

High Street, Hanging Heaton, West Yorkshire Health Impact Assessment

Vistry

April 2021





Envance

Report to: Vistry

Report Title: Hanging Heaton Health Impact Assessment

Revision: V1

Issue Date: 19/04/21

Document Ref: 0044

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1. Introduction

- 1.1.1 This Health Impact Assessment (HIA) has been prepared to assess potential health effects associated with the development of land between Challenge Way and High Street, Hanging Heaton (“the Site”).
- 1.1.2 Vistry (“the Applicant”) are submitting a full application for residential development, including access at the site. The Proposed Development is discussed further within section 2 of this report.

Requirement for Health Impact Assessment

- 1.1.3 The need to deliver long-term sustainable growth is recognised in the Kirklees Local Plan (adopted in 2019), which seeks to ensure that Kirklees Metropolitan District Council (KMDC) positively takes into account the economic, environmental and social pillars of sustainability.
- 1.1.4 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.
- 1.1.5 Policy PLP 47 of the Local Plan ‘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.’*
- 1.1.6 There are three different types of HIA; 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.
- 1.1.7 A Rapid HIA is required when the Proposed Development is for a ‘major’ application 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 that has been ranked as one of the five most deprived by the Index of Multiple Deprivation (IMD).
- 1.1.8 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
- 1.1.9 The Site is located in the Dewsbury East Ward, which is identified the background paper to the KLP19 ‘Part 2: Site Allocation Methodology’ (April 2017), as having levels of obesity, rates of emergency admission due to respiratory disease and feelings of isolation in the over 65s that 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. Proposal Summary

Site Description and Context

- 2.1.1 The site comprises a 1.76 ha greenfield site located adjacent to both Batley and Dewsbury. The site is situated between Challenge Way and High Street, Hanging Heaton (WF12 7HF). The village of Hanging Heaton is located approximately 4.6 miles west of Wakefield, 7 miles south west of Leeds, 1.3 miles north east of Dewsbury Town Centre and 1.5 miles south east of Batley Town Centre
- 2.1.2 The site is roughly triangular in shape and is currently agricultural grazing land and is bounded on its northern side by further open agricultural land designated as Green Belt, on its eastern side by Challenge Way, on its southern and western sides by High Street and its associated residential dwellings, a working men's club and a Shell garage.
- 2.1.3 Hanging Heaton is an established residential area with housing to the west and south west, and more generally to the east of the site. Employment areas are located to the north west along the B6126 Challenge Way. The area benefits from good transport links with access to the M62 (and M1) via Leeds Road, less than a 10-minute drive. It is also well served by public transport with four bus stops along High Street. Dewsbury railway station is 1.5 miles south west of the site with Batley railway station approximately 1 mile north west of the site. Both stations offer half-hourly services to Leeds and Manchester, with onward connections to the wider network to London, Newcastle and beyond.
- 2.1.4 The site was removed from the West Yorkshire Green Belt and allocated for housing (Reference HS51) in the adopted Kirklees Local Plan (2019) which identifies a capacity for up to 61 dwellings.
- 2.1.5 The site is not subject to any environmental designations, although it is within the settings of two Grade 2 listed buildings. There are two Public Rights of Way to the west (forming the western boundary) and north of the site outwith the site boundary.
- 2.1.6 The site is not located within an Air Quality Management Area and is located in Flood Zone 1, and is not at risk of flooding from any source.
- 2.1.7 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.
- 2.1.8 This Site presents an opportunity for new sustainable development in line with the Plan. The development aims to create a scheme that provides high quality open market and affordable homes that meet local demand and Local Authority requirements, whilst also providing an integrated and sustainable neighbourhood that enhances the surrounding context and reflects the sites character and landscape.
- 2.1.9 An masterplan detailing the development of the Site in line with the housing requirements of the allocation is included within the Design and Access Statement.

