 (27.0%)	<b>15,385 (28.7%)</b>	15,385 (28.7%)	1,408,900 (22.7%)

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

<sup>5</sup> Kirklees Council, Kirklees Observatory

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

<sup>6</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>7</sup> DWP Information Directorate, HM Revenue and Customs, Department for Communities and Local Government

<b>All crime (rate per 1000) (2019)<sup>8</sup></b>	3,883 (199.0%)	<b>46,115 (105.1%)</b>	46,115 (105.1%)	4,877,000 (87.1%)
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4.13 Table 1 identifies some determinants of health for Batley East, a neighbouring ward; Dewsbury East, the region it’s located in; Kirklees and England. Batley East has a lower population in the top-10% most multiply deprived neighbourhoods than in Kirklees and England. The other two determinants shown in the table are higher than England.

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

**The Five Indicators of Public Health**

4.15 Kirklees Public Health has provided ward data from the evidence base for the Joint Health and Wellneing 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

4.16 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 are shown in Table 2. The Site is located in Batley East.

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

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<sup>8</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.

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.

<b>Ward</b>	<b>Levels of Obesity</b>	<b>Physical Activity Levels</b>	<b>Rates of emergency admission due to respiratory disease</b>	<b>Rates of adults feeling lonely or isolated</b>
<b>Ashbrow</b>	Higher than the Kirklees average.			In the under 65's are higher than the Kirklees average.
<b>Batley East</b>			Higher than the Kirklees average.	
<b>Batley West</b>	Higher than the Kirklees average.			In the under 65s are higher than the Kirklees average.
<b>Cleckheaton</b>			Higher than the Kirklees average.	
<b>Colne Valley</b>		Lower than the Kirklees average.		
<b>Crosland Moor &amp; Netherton</b>	Higher than the Kirklees average.			In the under and over 65s are higher than the Kirklees average.
<b>Dalton</b>			Higher than the Kirklees average.	In the under and over 65s are higher than the Kirklees average.
<b>Dewsbury East</b>	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)
	+	-	?	!		
<p><b>Housing</b> Think about any effects the proposal may have on the affordability, location, variety, accessibility and construction of housing.</p>	✓		✓	✓	<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>• Social exclusion for those not benefiting or unable to afford</li> <li>• Increase in costs of renting / buying homes</li> <li>• Less overcrowding</li> </ul>	<p>The mix of housing types will be a matter for determination at a later Reserved Matters stage but the indicative masterplan has been designed to include for a range of types, with the parameter plans designed to reflect this.</p> <p>It is anticipated that the mix of housing will be designed to reflect the housing needs of the area and market demand. Affordable housing will be included as part of the scheme.</p> <p>31,140 new homes need to be delivered within Kirklees over the plan period to meet housing demand. The creation of new homes will help achieve this. This Site is amongst the largest site allocations within the district.</p> <p>The site is in a location that has already been identified as suitable for housing through</p>

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
						<p>the Local Plan making process.</p> <p>The Site will provide a proportion of affordable units, the distribution throughout the Site will be determined at the Reserved Matters Stage but they will be indistinguishable from Market Housing and not all in the same place.</p>
<p><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.</p>	✓			✓	<ul style="list-style-type: none"> <li>• New greenspace that will help increase social interaction/play</li> <li>• The indicative masterplan features a multi-use games area, a series of allotment gardens and access to a range of fixed play equipment</li> <li>• Over 15ha of public open space will improve the site’s accessibility for surrounding residents helping to provide inclusive access to a range of different landscaped areas including amenity space</li> </ul>	<p>The indicative masterplan provides 1,145 sqm of parks and recreation grounds, which can be used for physical activity.</p> <p>The indicative masterplan has been designed to incorporate existing Public Rights of Way (PRoWs), with some limited diversions this could help provide linkages to wider areas and access to services and nearby woodland.</p> <p>The indicative layout focusses on connectivity between new community and proposed development through the provision of an estate road / pathway network that promotes way finding with the publicly accessible open space at the centre.</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 17 minutes walk from Heybeck Lane) and approximately 33 minutes walk from a Tesco Express. The nearest larger supermarket to the Site is Aldi at Branch Road, Batley and Tesco Extra at Leeds</li> </ul>	<p>The indicative layout shows the provision of private gardens which provides residents with the opportunity to grow their own food.</p>