Proposed Development

- 2.1.10 The Proposed Development comprises a full application for residential development of up to 55 units, including access. The following concepts have driven the development strategy:
- Vehicular and pedestrian access will be via a new junction located along Challenge Way.
 - Dwellings located adjacent to the site access will be positioned to frame the entrance and create a sense of arrival.
 - The overhead power cables are to be removed and relocated underground.
 - The existing sewer and water main easements are to be retained.
 - Surface water attenuation is to be located within the northeast and lowest corner of the site.



- This shall be designed as an attractive landscaped space overlooked by dwellings.
- Existing hedgerows and the mature landscaping to the northeast boundary and centre of the site are to be retained.
- The existing tree belt outside of the eastern boundary will form a backdrop to the development in addition to a visual barrier to Challenge Way.
- The shape of the site will be used to generate a mix of formal and informal housing layouts with dwellings positioned to overlook the street, landscape features and informal courts.

2.1.11 The design of the layout has been informed by the local context and identified opportunities and constraints. The main principles are to:

- Create a proposal that integrates into and responds to the surrounding context.
- Provide a single point of vehicular access from Challenge Way.
- Provide an extension to the existing village of Hanging Heaton, offering a sympathetic response to the local area and its rich vernacular.
- Sensitively respond to the existing dwellings to the western boundary of the site.
- Provide a mix of house types to encourage and maintain a sustainable community.
- Establish a new high-quality neighbourhood which is sustainable and creates a balance between appropriate levels of development and public space.
- Create a distinctive sense of place through a legible road layout, using focal buildings at key locations and an area of public open space to aid in legibility.
- Create an organic yet coherent flow of streets and footpaths that provide memorable connections and links to existing infrastructure.
- Create a strong interface between the built form and public spaces through building orientation and interaction with the street.
- Use a sensitive materials palette that responds to the local vernacular, but that also creates a distinctive sense of character and place.



3. Stakeholder Involvement

The Kirklees Local Plan

- 3.1.1 The Kirklees Local Plan (KLP) was adopted February 2019 and is the statutory Development Plan for Kirklees MDC. Its overall priority is to deliver long-term sustainable growth, ensuring that KMDC positively takes into account the economic, the environmental and the social aspects of sustainability.
- 3.1.2 Early consultation with Kirklees Council was undertaken in the form of a pre-application enquiry. The development has been progressed under guidance provided by the Local Authority and relevant consultees in response to pre-app discussions.

4. Health Profile of Kirklees

- 4.1.1 This section provides a summary of the health inequalities within Kirklees and the area the Site is located in.
- 4.1.2 Health inequality is defined by the World Health Organization (WHO)¹ as:
- 4.1.3 *"...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

- 4.1.4 Kirklees is a varied district which includes open farmland of the 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. 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.
- 4.1.5 KMDC is divided into 23 wards. The Site is located in Dewsbury East Ward.
- 4.1.6 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, 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.
- 4.1.7 The KLP 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.
- 4.1.8 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.

- 4.1.9 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. 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.

Hanging Heaton Locality

- 4.1.10 The Kirklees district has been divided into 117 localities, the Site lies within the Hanging Heaton locality.
- 4.1.11 Statistics show the Hanging Heaton generally performs above the national average and the wider Kirklees district on a range of indices including crime and pupil attainment. However the locality performs below the national average on children in relatively low income families and fuel poverty metrics.
- 4.1.12 A summary of the 2019 index of deprivation is provided below.

Index of deprivation 2019, % people living in a deprived area (2019)			
Population in top 10% of most deprived neighbourhoods for:	Hanging Heaton	Kirklees	England
Multiple indices of deprivation	(0.0)	52,946 (12.2)	5,394,816 (9.9)
Income deprivation	(0.0)	45,476 (10.5)	5,437,739 (9.9)
Employment deprivation	(0.0)	40,023 (9.2)	5,288,144 (9.7)
Health deprivation	(0.0)	23,721 (5.5)	5,287,250 (9.7)
Education and skills deprivation	(0.0)	63,879 (14.8)	5,382,799 (9.8)
Housing and services deprivation	(0.0)	2,003 (0.5)	5,869,266 (10.7)
Crime deprivation	(0.0)	78,745 (18.2)	5,533,286 (10.1)
Environment deprivation	771 (36.8)	96,676 (22.3)	5,686,889 (10.4)



5. Rapid Health Impact Assessment

5.1.1 Kirklees Council's Guidance on Rapid Health Impact Assessment for spatial planning (2020) provides a rapid health impact assessment template that identifies a number of planning and development issues that can impact upon health.

5.1.2 The following factors are considered when undertaking a rapid HIA in accordance with Kirklees Councils guidance.

- Impact – the potential for the development to have a positive or negative impact on each relevant category is identified.
- Certainty – an indicative level of certainty is given for each impact rating. Where possible this should be supported with evidence or using best judgement if no evidence is available.
- Description of Impact – a description of how the proposal will impact on an identified specific group or population is given.
- Recommendation – where relevant additional details and recommendations on how positive impacts could be maximised and negative impacts minimised.

5.1.3 Health impacts predicted to be associated with the Proposed Development are summarised in the Table below in accordance with KMDC rapid HIA template.

Planning and Development Issue						
Construction	Impact			Certainty		Description of Impact on health
	+	-	?	?	!	
Pollution (e.g air, noise)		x		x		Construction works will generate noise and emissions to air (primarily dust) that, in the absence of adequate controls could cause nuisance, including sleep disturbance and stress, which can have a detrimental impact on mental and physical health.
Recommendation						
Implementation of Construction Environment Management Plan (CEMP) to ensure construction noise and dust are managed to reduce risk of nuisance. This should include controls relating to working hours and use of dust suppression measures						
Housing	Impact			Certainty		Description of Impact on health
	+	-	?	?	!	
Housing Mix	x				x	The development is in an appropriate location, being allocated for housing in the local plan. It provides a locally appropriate range of housing tenures with good links to local amenities, supporting the creation of a diverse, sustainable community and encouraging social inclusion
Recommendation						
N/A						
Affordable Housing	x				x	The Site will provide a proportion of affordable units, that meets KMBC requirements. Provision of quality affordable housing can enable people to spend more of their income on other health needs.
Recommendation						



Accessible and adaptable housing			x	x		The proposal contains a range of dwelling types and the design of the layout has been informed by the local context and identified opportunities and constraints and dwelling types are based on extensive market research carried out by the Applicant.	None required – development designed in line with pre app comments
Energy efficiency (cold homes and fuel poverty)	x				x	Well insulated, energy efficient homes can significantly reduce heating costs, allowing people to maintain temperatures that support good physical and mental and escape fuel poverty	New houses should be well insulated and comply with necessary standards.
Accidents	x				x	Homes will be designed to relevant standards. Dwellings are based on market demand and will not result in overcrowding or an increase in accidents.	
Access to Sustainable Travel and Transport	Impact			Certainty		Description of Impact on health and your rationale for this	Recommendation (to minimise or maximise impact)
	+	-	?	?	!		
Promotion and ease of cycling and walking	x				x	The associated travel plan includes a range of measure to promote cycling	Implement travel plan
Access to public transport links	x				x	The associated travel plan includes a range of measure to promote access to public transport	Implement travel plan
Other	x				x	The associated travel plan includes a range of additional measures including car sharing, and supporting working from home. The development does not restrict use of private cars.	Implement travel plan
Access to open and green space	Impact			Certainty		Description of Impact on health and your rationale for this	Recommendation (to minimise or maximise impact)
	+	-	?	?	!		
Safe , secure and accessible open and green space for all	x			x		The scheme includes an area of public open space with views of green space and countryside to north of the site. There is a large area of green space to the north of the site, that connects in to the Kirklees Way.	
Play space			x	x		The scheme will not adversely affect access to existing play areas.	