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					Road, Dewsbury which is about an 8 minute drive. The Indicative Site Layout illustrates a potential future pedestrian link with the Proposed Development at land east of Leeds Road. This neighbouring Proposed Development includes a new local centre which will provide up to 500 sq. m. retail floorspace to provide a basic amenity for the proposed dwellings and employment uses.	
<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 constraints for the Site which includes "Air quality issues".</li> <li>During construction, noise and vibration can cause sleep disturbance and stress, which can have a detrimental impact on mental health.</li> </ul>	<p>The indicative masterplan has been designed to demonstrate how the proposal could be accommodated on Site whilst retaining as many of the existing trees as possible, which assist in removing carbon dioxide from the atmosphere.</p> <p>The application includes a green infrastructure parameters plan, which identifies corridors for trees and planting to help provide a more pleasant and green environment and work towards improving air quality.</p> <p>An indicative movement plan accompanies the application to illustrate how people could navigate the Site and how this provides opportunity to link into the wider network of footpaths and cycle links.</p> <p>It is anticipated that a Construction Management Plan will be implemented to alleviate impacts and provide mitigation measures during the development works where necessary.</p>

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
<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>Pedestrian and cycle links will help improve opportunities for active travel.</p> <p>Pedestrian access to the Site will accompany the access point for the Site at Heybeck Lane. The existing PRoW will remain.</p> <p>It is anticipated that a Travel Plan will be implemented that will set out ways to help achieve this and to promote public transport.</p> <p>A Transport Assessment has been undertaken to assess the impact of the Proposed Development and identify potential 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>An increased number of people may increase the potential for crime.</li> <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 also increase perception of safety and may increase natural surveillance.</li> </ul>	<p>The design and layout of residential development has considered natural surveillance over footpaths and public space.</p> <p>Streets and public 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 it is anticipated 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 indicative scale of the commercial units within the proposed Local Centre, it is anticipated that as a maximum a small format convenience store may be developed, meaning there</li> </ul>	<p>The development will be designed with natural surveillance in mind to help discourage illegal activity.</p>

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					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 residential development benefits from close links to the M1 and A1, which will attract commuters to the area.</li> </ul>	Construction jobs will be created from the development.  The development is located close to a range of major economic activity in Dewsbury and Batley and is therefore well placed to provide employment opportunities.  The Site benefits from close links to the M1 and A1, which provides residents with opportunities from further afield.
<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 site, there is the potential for new development to increase the risk of surface water run off and demands for energy and resources.</li> </ul>	The planning conditions are likely to require future reserved matters submissions to consider the design and energy standards of the dwellings.  The Site is within a 30 minute walk from Shaw Cross, Soothill, Batley and Woodkirk, which have a number of shops, services, and a train station, there are also bus services along Leeds Road so local residents are not reliant on travelling by car.  The Scheme design is supported by a Flood Risk Assessment and Drainage Strategy which has informed the indicative masterplan and blue infrastructure parameter plan. The attenuation provided will help slow rates of surface water to appropriate rates.  It is anticipated that a Travel Plan will be implemented that

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
						will set out ways to help encourage sustainable travel.
<p><b>Equality, Social Cohesion and Community</b>                      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 KLP19 policies, which will seek to deliver a balanced community.</p> <p>Residents will have access to existing public transport links on Leeds Road and Heybeck Lane, as well as pedestrian and cycling links through the Site. Everyone will have equal access to available services, whilst the overall indicative layout promotes a sense of inclusion. 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>                      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 Heybeck Lane, as well as pedestrian and cycling links means that everyone will have equal access to available services, whilst the overall layout and design of the 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)
	+	-	?	!		
<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>	<p>At the outline application stage the indicative masterplan has been designed to help promote activity and social interaction.</p> <p>Further consideration will be given at the detailed design stage, as part of any future Reserved Matters submission</p>

## 6 Summary

- 6.1 The Proposed Development has the potential to create many positive health impacts on people who would be directly and remotely connected to it. The proposed new homes, sustainable green infrastructure and other amenities is a significant positive step.
- 6.2 It will be important to ensure on-going maintenance of facilities, lighting and open 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 illustrative layout of the Site have been developed with consideration for health impact matters, including accessibility to services and facilities, protecting 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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