Access to healthy food/food	Impact			Certainty		Description of Impact on health and your rationale for this	Recommendation (to minimise or maximise impact)
	+	-	?	?	!		
Ease of access to local supermarkets or convenience stores	x				x	Various amenities are available within a 10 minute walk. A local farm shop and a Co-Op Supermarket are both located approximately 0.7 miles or 13 minute walk from the site.	
Opportunities for local food growing			x	x		The develop does not expressly provide opportunities for growing local food, however, plots include garden areas that would allow for homeowners to do so.	Landscaping plan to consider inclusion of native fruit trees
Community Safety	Impact			Certainty		Description of Impact on health and your rationale for this	Recommendation (to minimise or maximise impact)
	+	-	?	?	!		
Traffic management	x				x	Access is from Challenge Way. The primary road has an organic form and is easy to navigate. The scheme delivers a safe and accessible road pattern, designed for vehicles, pedestrian and cyclists with links in to the wider community and infrastructure.	
Lighting			x	x		No Information available	Lighting strategy consider security and potential effects of light pollution and impact upon wildlife.
Safe and secure play areas	x				x	Scheme follows secure by design principles, including passive surveillance, dual aspect dwellings, active frontages over public spaces and car parking etc.	
Safe and inclusive environments	x				x	Scheme follows secure by design principles, including passive surveillance, dual aspect dwellings, active frontages over public spaces and car parking etc. Scheme provides a mix of housing to encourage a sustainable community.	
Prevention of crime and anti-social behaviour	x				x	Scheme follows secure by design principles, including passive surveillance, dual aspect dwellings, active frontages over public spaces and car parking etc.	
Employment and Economy	Impact			Certainty		Description of Impact on health and your rationale for this	Recommendation (to minimise or maximise impact)
	+	-	?	?	!		
Local employment opportunities						n/a	n/a



Access of a variety of travel modes to places of work	x				x	The travel plan identifies that the site would enable to a variety of employment locations via a range of modes of travel. The site has transport links with both bus and rail services available nearby and connections to major infrastructure links such as the M1. The employment centre at Shaw Cross Business Park is within a short walk to the south.	
Community Cohesion	Impact			Certainty		Description of Impact on health and your rationale for this	Recommendation (to minimise or maximise impact)
	+	-	?	?	!		
Ease of access to public buildings for all						n/a	n/a
Ease of access to public spaces for all	x				x	The scheme provides an area of public open space and will connect in to the wider footpath network, providing access to all.	
Opportunities for promoting community interaction	x				x	The provides a locally appropriate range of housing tenures with good links to local amenities, and supports a range of transport modes including the importance of walking, supporting the creation of a diverse, sustainable community and encouraging social inclusion	
Climate Change	Impact			Certainty		Description of Impact on health and your rationale for this	Recommendation (to minimise or maximise impact)
	+	-	?	?	!		
Green infrastructure	x				x	The scheme includes an area of public open space, which will connect with the open countryside to the north and retains existing green infrastructure (i.e. hedgerows to north, east and in centre of the site) achieving maximum connectivity.	The opportunity should be taken to include a connection to the existing PRoW to the northwest where levels permit
Low carbon and renewable energy	x			x		The scheme will include the provision of EV charging points.	New dwellings should be energy efficient and use sustainable construction techniques.
Flood risk and drainage	x			x		The scheme lies within flood zone 1 and there are no potential flood risk issues. The scheme incorporates surface water attenuation ponds.	Underground SUDS pond to be designed to optimise attenuation and



6. Conclusion

- 6.1.1 The scheme has been developed to incorporate a range of housing types and respects the local environment and community infrastructure. Overall the scheme will result in a range positive health impacts through implementation of the design principles set out in the Design and Access Statement.
- 6.1.2 The scheme has the potential to result in negative health impacts through the construction period, however, these potential effects can be mitigated through a Construction Environmental Management Plan.
- 6.1.3 The scheme is expected to have a neutral impact upon play spaces and in opportunities for growing local food. There is also currently uncertainty around the impacts associated with lighting, however, the associated lighting scheme will be designed to optimise local security, whilst minimising impacts upon light pollution and the environment.